

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

CALL TO ORDER – Meeting called to order by Debby Newman at 8:04 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Bob McDonald
- Board Member – Joel Lopez
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Secretary – Connie Wiginton
- Interim Treasurer – Darla Boettcher

VISITORS

- Denise Powell – Outgoing Treasurer
- Mike Wiginton – QuickBooks
- Dale DeVane – Vice President Candidate

ABSENT

- Ground Maintenance – Craig Shafer
- TVFD – Debbie Kirkpatrick/Jim Dyson

APPROVE / MODIFY LAST MEETING MINUTES

Sue **motioned** to approve the June Board Meeting Minutes and Joel seconded the motion. **Motion carried.**

GROUND AND POOL MAINTENANCE – Bob McDonald

Since Craig was not available, Bob gave Maintenance update:

- Grounds:
 - Mower has been repaired and is running fine now.
 - Bob felt one of the problems with the mower was using after-market replacement parts.
- Pool update:
 - The breaker to the pool keycard reader keeps tripping. Bob replaced the breaker and reader seems to be working now.
 - Residents are not being careful with the pool furniture. As furniture and umbrellas become unusable, they will not be replaced.
 - We continue to have people getting into the pool area when they shouldn't.
 - Pool time concerns:
 - Concern that when people are at the pool at/after dark, there are no lights.

- Joel suggested putting timer on breaker to disable card reader. Concern someone still in pool area when timer goes – would allow someone else in pool area.
- Need schedule for committee to take turns locking pool access gate.
- Suggested hours – 9 AM to 9 PM.
- Although Bob is not returning as TPOA officer, he is willing to continue to be Craig's backup for pool needs.
- Bob cautioned about Grigsby's billing. Need to keep an eye on their figures. FYI: Chemical charges add to monthly payments.
- Suggested moving pool signs to better location in pool area.
 - Sue suggested doing all signage at the same time.
- Connie asked to let her know of additions concerning the pool for the website.
- Sue asked who has a copy of the Grigsby contract. Board needs to be familiar with contract.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick/Jim Dyson

Fire department personnel was not available for meeting.

TPOA officers and board members had concerns/questions about who can vote at the fire department election. The fire department had stated that only people who had made a donation to the fire department could vote. Since TPOA had given \$2,000 in donations to the fire department in the past year, wouldn't that constitute a donation from the entire community. Therefore, the entire community could vote.

2025-2026 CLOSING TREASURER REPORT – Denise Powell

Denise was to give the closing figures for the fiscal year, but she did not have them.

2026-2027 BUDGET REPORT – Mike Wiginton

Mike presented proposed budget. He could only prepare with information received; he did not have the June figures. Discussion was made on extra money going to CD.

TREASURER REPORT - Darla Boettcher

\$54,690 received to date from assessments. \$20,000 projected to be received in future. 182 people have paid their assessments.

It was decided that the Board will notify the community of assessment increase for the next fiscal year. Sue **motioned** the following assessment changes, and Joel seconded the motion. **Motion carried.**

- 2027-2028 - \$350 per year
- 2028-2029 - \$400 per year

EVENTS – Janice Roesler

Janice announced the following events through December 2026. Most events will start at 6:30 PM at the firehouse:

- August 13 – Card Bingo
- September 3 – Dominoes
- October 24 – Hero costume picnic at 5:30
- November – Usual community Thanksgiving meal
- December – Pancakes with Santa

DOG SITUATION UPDATE – Sue Wells

- Sue stated that no dog complaints were reported this month.
- On previous dog complaint, Sue notified complainant that TPOA would not be making any changes to the bylaws concerning noise complaints. (Current noise curfew: Midnight-8 AM)

ARCHITECTURAL CONTROL COMMITTEE

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

Below is summary of activity to date in June:

New ACC Approved Applications	3
30-Day Violation Letters	3
10-Day Certified & Regular Letters with Pictures	0
30-Day Fine Letters	1
Violations corrected this month	4

OLD BUSINESS

- Playground equipment update:
 - \$18,000 in playground donations.
 - Suggestion made to refurbish equipment currently on playground.
 - Bob reported that Trish McDonald had contacted a couple of playground companies.
- Seawall:
 - Sue contacted Allegheny Construction in Mt. Vernon.
 - Allegheny Construction stated that the TPOA has asked for two estimates but are not getting back with them after estimates are received.
 - They should have an estimate next week. Partial seawall \$11,700, entire seawall - \$40,000.
 - M&R Marine – Brian Clark suggested backfilling behind concrete instead of removing concrete.
 - Another company suggested putting the seawall behind the concrete, to create a buffer. Guestimate - \$20,000+
 - Dale DeVane checking to see who the Jacksons used for their seawall.

New Business:

- Audit Committee for 2026-2027:
 - Suggested changing the bylaws from 3-year term to one year term for the Nominating Committee.
 - Ask for volunteers at Annual Meeting.
- Annual Meeting – July 18
 - Went over Annual Meeting agenda.
 - Election: Joel and Bob will count ballots.

ADJOURNMENT

Sue **motioned** to adjourn meeting at 11:30 AM, Joel seconded the motion. **Motion carried.**