

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
September 20, 2025**

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

In absence of Board President and Vice President, Adam Hearnberger presided over meeting.

ATTENDEES

- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- Board Member – Joel Lopez
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Treasurer – Denise Powell
- Maintenance – Craig Shafer
- Secretary – Connie Wiginton

ABSENT MEMBERS

- President - Debby Newman
- Vice President – Bob McDonald
- Board Member – Trish McDonald

VISITORS

Mike Wiginton

Debbie Thornton – 9 a.m.

APPROVE / MODIFY LAST MEETING MINUTES

August Meeting Minutes were approved. Sue Wells **motioned** to approve the Minutes and Daniel Bourns seconded the motion. Motion carried.

GROUND AND POOL MAINTENANCE REPORT– Craig Shafer

- Craig reports the mower is down; he's hoping he can repair it.

DOG SITUATION UPDATE – Sue Wells

- No new complaints this month.

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TREASURER REPORT – Denise Powell as of: August 20, 2025

Savings	\$91,526.94
Checkbook	\$3,879.38
Capital Improvements	\$15,566.75
Petty Cash	\$145.36
Loan	\$26,378.33
Events	\$461.05
Reserve CD	\$15,578.72

The TPOA will receive interest on the CD this month; CD matures in November. Vote will be held during the October meeting about renewing the CD.

To date 253 people have paid their 2025 dues. Denise sent out letters for 15-day notice on dues.

Discussion was made on what the 'Admin Expenses' line-item entails. Board asked for detailed description of Admin Expenses.

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors

Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	2
30-Day Violation Letters	5
10-Day Certified & Regular Letters with Pictures	3
30-Day Fine Letters	0
Violations corrected this month	2
Fines Paid	\$1,000

Discussion was made about residents who have concerns about recent construction approved by lake authority. It was reiterated that the Board has no authority over Titus County Fresh Water District (lake authority).

ACC/Jean is monitoring violations closely.

It was strongly expressed that NO inoperative vehicles are allowed on property. Concern was expressed about visible appliances in front of residences.

Jean discussed that four fine letters would be sent out.

Sue **motioned** (\$200 violation) fine letters be sent to the following:

- Brittany Bokoyas
- Dustin Maglott

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- Albert Garcia
- Jeff Boniol

Motion seconded by Joel Lopez. Motion carried.

OLD BUSINESS

- Breakfast Fundraiser (for playground equipment) update:
 - Debbie Thornton was available to answer questions about fundraiser. Discussion was made about details of event.
 - Donations are being accepted to offset the cost of food for fundraiser.
 - Proceeds from the fundraiser will go into the Capital Improvement account.
 - Joel Lopez **motioned** for TPOA to pay up to \$400 towards expenses for this fundraiser. Funds will come from the Capital Improvement Fund. Daniel Bourns seconded the motion. Motion carried.
- Additional Mailboxes:
 - 18 mailboxes will cost TPOA \$3,500 for boxes, posts, and concrete.
 - Adam will purchase boxes and TPOA will reimburse him.
 - Mailboxes will go at West entrance of subdivision.
 - Sue **motioned** \$3,500 to purchase mailboxes and concrete slab/pad. Joel Lopez seconded the motion. Motion carried.
- Playground Update – Adam will bring options for the playground to the Board in January.
- Quickbooks:
 - Adam reported that Mike Wiginton will set up Quickbooks for TPOA. Paying him \$250 per month. Mike will start on October 1, payment at end of each month. Funds will be taken from the Admin Fund.
 - It was recommended Mike should have signature authority on association checks.
 - He will monitor accounts to make sure Quickbooks and budget entries coordinate.
 - Adam will help with the Quickbooks coordination.
 - Daniel Bourns **motioned** for Mike Wiginton to take this position and have check signing authority. Motion was seconded by Joel Lopez. Motion carried.
- Picnic Tables at Boat Ramp:
 - Joel is removing the picnic tables.
 - Discussion was made on Brian Gentry refurbishing one of the tables and using elsewhere in the subdivision.

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- Denise will contact Brian. TPOA will pay for lumber to rebuild picnic table. Joel Lopez **motioned** to approve payment to Brian Gentry for lumber for picnic table. Motion was seconded by Sue Wells. Motion carried.
- Pool will be closed on October 1. Cover will go over the pool on or before October 18. Craig will put the lock on the pool gate on October 1.
- Board discussed the erosion on retaining wall at the HOA boat ramp.
 - Long term – plan to replace the seawall.
 - Short term – rocks will be put in place to curtail erosion. Adam checking about getting large rocks for the seawall.
 - Concern was voiced about rocks damaging exposed lawn irrigation pipe at the wall. It was determined installation of the rocks would be supervised to make sure pipe isn't damaged.
 - Adam will bring information back to October Board Meeting concerning seawall.

ADJOURNMENT

Daniel **motioned** to adjourn meeting at 9:45 a.m., Joel seconded the motion. Motion carried.

Next Board Meeting will be October 18, 2025.