

Thunderbird Point Owners' Association
ANNUAL PROPERTY OWNERS' MEETING MINUTES
July 18, 2026

Board of Directors and Officer Attendees

- President – Debby Newman
- Vice President – Bob McDonald
- Board Members:
 - Joel Lopez
 - Janice Roesler
 - Sue Wells
- Interim Treasurer – Darla Boettcher
- Architectural Control Committee – Jean Stenfors
- Secretary – Connie Wiginton
- TVFD – Jim Dyson and Debbie Kirkpatrick

Call to Order – Meeting called to order at 10:03AM Janice Roesler opened with prayer.
Bob McDonald conducted Pledge of Allegiance and recognized Veterans attending the meeting.

2025-2026 Closing Treasurer's Report – Denise Powell presented the closing fiscal year's figures.

Savings	\$48,106.28
Checkbook	\$2,441.95
Capital Improvements	\$18,670.26
Loan	\$22,305.34
Events	\$768.74
Reserve CD	\$16,015.95

Community gave Denise a standing ovation for the work she's done for the community.

Audit Committee –Dawna Tatar, Janet Brashear, Angie Lundrum

Dawna reported the audit was done on July 7; report was good through end of May 2026.

Budget - Mike Wiginton

Mike presented the budget projections for 2026-2027.

4% increase over last year.

\$65,200 annual budget for 2026-27.

Thunderbird Point Owners Association Annual Budget Worksheet				
FYE 06/30/2027				
	May YTD (11 Mo)	Budget FYE 06/30/26	Variance	Proposed Budget FYE 06/30/27
Maint	9,350.00	7,200.00	(2,150.00)	14,400.00
Treas	5,000.00	6,000.00	1,000.00	6,000.00
Insurance	6,949.87	6,000.00	(949.87)	7,000.00
Taxes	3,698.21	3,000.00	(698.21)	3,700.00
Util	3,521.55	3,000.00	(521.55)	4,000.00
Pool Recurring	5,020.86	7,200.00	2,179.14	6,000.00
Pool Non Recurring	7,832.43	2,900.00	(4,932.43)	3,000.00
Rep & Maint	1,499.17	2,500.00	1,000.83	2,500.00
Legal	348.00	4,000.00	3,652.00	2,000.00
Loan	6,050.00	6,600.00	550.00	6,600.00
Admin	2,895.44	2,500.00	(395.44)	3,000.00
TVFD	1,000.00	1,000.00	-	1,000.00
Capital Imp	-	5,000.00	5,000.00	2,000.00
Unknowns	15.00	2,100.00	2,085.00	500.00
Reserve CD	-	3,500.00	3,500.00	3,500.00
Totals	53,180.53	62,500.00	9,319.47	65,200.00

Ground and Pool Maintenance Report – Bob McDonald reported the new fence was completed for less than \$12,000. Pool maintained by Grisby Pools. Craig Schafer helps with the pool maintenance as well as common areas in the community.

Thunderbird Volunteer Fire Department (TVFD) – Debbie Kirkpatrick and Jim Dyson

- Approximately \$30,000 was misappropriated from the fire department. The Sheriff's Department contacted Jim Dyson in November 2025. The Sheriff's Department is conducting investigation; State, Federal, and local agencies involved.
 - \$10,000 was paid to fire department from the insurance company for theft.
- The fire house is owned by the fire department but is also used by the community for various purposes.
 - The fire house was offered as a safe house for the community should a disaster strike and shelter is needed.
- Fire department's monthly expenses average \$400. The biggest expense is the insurance for the fire personnel.
 - The fire department garage sale fundraiser earned close to \$1,000 to help towards expenses.
- They reminded community that having the fire department in the community reduces property insurance.
 - Seven flush valves in Thunderbird Point.
- Activity for January through July: 9 calls.

Events – Janice Roesler announced the events planned through December 2026. Most of the events start at 6:30PM at fire station.

- August 13 – Card Bingo
- September 3 – Domino Night
- October 24 – Halloween Party
- November – Community Thanksgiving Meal (time to be announced)
- December – Pancakes with Santa (time to be announced)

Dog Situation Update – Sue Wells

TPOA received eight (8) dog complaints for 2025-2026.

Most complaints have been resolved. Sue reiterated that residents are to keep their dogs (or cats) in their yards.

- A noise complaint cannot be issued unless barking is between midnight and 8AM.
- Question was asked about shooting wild animals, such as pigs, in property owners' yard.
 - Answer: CCR – ARTICLE VII – CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 7.2 Section I (Residential) & II (Camping) Restrictions (All Lots)

U. Firearms. Hunting of wildlife or discharging of firearms (such as target practice, random shooting, or in an unsafe manner) is strictly prohibited on any lot or in any part of the Subdivision. Firearm use is protected in accordance with Texas / Federal laws such as "Stand Your Ground" and "Castle Doctrine".

ACC Report – Jean Stenfors reminded community to submit an approval form for property improvements prior to start of work. She reiterated that 10- and 30-day fine letters are sent out to landowners who do not follow ACC guidelines.

