

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
February 28, 2026**

CALL TO ORDER – Meeting called to order by Debby Newman at 9:02 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Bob McDonald
- Board Member – Daniel Bourns
- Board Member – Joel Lopez
- Board Member – Trish McDonald
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Treasurer – Denise Powell and Mike Wiginton
- Secretary – Connie Wiginton
- TVFD – Jim Dyson

ABSENT MEMBERS

- Maintenance – Craig Shafer

VISITORS

- Janice Roesler

APPROVE / MODIFY LAST MEETING MINUTES

Trish **motioned** to approve the January Board Meeting Minutes and Joel seconded the motion. Motion carried.

FIRE DEPARTMENT UPDATE – Jim Dyson

Jim gave the Board an update on events happening with the fire department:

- TVFD fire personnel are now insured. Jim gave a summary of fire department expenses.
 - \$1,590/6 months for insurance
 - \$100/month for electricity
 - \$50/month for water
- Update concerning previous Secretary/Treasurer:
 - Still undetermined amount embezzled: \$20,000-\$40,000.
 - Court date has not been set.

GROUND AND POOL MAINTENANCE REPORT

- Denise gave update on ground maintenance:
 - Mower needs tuneup, it is running rough. Association should have it tuned up once a year.
 - Mower did have oil leak, Craig repaired it.
- Craig’s contract with Association will need to be renewed for next year.
- Pool bathroom will need to be made ready for the season.

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors

Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	1
30-Day Violation Letters	6
10-Day Certified & Regular Letters with Pictures	2
30-Day Fine Letters	0
Violations corrected this month	1
Fines Paid	\$

Additions to ACC Report:

- Board approved 30-day fine letter to be sent to John Wells, followed by Court action. He currently owes \$1,000 in fines.
- Board approved Michelle Phillips (2605) bringing a dumpster on her property for cleanup. Time limit of 3 months.

BOARD ASSIGNMENT

Debby introduced Janice Roesler as the new Board member. She was appointed to fill Adam Hearnberger’s position. She will hold the position until the Annual meeting elections where she will need to be elected should she chose to be on the Board.

- Sue and Daniel’s three-year term ends this year. They will need to be re-elected this year should they choose to continue on the Board.
- Nominating Committee will be formed shortly.

EVENTS

The Board discussed creating a local events page on the TPOA website for residents to see some of the upcoming events happening in area. It was determined we can announce events but not promote businesses.

DOG SITUATION UPDATE – Sue Wells

No new dog complaints this month.

TREASURER REPORT – Denise Powell as of: February 24, 2026

Savings	\$69,827.89
Checkbook	\$3,547.36
Capital Improvements	\$18,661.19
Petty Cash	\$54.46
Loan	\$24,133.50
Events	\$768.36
Reserve CD	\$15,874.62

- Mike reported on several items concerning Quickbooks:
 - He discussed updates on QuickBooks and interaction with Treasurer.
 - He stated that Phase I is done.
 - Mike asked not to be paid any longer. He is happy to volunteer to implement Phase II.
 - He suggested an additional data backup source to protect the Association’s data.
 - The association database (350 accounts) will be loaded in Quickbooks billing module; it should be up by May. Joel volunteered his time to help with data transfer.
 - Quickbooks charge is \$12/month for the first three months; after this period the price will be \$38/month.
- Sonya Taylor is interested in taking the Treasurer position. Mike stated that coding in Quickbooks is straight-forward and should be easy for the new Treasurer. He will be available to help new Treasurer.
- Board is eager to find a way for residents to have access to online payment methods for dues and/or fines.
- Denise requested when annual letter goes out that residents be notified not to bring payments to Treasurer’s house – dues must be mailed.
- At a previous meeting, it was discussed storing the HOA records in a file cabinet in the fire department. Concerns were expressed about storing records there.

- Board discussed getting a small climate-controlled storage space in Pittsburg to store records.
- Discussion followed on how long the Association should keep old records.

OLD BUSINESS

- Pool fence: Trish **motioned** to approve 'Fence Guy' to build the pool fence. Joel seconded the motion. Through a unanimous vote, which included the Board, President, and Vice President, **motion carried**. The committee discussed removing the second gate to the pool to save money.
- Seawall: Board will make decision on moving forward with the seawall once the pool fence project is complete.
- Playground Equipment: Trish and Joel will get bids for the playground equipment. The playground will be funded through Capital Improvement funds.

NEW BUSINESS

- Connie asked permission to check all mass emails before they are sent out. She will then forward the email message to Julie Jewell to send out. All Committee members and TVFD agreed.
- Connie requested an email be sent to the residents to keep them informed about questions concerning TPOA.

ADJOURNMENT

Joel **motioned** to adjourn meeting at 11:58 a.m., Sue seconded the motion. **Motion carried**.