

Thunderbird Point Owners' Association
Board of Directors' Meeting Agenda
August 15, 2026

Call to Order – Debby called the meeting to order at 9:12 a.m.

Attendees

- President – Debby Newman
- Vice President – Dale DeVane
- Board Members:
 - Deandra Barrett
 - Jonathan Boggan
 - Joel Lopez
 - Janice Roesler
 - Sue Wells
- Treasurer – Darla Boettcher
- Architectural Control Committee – Jean Stenfors
- Secretary – Connie Wiginton
- TVFD – Debbie Kirkpatrick

Visitor – Tim Mitchell

Approval/Modification of Minutes

Jonathan **motioned** to approve the July Board Meeting Minutes and the 2026 Annual Meeting Minutes. Sue seconded the motion. **Motion carried.**

TVFD - Debbie Kirkpatrick

- Debbie reported the fire department has had two calls to date, and one standby for the Pittsburg fireworks show.
- They are checking with Pittsburg Fire Department about getting more areas TVFD can service.
- The fire department would like to start an email database for fire department members to keep them informed of TVFD happenings.
- The fire department is taking over the Community Crime Watch meetings.
- They will have a booth set up at Pioneer Days in Downtown Pittsburg.
- Fire Department considering date for their Chili Cookoff.

Sue **motioned** that \$1,000 be donated to TVFD from TPOA. Joel seconded the motion. **Motion carried.**

Sue asked for a two-week notice to put information on the Community marquee.

Treasurer – Darla Boettcher

- Darla discussed the need to change from Cypress Bank to Pilgrim Bank. The CD and loan will stay at Cypress Bank at this time. Jonathan made the **motion** to change banks from

Cypress Bank to Pilgrim Bank. Joel seconded the motion. **Motion carried.** The bank will be changed. Deborah Newman and Darla Boettcher will be the signers on the checks.

- Grigsby Pools had \$1,025 credit balance for TPOA due to overpayment.
- Darla would like to combine the Money Market, Capital Improvements and Events accounts into a single account listing the Capital Improvements budget and Events budget as line items. Jonathan **motioned** to close Capital Improvements and Events accounts. Joel seconded the motion. **Motion carried.**
- Requested to add a line item under Capital Improvement for Playground Equipment.
- It was suggested to add Emergency Fund to Reserve CD title.

Events – Janice Roesler

Janice reported that 17 people attended Card Bingo. It was decided the Fall/Halloween Festival will be on October 24 at 3:30 p.m. Festival will consist of golf cart parade, food, games, cake walk, costume contest for children and adults, and a hayride at the end of the evening.

Dog Situation Update – Sue Wells

Sue reported that no dog complaints have been received so far this month. Deandra told Board about stray dog on CR 2601 who stalked and killed a deer. It was suggested that the Game Warden be contacted.

ACC Report – Jean Stenfors

Jean went over her report.

New ACC Approved Applications	1
30-Day Violation Letters	2
10-Day Certified & Regular Letters with Pictures	2
30-Day Fine Letters	1
Violations corrected this month	2

Question was asked about cost to file non-payment with the County. Answer – it costs \$200, TPOA does request the property owner pay this cost.

Old/Unfinished Business:

- Playground equipment update
 - Board discussed refurbishing the existing equipment, then purchasing extra equipment to fill in playground items needed such as slides. Dale said he would remove the merry-go-round.
 - Janice made the **motion** to move the merry-go-round from the big park and dispose of it. Jonathan seconded the motion; **motion carried.**
 - A plan of action was proposed on the playground. Joel has been investigating equipment.

- Seawall
 - Jonathan will investigate seawall bids/repair. Sue gave him the information/bids she had obtained.
 - It was suggested a special Board Meeting be called to finalize seawall and playground equipment plans.
- Wash and stain boat dock – Jonathan getting bid/s.
- Mailboxes
 - Debby and Sue met with the Pittsburg Postmaster. A report was submitted to the Postmaster by Sue of possible available boxes. The Postmaster and the Mail Carrier verified boxes that are available.
 - Boxes are now available for residents to obtain through the post office.
 - Eight mailboxes at the front entrance and 20+ boxes available at pool location.
 - Dale will attempt to fix the lock on one of the cluster boxes by the pool so they can be used.
 - A few posts need to be replaced on some of the mailbox clusters.
- A canopy over each mailbox area is needed. Dale will get bids.

Signage – Sue will send out an email to Board to discuss signage needed in the Community.

New Business:

- Facebook page – the Board discussed the new TPOA Facebook group. Connie reminded Board that anyone can post versus only Debbie and Connie.
- Close/keep open pool bathrooms – Jonathan **motioned** to keep bathrooms open year-round except for inclement weather. Janice seconded the motion; **motion carried**.
- Board check and balance system – the Board was urged to express their opinions versus feeling pressed to go along with other's views.
- Ground and Pool Maintenance
 - Small tool purchase and equipment for pool maintenance
 - Dale discussed several tools that are needed for maintenance in the Community. These items will be left in the pool house:
 - Ant sprayer
 - Clock - \$40-50
 - Air compressor - \$100
 - Battery operated drill \$130
 - Battery operated blower - \$100
 - Shelving in pool house - \$100
 - Drill bits and drivers - \$25-\$40
 - 3-4 new security camera \$250 (for parking lot, pool gate, and chemical storage area)

- Jonathan **motioned** up to \$1,100 be allowed towards purchase of needed tools. Sue seconded the motion. **Motion carried.**
- Coverage for closing pool – Dale, Jean, Deandra, Joel, and Connie agreed to rotate weeks to close the pool gate at 9 p.m. until pool closed for the season.
- Pool closing date – Board decided to close pool for the season on September 30.
- Discuss Bylaws ARTICLE SEVEN Miscellaneous (page 10) Section 3

The Association shall not enter into any contract to pay and shall not pay any salary or other remuneration to any officer, (President, Vice-President and Secretary), Director or Committee Member of the Association for their services as such nor in any other capacity regardless of the capacity in which they may act.

- It was discussed that any person on the Board or an Officer shall not be paid for services rendered for TPOA. Considered to be a conflict of interest.
- The Board's job is to manage community versus being maintenance workers.
- Grisby Pools needs to come twice a week if necessary to keep the pool chemicals balanced and pool cleaned versus a Board member/officer maintaining the pool.
- Discussed ground and pool maintenance contract. The Board went over the current Ground and Pool Maintenance contract. It was decided to break this contract into two different positions: Ground/Mowing and Pool/Maintenance. Dale will manage the personnel in these positions.
 - Dale submitted the lay-off for Craig Schafer. The Board decided not to bring Craig back from the lay-off; he will be terminated.
 - Ground keeping and mowing - mow the common areas of community.
 - This position will no longer mow roadsides. It was suggested the County maintain the roads.
 - It was suggested that TVFD maintain the property around the firehouse.
 - The company/person hired will provide their own lawn equipment.
 - It was discussed that this position would be on a monthly basis, no contract.
 - Pool and Maintenance – will provide basic TPOA maintenance needs and help monitor and maintain the pool.

Jonathan **motioned** to adjourn meeting at 1:33 p.m., Joel seconded the motion. **Motion carried.**