TPOA will put a list of resources for property cleanup on the website.

Business:

- 2026-27 Audit Committee Volunteers are:
 - John Elderkin
 - Scott Monahan
 - Jeff Wells
- Website - Debby Newman reminded community to check the TPOA website. We've added a new section titled 'Stay in the Know' with current information for the community. Debby asked community to please use 'Contact Us' on the website for concerns or complaints and not Facebook. Thunderbird Point Lake Bob Sandlin Facebook page is not an official TPOA Facebook page.
- Pool
 - Furniture – asked to be careful of the furniture at the pool. Most of the furniture is plastic and breaks easily. Furniture and umbrellas were donated to the community and will not be replaced once they are removed.

- Pool behavior – some of the behavior at the pool by residents was discussed. Such as:
 - Trying to climb over pool fence.
 - Throwing furniture into pool.
 - Adults dropping children under 14 off at pool unsupervised.
- Pool times have changed to 9AM to 9PM. Pool gate will be locked each night at 9PM.
FYI: There are no lights in the pool area after dark.
- Pool will be closed for maintenance (chemicals added, etc.) on Friday mornings – typically for two hours. Usually happens before the 9AM opening.
- TPOA property owner must be present with guest while at the pool.
- Board plans to increase assessments for 2027-2028 to \$350/year.
 - CCR – Article V – Assessments – Section 5.2 Regular Assessments. Regular assessments are due on June 30 and **subject to change**.
 - Several people present expressed concern about raising the assessment without a vote from landowners.
- Seawall – the seawall will cost \$10,000-\$40,000 depending on area repaired.
 - Once cost is determined, it will need to be voted on by community.
- Mailboxes
 - \$3,000 for each cluster of mailboxes, plus pole, concrete, and installation.
 - Post office has put responsibility for the mailboxes on TPOA.

Questions – Debby Newman and Bob McDonald

- Why are pool bathrooms closed from December to March?
 - Concerned over pipes freezing.
 - Board plans to reconsider this decision.
- With \$48,000 in savings, why are dues increasing? Don't due increases have to be voted on by landowners?
 - CCR - ARTICLE III – ASSOCIATION MEMBERSHIP AND PURPOSES
Section 3.3 Powers and Authorities of the Association and Board of Directors.
Subject to the TNCL, the Board of Directors shall have and exercise all powers and duties necessary for the proper administration of the community and affairs of the Association. In the performance of its duties as the governing body of the Association, the Board of Directors shall have all powers and duties set forth in the TNCL, the By-Laws, this Declaration, and all Governing Documents, including the right to:
 - C. Establish, levy and collect Assessments as provided in the By-Laws and Article V of this Declaration;

CCR – Article V – Assessments – Section 5.2 Regular Assessments. Regular assessments are due on June 30 and **subject to change**.

- Should TPOA purchase a tornado siren?
 - Fire department has a siren, but it must be manually turned on at fire house, which circumstances may not allow.
 - It was recommended that residents get the 'Smart 911' emergency communication notices. [Camp County and City of Pittsburg, TX Emergency Management Authority.](#)

Election

- Board of Directors and Officers Vote:

○ President ○ Vice President ○ Secretary ○ Treasurer ○ Directors	Current: Debby Newman Current: Bob McDonald Current: Connie Wiginton Current: Denise Powell Current: Sue Wells Current: Janice Rossler (Interim) Current: Daniel Bourns Current: Trish McDonald	Nominee: Debby Newman Nominee: Dale DeVane Nominee: Connie Wiginton Nominee: Darla Boettcher (Interim) Nominee: Sue Wells Nominee: Janice Roesler Nominee: Deandra Barrett Nominee: Jonathan Boggan
--	---	---
- Outside nominations were Vicki Pollard.
- Floor nominations were requested, but none brought forward.
- Paper ballots were given to each person (one ballot per assessment paid for 2026-27). All above nominees were voted in. Bob McDonald and Joel Lopez counted all completed ballots.

	President	VP	Secretary	Treasurer	Director
Nominee					
Debby Newman	33				
Dale Devane		35			
Connie Wiginton			37		
Darla Boettcher				37	
Sue Wells					35
Janice Roesler					36
DeAndrea Barrett					29
Jonathan Boggan					31
Brian Holder	1				
Vicki Pollard	3				6
Angie					1
Tim Mitchell					1
Al Tater	1	1	1		1
Dawna Tater				1	

Note: Darla Boettcher's election as TPOA Treasurer will allow her to be added to the following bank accounts. Deborah Newman as TPOA President should also be added to the following accounts. Denise Powell, Mike Wiginton, and Marshall Jackson should be removed from all of the Thunderbird Point Owners' Association's bank accounts.

- Money Market – Nonpersonal – xxxx9005
- Commercial Interest Checking – xxxx4602
- Capital Improvements – xxxx6110
- Events Committee – xxxx8710
- NP Certificate – xxxx2011
- Land Loans – xxxx4740

Adjournment – Meeting adjourned at 12:02PM. Joel Lopez motioned for adjournment and Tim Mitchell seconded. Motion carried.