

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
April 18, 2026**

CALL TO ORDER – Meeting called to order by Debby Newman at 9:08 a.m.

ATTENDEES

- President – Debby Newman
- Secretary – Connie Wiginton
- Board Member – Daniel Bourns
- Board Member – Joel Lopez
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Architectural Control Committee – Charles Hernandez
- Treasurer – Denise Powell
- Ground Maintenance – Craig Shafer
- TVFD – Debbie Kirkpatrick

ABSENT MEMBERS

- Bob McDonald
- Trish McDonald
- Mike Wiginton

APPROVE / MODIFY LAST MEETING MINUTES

Sue **motioned** to approve the February Board Meeting Minutes and Daniel seconded the motion.
Motion carried.

GROUND MAINTENANCE – Craig Shafter

- Men's toilet at pool is wobbly. It was decided to purchase a new flange and bolts – Charles and/or Daniel will repair. If they cannot repair, a company will be contacted for repair.
- Lawn mower is doing good. Backfires occasionally; it was decided to change the gas in mower.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick

- Six runs first quarter; no runs to date in April.
- One truck needs work but it is running.
- Garage Sale scheduled for May 16 will need to be rescheduled since May 16 is fire department and TPOA meeting dates.
 - It was decided to have donations for the fire department be dropped off at a designated time and day.

- Mass email will be sent with details.
- TPDF prior secretary/treasurer court action:
 - Court date set for April 20 at District Court – expected trial will be postponed.
 - Sheriff Department is leading the investigation.

EVENTS

No events are scheduled at this time. It was discussed finding an Event Coordinator within the community.

DOG SITUATION UPDATE – Sue Wells

- Three complaints this month. Two nuisance complaints and one aggressive dog complaint. Fine (\$100) issued to the aggressive dog (property) owner.
- Mass email will be sent out to property owners to address dog complaints. Copy attached.
- Joel made the **motion** to not send dog issue letters certified. Janice seconded it. **Motion carried.**

TREASURER REPORT – Denise Powell as of: April 15, 2026

Savings	\$61,619.99
Checkbook	\$1,795.21
Capital Improvements	\$18,661.61
Petty Cash	\$54.46
Loan	\$23,223.30
Events	\$768.55
Reserve CD	\$15,874.62

- Denise suggested starting QuickBooks change over at the first of the fiscal year.
- Connie will put the property owners’ data in QuickBooks.
 - Denise will send the current database to the ACC and Connie
- Debby requested adding a total of three QuickBooks IDs. Cost of \$75 vs. \$45. Sue **motioned** and Joel seconded. **Motion carried.**

ARCHITECTUAL CONTROL COMMITTEE

Jean went over ACC report. Board received and reviewed full report.

Below is summary of activity to date in April:

New ACC Approved Applications	1
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30-Day Violation Letters	2
10-Day Certified & Regular Letters with Pictures	4
30-Day Fine Letters	0
Violations corrected this month	2
Fines Paid	\$400

Additions to ACC Report:

- Jean received permission from Board to send two fine letters totaling \$600.
- Jean will be ordering access cards for next year.

OLD BUSINESS

- TPOA Dues:
 - 2026-2027 annual assessments will remain at \$300.
 - \$50 increase 2027-2028 = \$350
 - \$50 increase 2028-2029 = \$400
- Craig Shafer's pay increase:
 - Craig is salary, not hourly.
 - \$600/month for mowing and \$250/month for pool and pool bathroom upkeep.
 - It was decided to discuss at next month's meeting when budget is updated and Bob is available.
- Pool fence: Joel told Board that \$7500.21 was given to fence company for materials. The balance is to be paid when fence is complete. Construction is scheduled to begin May 11.
- Audit Committee – Dawna Tater, Mike Wiginton, and Angie Lopez.
- Nominating Committee:
 - Janice, Sue, Connie, Bob, and Debby will be on ballot.
 - Need an additional Board member nominee on ballot since Daniel will be moving.
 - Will need to send out mass email to see if anyone would like to be on the Board or the Nominating Committee.
- Annual Letter: Board will revise last year's letter to send out for this year. Denise will send letter by email to Board so Board can make necessary changes before mailing to property owners.

ADJOURNMENT

Sue **motioned** to adjourn meeting at 11:53 a.m., Joel seconded the motion. **Motion carried.**