

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
May 16, 2026**

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

ATTENDEES

- Vice President – Bob McDonald
- Board Member – Daniel Bourns
- Board Member – Joel Lopez
- Board Member - Trish McDonald
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Architectural Control Committee – Charles Hernandez
- Secretary – Connie Wiginton
- Treasurer – Denise Powell
- Ground Maintenance – Craig Shafer
- TVFD – Debbie Kirkpatrick
- QuickBooks - Mike Wiginton

ABSENT MEMBERS

- Debby Newman
- Jean Stenfors

VISITORS

- Darla Boettcher – Treasurer candidate

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

Savings	\$53,964.38
Checkbook	\$7,513.60
Capital Improvements	\$18,665.61
Petty Cash	\$132.46
Loan	\$22,765.23
Events	\$768.55
Reserve CD	\$16,015.90

- Darla and Denise are working on updating spreadsheet/database.
- Preparing for distribution of annual letters with invoices.

- Denise presented Bob with lawsuit paperwork from Camp County. Denise was confused as to how she received the suit paperwork. She was under the impression TPOA was being sued.
 - The Board wanted it noted in the minutes that the Board was just notified at this meeting about the suit. Since the paperwork appeared the TPOA should have acted over a month ago.
 - *Side Note: Debby was aware of the suit and discussed it previously with Denise. She assured the Board that the suit was not against TPOA; the paperwork was the Sheriff's Departments way of notifying the Board/TPOA of the suit (Lot 81) for back taxes.*
- QuickBooks – 3 licenses are no longer available for \$75/month. QuickBooks has 1 license, or 5 licenses at \$115/month. Sue **motioned** to approve additional \$40 per month to purchase QuickBooks licenses. Trish seconded the motion. The **motion carried**.
- Darla Boettcher was approved as Interim Treasurer.

APPROVE / MODIFY LAST MEETING MINUTES

Janice **motioned** to approve the April Board Meeting Minutes and Trish seconded the motion. **Motion carried.**

GROUND MAINTENANCE – Craig Shafter

- Craig is keeping up the grounds. Community is looking good.
- Lawn mower is doing good. Backfires occasionally; fuel filter was recently changed.
- Men's toilet at pool was wobbly; has been repaired.
- Pool update:
 - Board decided to take shower dispensers out of the shower stalls. Residents will bring their own products as needed.
 - Denise gave Craig a credit card (with limits) for ground needs from her personal account.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick

- Two calls so far this month.
- Maintenance done on truck.
- Looking for grants to help with truck.
- A controlled burn of the brush pile in the big park will take place when conditions are suitable. TVFD will have a truck on site for safety reasons. Pittsburg Fire Department will be notified of the burn. (Side note: Sue asked Adam Hearnburger to use his tractor to push the pile together)
- Garage Sale rescheduled for the end of June.
 - 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.

EVENTS

No events are scheduled at this time.

DOG SITUATION UPDATE – Sue Wells

- Two complaints this month for the same dog. The Sheriff’s Department issued a citation to the dog owner but was later changed to warning.
- Board considered using CCR Noise Ordinance for extreme situations.

ARCHITECTURAL CONTROL COMMITTEE

Charles presented the ACC report. Board received and reviewed full report.

Below is summary of activity to date in April:

New ACC Approved Applications	4
30-Day Violation Letters	4
10-Day Certified & Regular Letters with Pictures	0
30-Day Fine Letters	0
Violations corrected this month	5

Additions to ACC Report:

- Reminder: according to TPOA CCR each resident must have trash service.

OLD BUSINESS

- Craig’s contract needs to be renewed. It was suggested to combine ground and pool maintenance in the contract. Previous contract was only for grounds’ maintenance. Bob will draft a contract to introduce to Board. This contract will cover grounds and pool maintenance, which will be specify Maintenance on contract.
- Craig Shafer’s pay increase:
 - Bob suggested Craig’s salary be increased to \$1,000 to 1,200 per month. Effective June 1, 2026.
 - Trish **motioned** \$1,200/month salary. Daniel seconded the motion. **Motion carried.**
- Pool fence: Joel told Board the remaining balance was paid; receipt presented. The Fence Guy work comes with warranty for workmanship and materials. A chip and crack in decking will need to be repaired by the fence company. Lock is not catching on gate; Bob will try to repair.
- Playground equipment update: Trish has tried to contact Chick-fil-A manger two times with no response to get information about their playground equipment. Trish would like to put swing, jungle gym, and balance bar in playground. She will talk with someone at Barefoot Bay to get information on their new playground. She will continue to work on this.
- Audit will be completed at end of fiscal year.

- Nominating Committee:
 - Still need people for the Committee. Will need to send out mass email to see if anyone would like to be on the Board or the Nominating Committee.
- Annual Letter: Darla offered to have payments taken at fire department for two Saturdays – June 13 and 20, from noon to 2:00. This will be added to the letter. Final draft will be sent to Board for approval.
 - Letter will be sent to Denise to include with assessment invoices.
 - Letter will also be sent to owners through email.

New Business:

- Replacement of wood barrier poles at pool park – tabled.
- Crime Watch Meeting June 9 at 6:30.

ADJOURNMENT

Janice **motioned** to adjourn meeting at 11:05 a.m., Joel seconded the motion. **Motion carried.**