

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
October 18, 2025**

CALL TO ORDER – Meeting called to order by Debby Newman at 8:01 a.m.

ATTENDEES

- President – Debby Newman
- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- Board Member – Joel Lopez
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Treasurer – Denise Powell
- Secretary – Connie Wiginton

ABSENT MEMBERS

- Vice President – Bob McDonald
- Board Member – Trish McDonald
- Maintenance – Craig Shafer

VISITORS

- Mike Wiginton, CPA
- Debbie Kirkpatrick with TPDF

APPROVE / MODIFY LAST MEETING MINUTES

September Meeting Minutes were approved. Adam Hearnberger **motioned** to approve the Minutes and Sue Wells seconded the motion. Motion carried.

GROUND AND POOL MAINTENANCE REPORT

- Denise updated Board on ground management in absence of Craig. All going well. Adam talked about report he submitted (attached) on lawn mower. He reported approximately \$900 needed in parts to repair mower.
- Concern expressed about grass clippings left on street - hazardous to residents.
 - Ground maintenance personnel should go to President or Vice President with resident concerns/violations. They will address with resident.
- The marquee light is not on. Daniel will check if breaker is tripped or if bulb needs replacing.
- Pool cover has been put on.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick

Debbie discussed the Chili Cookoff Fundraiser on November 1. She expressed the need for the community's monetary support – funds are low. They are looking for members to be part of the Fire Department Board.

Financial Note: Board noted that \$1,000 for the fire department needs to be moved to TPDFD category.

DOG SITUATION UPDATE – Sue Wells

- No new complaints this month.
- Still have owners who don't keep their dogs contained.

TREASURER REPORT – Denise Powell as of: October 19, 2025

Savings	\$83,427.66
Checkbook	\$4,357.64
Capital Improvements	\$16,672.28
Petty Cash	\$118.46
Loan	\$25,933.01
Events	\$461.05
Reserve CD	\$15,578.72

- Board discussed funds for the Playground Fundraiser, approximately \$740 to go to Capital Improvement.
 - Board had a lengthy discussion regarding the proper handling of fundraisers and emphasized the importance of ensuring that Board and committee members manage all funds in accordance with an established policy or proposed guideline that outlines the procedures for handling monies collected from such activities. Conclusion: a Board or committee member be available to oversee the collection of money for TPOA events.

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors

Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	0
30-Day Violation Letters	0
10-Day Certified & Regular Letters with Pictures	0
30-Day Fine Letters	3
Violations corrected this month	0
Fines Paid	0

- The ACC Committee needs another person to be on the committee.
- It was stated that according to TPOA CCR all campers/RVs in the community must have up-to-date registration and be mobile.
- Residents who have fines and don't pay them will be taken to court.
 - Order of Action:
 - 30-Day Violation Letter
 - 10-Day Certified or Regular Letter
 - 30-Day Fine Letter
 - If payment not received – goes to Court. (Resident will pay all court costs.)
- Crime Watch meeting in February.

OLD BUSINESS

- Quickbooks:
 - Mike and Debby will go with Denise to the bank to get signature authority for Michael Wiginton and Deborah Newman and remove Marshall Jackson and Debbie Thornton from signature card. Mike and Debby will have authorization on association checks and have electronic banking access for Quickbooks.
 - Mike reported that as Quickbooks is implemented it will be the Cloud online version.
 - Price is \$20/month for the first three months, then \$40/month.
 - Plan can be upgraded as needed.
 - Board will have 'read-only' access.
- Picnic Tables at Boat Ramp:
 - Joel reported the table Brian Gentry refurbished is now at the boat ramp.
 - Under consideration – second table to be refurbished and placed at playground.
- Additional Mailboxes:
 - Post Office updated TPOA on mailbox situation:

- The HOA will have to dispense keys for the new mailboxes/monitor keys to residents.
- Must have mailbox for every lot.
 - Problem is that several residents own more than one lot.
- Board needs more clarification from Post Office on number of boxes needed, plus additional concerns – Adam researching.
- Playground Update – Adam will bring options for the playground to the Board in January.
- Board discussed the retaining/sea wall at HOA boat ramp.
 - Adam reported Contractor Justin Glenn estimated construction of concrete seawall at \$11,700 – approximately 57 feet of concrete.
 - A resident has offered a donation to offset some of the costs for the seawall, possibly as much as \$9,000.
 - Adam will contact resident to verify donation.
 - Adam will send info obtained to the Board for approval on next action to take.
- Community Thanksgiving Meal
 - November 15, 1 p.m.
 - Shelley Monaghan is coordinating sign-up sheet for food donations.
 - Volunteers will deliver dinners to house-bound residents.
 - Any monetary donations will go to Events.

ADJOURNMENT

Adam **motioned** to adjourn meeting at 11 a.m., Joel seconded the motion. Motion carried.