

**Thunderbird Point Owners' Association
Board of Directors' Meeting Minutes
March 21, 2026**

CALL TO ORDER – Meeting called to order by Debby Newman at 9:07 a.m.

ATTENDEES

- President – Debby Newman
- Vice President – Bob McDonald
- Board Member – Joel Lopez
- Board Member – Trish McDonald
- Board Member – Janice Roesler
- Board Member – Sue Wells
- Treasurer – Denise Powell
- TVFD – Debbie Kirkpatrick

ABSENT MEMBERS

- Board Member – Daniel Bourns
- Secretary – Connie Wiginton
- Architectural Control Committee – Jean Stenfors
- Mike Wiginton - QuickBooks

APPROVE / MODIFY LAST MEETING MINUTES

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

Trish took March meeting minutes in Connie's absence.

DOG SITUATION UPDATE – Sue Wells

One report (on hold) – monitoring a dog loose and wandering around.

FIRE DEPARTMENT UPDATE – Debbie Kirkpatrick

- Four calls in our jurisdiction; county to reimburse.
- Gumbo and auction went well.
- Easter Egg Hunt, March 28, at 10 a.m.
- Last line dance class is March 24, before a 1-month break and then possibly resume.
- Repayment of funds is going forward

GROUND AND POOL MAINTENANCE REPORT

Planned on pool opening for Memorial Weekend: Friday, May 22.

ARCHITECTUAL CONTROL COMMITTEE

Debby Newman went over ACC report in Jean’s absence. Board received and reviewed full report from Jean.

Below is summary of activity this month:

New ACC Approved Applications	2
30-Day Violation Letters	6
10-Day Certified & Regular Letters with Pictures	1
30-Day Fine Letters	2
Violations corrected this month	4
Fines Paid	\$400

Additions to ACC Report:

- Debby will talk with Jean regarding an RV in community park that is in disrepair and is not road ready.

TREASURER REPORT – Denise Powell as of: March 21, 2026

Savings	\$68,346.39
Checkbook	\$4,219.23
Capital Improvements	\$18,661.19
Petty Cash	\$54.46
Loan	\$23,679.30
Events	\$768.36
Reserve CD	\$15,874.62

- Denise reported Sonya Taylor will not be able to take Treasurer position; she cannot make a majority of the Board meetings and is also looking for an office position.
- Denise reported Mike completed first phase of QuickBooks. She will get with Mike next month.

OLD BUSINESS

- At a previous meeting, it was discussed storing the HOA records in a file cabinet in the fire department. Concerns were expressed about storing records there. Trish got information on several storage facilities in the Pittsburg area. After discussing the cost of a climate-controlled unit, it was decided that Joel will store the secretarial records and Denise will store the financial records.
- Pool fence: Joel will ask about the cost difference between residential and commercial materials. Joel is the lead on this project and all communication with the vendor goes through

him so there are no misunderstandings. Joel **motioned** to go forward with fence around pool. Sue seconded the motion. **Motion carried.**

- Bob expressed concerns with fence strength – residential grade versus commercial grade.
- Playground Equipment: Trish will talk to Sondra at Big Al's Barefoot Bay and the Chick-Fil-A manager to obtain recommendations from them.
- Audit Committee – possibly Dawna Tater, Mike Wiginton, and Angie Lopez. Board felt it was important that Mike be part of the Audit Committee.

NEW BUSINESS

- Committee discussed a pay increase for Craig.
 - Board will discuss it during budget meeting next week.
 - Bob will review Craig's contract and report back to Board on Craig's work hours and responsibility at next meeting.
 - Board discussed Grigsby's responsibility versus Craig's.
 - Grigsby is responsible for pool; Craig supplements in between Grigsby services.
 - Craig has three main duties:
 - Check chemical levels.
 - Clean deck surfaces and clean pool for consistent chemical reading.
 - Clean bathroom.
- Denise requested annual letter to residents from Board be sent by mail. Connie's recent letter can be used as a guideline.

ADJOURNMENT

Trish **motioned** to adjourn meeting at 10:42 a.m., Joel seconded the motion. **Motion carried.**