

THUNDERBIRD POINT OWNER'S ASSOCIATION  
2025 MONTHLY HOA MEETING  
July 19, 2025

**CALL TO ORDER** – Meeting called to order by Marshall Jackson at 8 a.m.

**ATTENDEES**

- President – Marshall Jackson
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Board Member – Daniel Bourns
- Board Member – Al Tatar
- Board Member – Sue Wells
- Architectural Control Committee – Jean Stenfors
- Architectural Control Committee – Debby Newman

**ABSENT**

- Vice President – Scott Monaghan
- Board Member – Tricia McDonald
- Maintenance – Craig Shafer

**VISITORS**

- Jamie Barker

**APPROVE / MODIFY LAST MEETING MINUTES**

- June Meeting Minutes were approved. Al first the approval and Daniel 2<sup>nd</sup> the motion.

**TVFD** – Nothing to report

**GROUND MAINTENANCE REPORT**– Craig Shafer

- All going well in the pool.
- He continues to have problems with the tires on our mower.
- Would like for someone to check the property at the end of boat ramp and at the dam by the pond.

**DOG SITUATION UPDATE** – Sue Wells

Sue will discuss the dog situations we have had over the year at the Annual Meeting.

## **POOL MAINTENANCE – Craig Shafer**

- Fence around the pool will be replaced in the near future.
  - We will get quotes and discuss later.
- Having pool problems with minors (age limit without adults)
- Some are leaving the entrance gate to the pool unlocked.
- Umbrellas around the pool are being left open. This is causing damage with the wind blowing them over.
  - Bases should be replaced.
  - Marshall will replace some umbrellas.

## **ARCHITECTUAL CONTROL COMMITTEE**

See report from Jean.

## **TREASURER REPORT – Denise Powell AS of: July 18, 2025**

<b>Savings</b>	<b>\$82,414.27</b>
<b>Checkbook</b>	<b>\$2,276.62</b>
<b>Capital Improvements</b>	<b>\$15,566.75</b>
<b>Petty Cash</b>	<b>\$83.36</b>
<b>Events</b>	<b>\$461.05</b>
<b>Reserve CD</b>	<b>\$15,429.00</b>
<b>Sub Total</b>	<b>\$116,231.05</b>
<b>Loan</b>	<b>\$27,264.24</b>
<b>TOTAL All Accounts - Loan</b>	<b>\$88,966.81</b>

Adam discussed 25/26 Budget. Adam motioned to approve, Al seconded. All were in favor.

Half of fines should be deposited into Capital Improvements as discussed and approved in May 2025 Minutes.

Audit was done on July 15, 2025, by Adam Hearnberger.

## **OLD BUSINESS**

## **NEW BUSINESS**

- Open Officer Positions
  - President
    - Nominations include Debbie Newman
  - Vice President
    - Nominations include Bob McDonald
  - Secretary
    - Nominations include Connie Wiginton
  - Al Tatar
    - Nominations include Joel Lopez

- Nominating Committee
  - Connie Wiginton
  - Kelly Meshberg
  - Carole Gust

Discuss ballots for HOA Officer Positions and HOA Board Member

- Volunteers for Audit should be discussed at Annual Meeting.
- Postal boxes on Thunderbird Point property – do not have any open or available. If you do not have a box at this time and need one, you will need to rent a box at the Pittsburg Post Office. It is the HOA's responsibility and will need to purchase another set of boxes along with a pole and cement to place it on.

## **ADJOURNMENT**

**Adam motioned to adjourn at 9:40am, Daniel seconded.**

Next Board Meeting will be August 16, 2025. Annual Meeting will be today, July 19, 2025, at 10:00 a.m.