

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
January 17, 2026**

CALL TO ORDER – Meeting called to order by Debby Newman at 8:02 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Bob McDonald
- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- 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 – Debbie Kirkpatrick

ABSENT MEMBERS

- Maintenance – Craig Shafer

VISITORS

- Jim Dyson with TVFD
- Charles Hernandez

APPROVE / MODIFY LAST MEETING MINUTES

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

GROUND AND POOL MAINTENANCE REPORT

- Mower is being maintained and working well.
- Pool bathroom has been winterized.
 - Adam requested checklist for winterizing the pool.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick and Jim Dyson

The current president has been seriously ill for several months. Jim Dyson is currently the vice president but is now taking responsibility/presidency for TVFD.

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

- The previous TVFD Secretary/Treasurer has been legally charged with stealing funds from the fire department. Trial date to be set.
- TVFD bank account was closed. Remaining balance is \$1,699; a cashier check was given to the fire department, and a new account was opened. Second bank balance was \$136.95.
 - Two banks and two accounts were previously set up: one for TVFD business and one for Money Market account. \$80.20 was to Money Market account each month.
 - After money was accumulated, it was removed by TVFD Secretary/Treasurer.
 - Debit card was used to pay for previous TVFD Secretary/Treasurer's living expenses and personal items.
 - Mayor David Abernathy is counseling TVFD officers.
 - TVFD has no insurance currently. Texas A & M Forestry Service does offer fire department insurance but will not give a quote until the balance owed is paid off.
 - \$75 each/year for two trucks – liability insurance
- Jim informed Board that the fire department will be restructured, but the focus now is to get working funds back into a bank account.
- Adam reiterated that the fire department owns the building, not the HOA. The fire department will manage functions held in the TVFD building for both fire department and HOA.
 - Reservations can now be made through Jim at 214-223-0173.
- Adam **motioned** \$1,000 donation be given to TVFD. The amount may be revisited later. Trish McDonald seconded the motion. The motion carried.
- It was recommended that the fire department have someone attend the TPOA Board Meetings each month, and a member of TPOA Board attend the TVFD Board Meetings each month.
- According to TVFD bylaws, meetings will be held on the third Saturday of each month, no meetings in November and December. The TPOA Bylaws state Board meetings take place on the third Saturday of each month as well.
 - Adam **motioned** TVFD meetings be held at 8 a.m. and TPOA meetings be held at 9 a.m. Trish seconded the motion. Motion carried.
- The City Attorney recommended changes to the TVFD Bylaws.
- The fire department will conduct a community meeting with the residents to inform them of the current status of TVFD and future plans to ensure full transparency.

DOG SITUATION UPDATE – Sue Wells

- Sue reported that four (4) 30-Day Nuisance letters were sent out. If situation is not rectified a \$100 fine will follow.
 - Letters are to be sent certified to have proof of receipt. Proof will be needed if resident is taken to Court should fines not be paid.
- Sue gave update on the Thanksgiving Community Meal.
 - Event was well attended.
 - HOA received \$307 in donations, which will go to Events.

TREASURER REPORT – Denise Powell as of: January 17, 2026

Savings	\$78,118.78
Checkbook	\$1,551.29
Capital Improvements	\$17,383.47
Petty Cash	\$54.46
Loan	\$24,585.91
Events	\$768.36
Reserve CD	\$15,729

- Denise announced she was resigning as Treasurer. She will stay until a replacement can be found. The Board expressed its gratitude for all of Denise’s work.
- \$72,000 budgeted for 2025-2026.
 - The \$30,000 savings from last year will partially be used for the pool fence.
- Board discussed funds for the playground equipment, all Capital Improvements funds will go to playground equipment and excess Capital Improvements monies will go towards pool fence.
 - Adam will put estimate together for equipment. Trish will assist as needed.
- HOA file retention was discussed.
 - Possibly putting a file cabinet in TVFD building, with permission from TVFD.
 - Bob will check HOA laws on file retention.
- Mike discussed Quick Books activities.
 - He stated that transactions need to be classified/categorized. Mike will need help from Denise to obtain this information.
- Mike needs access to resident database. Hopefully to merge with Quick Books.
- Mike stated he would be the short-term solution for Treasurer until a long-term solution is found.
 - It was proposed a committee be formed to maintain delinquent dues, etc.

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors

Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	5
30-Day Violation Letters	0
10-Day Certified & Regular Letters with Pictures	1
30-Day Fine Letters	0
Violations corrected this month	4
Fines Paid	\$600

- Board President approved Charles Hernandez joining the ACC Committee.
- Board approved fine letters sent to the following residents:
 - Albert Garcia
 - Kandace Boyd
- Legal action will be taken on the following residents:
 - Dustin Maglott

- Lisa Leslie Taylor
- Crime Watch meeting February 10, 6:30 p.m.

OLD BUSINESS

- Pool fence estimates:
 - Joel Lopez reviewed estimates received.
 - Board discussed safety concerns with project. Joel will contact companies to see if they can meet safety conditions needed.
 - After follow-up with companies, Joel will send an email to Board members for vote. Must be a unanimous vote. If approved, fence construction will begin. The hope is to have it completed by April 1.
- Board will make decision on moving forward with the sea wall once the pool fence project is completed.

NEW BUSINESS

- Bob McDonald recommended the TPOA have a lease agreement with the fire department.
 - Lease: TPOA give \$1,000 annually to TVFD, which would allow TPOA access to the TVFD building.
 - Annual lease would begin on July 1 and end on June 30.
 - Lease agreement with TVFD was tabled until Bob presents a lease for the Board to review.

ADJOURNMENT

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

Supplement to January Board of Directors minutes
Email Vote on Pool Fence Bids – January 21, 2026

An email was sent to Board members by Joel Lopez for discussion and decision/vote on two pool fence replacement bids.

Discussion ensued among Board members.

Adam Hearnberger made the **motion**, “I make a motion to hire The Fence Guy and remove the pool cover before construction,” per the email. Sue Wells seconded the motion. All Board members, with the exception of Bob McDonald and Trish McDonald voted after motion was made. Bob and Trish put in their acceptance of the bid prior to Adam Hearnberger’s motion and did not vote on the actual motion causing the motion to be incomplete.

Discussion ensued between Bob McDonald and Adam Hearnberger through email. At that point Adam resigned from the TPOA Board.

At the upcoming February Board Meeting a motion and vote on the pool fence bids will take place first. Followed by a motion and vote on removing the pool cover.

A fifth Board member will need to be in place before voting can take place.

TPOA BY-LAWS

ARTICLE THREE: Board of Directors

Section 1. The affairs and management of the Association shall be conducted by a Board of Directors consisting of the number of Directors as provided in Section 3 of ARTICLE THREE, which Board shall have full power and authority to carry out the purposes of the Association as specified in these By-Laws and to do any and all lawful acts necessary or proper thereto.

Section 3. Election: The Board of Directors will consist of five (5) members. . .

ARTICLE FOUR: Officers

Section 6. Vacancy of Office: Should any Officer, Board of Directors, or member of the Audit Committee become vacant for any reason; the Board of Directors may appoint any TPOA member in good standing to fill the remaining term in the interim until the next Annual or Special Meeting.

ARTICLE SEVEN: Miscellaneous

Section 4. The Board of Directors may approve normal and reasonable operating expenses incurred by the Association for payment. Any expenditure in excess of \$5,000 (Five Thousand Dollars) not considered to be normal operating expenses, nor of an emergency nature, must be approved only by the unanimous vote and approval of the President, Vice-President and all five Board of Directors.