

Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
September 26, 2026

CALL TO ORDER – Meeting called to order by Debby Newman at 9:03 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Dale DeVane
- Board Member – Deandra Barrett
- Board Member – Joel Lopez
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Architectural Control Committee – Charles Hernandez
- Secretary – Connie Wiginton

ABSENT MEMBERS

- Board Member – Jonathan Boggan
- Treasurer – Darla Boettcher
- Architectural Control Committee – Jean Stenfors

VISITORS

- Bob McDonald

APPROVE / MODIFY LAST MEETING MINUTES

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

TVFD – Bob McDonald

- Bob discussed money raised for TVFD with the rifle raffle - \$485 and popcorn sales - \$22.
- Board asked if TVFD would advertise more information on the events they have, so that the community is aware of events.

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Lawn Maintenance presentation by Bob McDonald

Bob proposed TPOA create a committee, with Bob heading it up. He suggested Craig Shaffer be rehired; Bob would be the go-between for the Board and Craig. Craig would be responsible for both the pool and lawn maintenance or just one. Bob suggested \$1,000 a month for both jobs with a schedule of 7-11 a.m. Bob suggested the Board make Craig an offer.

Bob left the meeting at this time.

ARCHITECTURAL CONTROL COMMITTEE – Charles Hernandez

Board received and reviewed full report from Charles.

Below is summary of activity this month:

New ACC Approved Applications	1
30-Day Violation Letters	1
10-Day Certified & Regular Letters with Pictures	3
30-Day Fine Letters	0
Violations corrected this month	2

Sue discussed information she received about condemning property; must be a health safety issue to the Public; what happens inside the residence is between renter and owner – very difficult to condemn property.

Motion was made by Sue for the Board to approve the following properties/owners be filed with JP court, seconded by Janice, **Motioned carried:**

- John Wells
- Tom Ray

TREASURER REPORT – Presented by Debby Newman on behalf of Darla Boettcher

- Completed and mailed the federal income taxes with payment of \$594.65 (30% of interest earned).
- Pilgrim Bank accounts have been opened for checking and savings and are now being used.
- Cypress accounts will be closed after all checks have cleared and auto payments have confidently been changed over.
- Online payment is working well. We've received 10 credit card payments and 1 ACH (Automated Clearing House) so far on past due accounts.

Concern was expressed over taxes filed for last year.

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Follow-up: CPA Mike Wiginton reported that TPOA charges interest, which is taxable. That is the expense paid to the IRS, not a late fee.

EVENTS – Janice Roesler

Janice gave an update on the events happening for the Fall Gathering for the community on October 24.

- Food - Dale will cook hot dogs (75) for everyone. Attendees asked to bring a sharable side dish.
- Golf cart parade
- Costume parade
- Hayride
- Jim Dyson suggested a carved pumpkin contest, but it was decided not to do that this year.

Janice discussed the November 21 Thanksgiving community meal and December 5 Pancakes with Santa.

DOG SITUATION UPDATE – Sue Wells

- Board discussed the dog attack on the Ahrens' dog on CR 2605. The renter who resides at the attacking dogs' house has been evicted and will be leaving shortly with her dogs.
- Sue announced she is retiring from Dog Control/Complaints for the Association.

OLD BUSINESS

- Playground equipment - Joel:
 - Joel recommended the current playground equipment be refurbished; the Board would like to hire someone to refurbish the equipment.
 - Most of the commercial playground equipment is too expensive.
 - In an effort to get at least one new piece for the playground with the funds the Board has, Joel will send the Board information on the equipment that Home Depot has.
 - An area will need to be prepared for the new equipment.
- Wash and stain the boat dock - Dale:
 - Fellow was hired to power-wash and stain the deck. After power-washing, the Board inspected it and decided it needed to be washed again. Notice had been sent out to the Community that the boat dock would be closed for maintenance; Community was notified that the dock would be open after all.

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- Neighborhood signs - Sue:
 - A few decisions need to be made for the large pool sign:
 - Number of people in pool – Dale will figure out what the specifications are for people in pool according to square footage of pool.
 - It was requested that no babies in diapers be allowed in pool.
 - Sue said several signs are needed throughout the community. Joel **motioned** a cap of \$1,000 be allowed for signage, Deandra seconded the motion. **Motion carried.**
- The Committee discussed changing trash pick-up companies to one that's less expensive. Live Oak, Your Choice, and one out of Winnsboro; one that other Committee members are familiar with.
- Review lawn maintenance estimates.
 - Bids/Estimates:
 - Longhorn Lawn & Sprinkler
 - Reynolds Lawncare Services
 - Mowin' & More
 - Justin's Lawn Care
 - Bob McDonald's proposal for Craig Schafer
 - The Board approved Reynolds Lawncare's bid.
 - Dale will supervise the lawn maintenance.
 - Dale said that legally we should not hire a maintenance company/person that does not have its own equipment.
 - Dale will notify Mason Reynolds and present an agreement to be signed.
 - Requirements for agreement: As-Needed basis; no rate increase for a year; no payment until work is done to Board's satisfaction.

NEW BUSINESS

- Guest limits per owner at pool – concern about a recent pool party where at least 40 people were in attendance; owner was not at party; other residents were not able to use the pool. It was decided the total group number, including resident/s, is 10 people.

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- Board asked about the pool service:
 - Debby has notified Grisby Pool to cover the pool (pool will close on September 30).
 - Grisby Pool told Debby the TPOA would need to monitor the pool at least once a week.
 - Chemicals must be checked and logged every day.
- RV lots used as rental property:
 - Concern voiced over property owners renting out their camping lots. No conclusion was made at this time.
- RVs without current registration:
 - Dale discussed that several RVs in camping lots are not roadworthy and/or registered.
 - Board was reminded that campers can only use camping lots 14 days per month.
 - It was agreed that this is an ACC responsibility.
- New Resident Packet was discussed for the website. Many new residents do not know the rules of the Community.
 - Connie will work on setting this up and putting it on the TPOA website. Board will give their input.
 - This packet will be designed for realtors as well as new owners and renters.

ADJOURNMENT

Sue **motioned** to adjourn meeting at 11:41 a.m., Janice seconded the motion. **Motion carried.**