

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

CALL TO ORDER – Marshall called the meeting to order at 10:10am.

Recognized those who have served in the Armed Forces.

ATTENDEES

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

ABSENT

- Vice President – Scott Monaghan
- Board Member – Tricia McDonald

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- 2024 Annual Meeting Minutes have been reviewed and approved by the board.

TVFD– Blake Kirkpatrick

- Debbie Kirkpatrick spoke.
 - Five calls this year – grass fires and storm damage reported.
 - Blake rescued someone who was stuck in a van that was turned over.
 - We have nine members – volunteers are needed.
 - Recognized the active Fire members here at the meeting.
 - Make sure your address is correctly identified by the EMS and local area.
 - Donations keep the Thunderbird Point Volunteer Fire Station running.
 - Donations can be sent to Pam Goforth.
 - Blake is the Thunderbird Point Fire Department Chief.

GROUND MAINTENANCE REPORT– Marshall Jackson

- All going well at the pool.
- Craig is doing a fantastic job.

DOG SITUATION UPDATE – Sue Wells

- Information is on the website if you are having any problems with an animal.
- We are outside the city; local authorities will not be of assistance to us.
- Dog bites need to be reported to the Sheriff.
- Please don't leave your animals outside during extreme weather conditions.

POOL MAINTENANCE – Craig Shafer

- The pool fence will be replaced in the near future. We will get quotes and discuss later in a Board Meeting.
- We are having pool problems with minors, especially those under the age limit (14) without an adult.
- Pool Rules should always be followed. These are posted on signs around the pool.
- Do not give your pool access card for someone to enter that shouldn't be there.
- Having problems with the pool gate being left unlocked by residents.
- Please close the umbrellas around the pool after use. Wind and other weather elements cause damage to open umbrellas.
 - The umbrella bases will be replaced. Marshall will replace some of the umbrellas.
- Five guests only per family.

ARCHITECTURAL CONTROL COMMITTEE

Members are:

- Jean Stenfors
- Junior Blunt
- Debbie Newman
 - Deed Restrictions
 - 30/10 Day Letters continue to be mailed.
 - \$200 on each violation
 - We have collected \$1,800 this year.
 - ACC Form approvals. All project forms can be found on the website.
 - Forms must be approved before your project begins.
 - Let the members know when your project is started and finished.
 - Shanny Town in Thunderbird Point has been removed and cleaned.
 - We have seen and noticed a lot of improvements in our development.
 - Another member will be needed for help.
 - Any volunteers: Mr. Baxter volunteered.

TREASURER REPORT – Denise Powell AS of: June 30, 2025

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

Adam discussed the 25/26 Budget

- He works closely with Denise (Treasurer).
- Discussed possible Special Meeting to increase 26/27 Budget to \$350. Real numbers, purchases, payments, and how much incoming will all be looked at and discussed.

OLD BUSINESS

NEW BUSINESS

- Volunteers for next Audit:
 - Vicki Pollard
 - Pam Goforth
- New postal boxes are needed for both areas in Thunderbird Point. This will be corrected in the near future. HOA is responsible for the cost and maintenance of mailboxes.

Sue Wells read a very nice letter written by Scott Monaghan in his absence concerning leaving his position as Vice President.

- 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

Discussed ballots for HOA Officer Positions and HOA Board Members. Paper ballots were given to each resident. All above nominees were voted in unanimously.

Victor Daigre asked to speak at this meeting. He told his biography and how much he loves living here. He was poisoned by Agent Orange during his time of service. Thank you to those who live here and make this place a joy to live in.

Gary Meshberg said he would like to have another Concert on the Corner and donate money collected for our HOA.

ADJOURNMENT

Annual Meeting was adjourned at 11:40am. Don May motioned adjournment and Bob McDonald seconded.