

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

January 20th, 2024

CALL TO ORDER – Called to order at 8:59am by John Thornton.

ATTENDEES

- President – John Thornton
- Secretary – Debbie Thornton
- Treasurer – Denise Powell
- Architectural Control Committee – Jean Stenfors
- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- Board Member – Damon Jewell
- Board Member - Sue Wells

ABSENT

- Vice President – Scott Monaghan
- Ground Maintenance – David Breen
- Architectural Control Committee – Debby Newman

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- Minutes were approved by all. First by Damon and second by Sue.

TVFD – Pam Goforth

- New President – Gene Baxter
- New member and Vice President – Jim Dyson
- Gumbo Cookoff – Feb 24
- Easter Egg Hunt – March 23

DOG SITUATION UPDATE – Sue Wells

- October and December there were a few dog issues and they have been resolved.
- January 7th a Resident was attacked by a neighbor's dog. The Sheriff responded and stated all they can do is quarantine the animals for 10 days; they did not have rabies shots. Without proof of shots, they could be cited daily. The owner was difficult to reach. Our Resident was attacked on her own property, she was bitten in multiple spots. They are cautious in going on the dog owner's property to discuss payment of medical expenses. Sue gave the victim the complaint form so that proper procedures can be taken. Sue sent letter by certified and regular mail on this subject to dog owners. (There is a \$204 cost to file on this legally and officially.) John thanked Sue for all she has done and how she followed the procedures correctly. The Sheriff checked with dog owner yesterday, she produced shot records. She said they would keep them in the pen or house, possibly putting up an electrical fence. As far as we know, they are using the trailer outside for water and septic. If the dogs continue to be a problem, we'll

give them a fine (but probably won't get it). Damon has also had experience with the same dog, it attacked him, and he pushed the dog out. This is the second time we've had a problem with dogs at this same place. Individuals are likely to begin taking this in their own hands. Per our CCR's we are covered by doing our due process. The board will follow our steps and then place a fine. We will send a letter placing a fine to the owners of the dogs and property for \$100.00. We will also send out another blast email on incident and what steps have been taken.

- SPCA should be called on dogs that are being abused.

GROUND MAINTENANCE REPORT – David Breen

- Not Present at the Meeting

POOL MAINTENANCE – John Thornton

- Pool facility is closed for the season as of November 1st. We will open early March before spring break (weather permitting).
 - Bathroom winterized due to freezing temperatures. We have had 19 days of freezing weather since November 1st.
 - Received one complaint and two other members relayed to me the same comments.
 - “It has been open all year round for 40 years, not fair to campers.”
 - I explained the reason why and that no one is being paid to maintain our facility, especially over winter months.
 - Turning water on and off, draining toilets, sinks, shower etc. is time consuming.
 - On January 17th, the trapped water above the concrete slab, and both sink P-Traps froze up! No obvious damage found. I installed a separate shutoff valve from main and hose bib to pool water only. P-Traps removed, and all water drained through new valve. Bob and John fixed the problem, repaired the pipes. All should be working fine now. Pool can be filled in the winter by a pipe they placed in the ground and should not freeze. Will need to purchase RV antifreeze fluid to place in toilets and urinal.
 - BOD all agreed pool area needs to be closed for the winter months. Too costly to contract someone to maintain during this time. Budget is already strained with higher insurance costs and delinquencies.
- Deck Resurface – TBD.
- Replacement of remaining fence – TBD
- Slats for fence will be placed when weather permits.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors

NEW ACC APPROVED APPLICATIONS

- Shelley Monaghan (2601)- relocation of existing mobile home with new decks – 120 days to complete (May 1st)
- Irwin-New fence
- Roesler (2603)-New Mobile Home
- Howe-New garage
- Janak (2610)-New house
- Paulsen-New fence and storage building

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Pickette-Fence – T-posts still need to be removed on one side of property.
- Dyson (2601)– New metal house and metal garage in progress.

APPROVED APPLICATIONS – COMPLETED

- Gentry Jeter (2610)– Roof extension over deck plus new deck
- Wales (2603)– garage – doing very well on this project.
- Bell (2609)–They have permission for trailer to remain in driveway. It will remain there until new mobile home is placed where previous one was prior to storm destruction.
- Pierce (2606)– Fence completed. House painted.

Document on form after conversation with owner how long they estimate it will take to complete and if they are DIY.

NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS

- Edwards (2610)– door repair. Received lots of damage during storm.
- Hamrick (2601)– sent property condition letter to surviving daughter, violations corrected

NEW 30- DAY LETTERS

- Section I
 - T A Properties LTD – Maintenance
 - Janice McKee – Maintenance
 - Mark Roberts (2613)– Maintenance
 - Donald & Deborah Kirkpatrick (2609)- Livestock & Animals
 - David Fisher (2601)- need address

NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS

- Quinn (2320)– 10-day certified and regular letters – Vehicle in messy yard.

SUCCESSFULLY CLOSED VIOLATIONS FROM LETTERS

- Hamrick (2601)– sent property condition letter to surviving daughter, violations corrected.
- Hernandez – 2 vehicles not DMV registered, violations corrected.

- Riddle – 1 vehicle not DMV registered, violations corrected.
- New Owner, Jeff Alan Caddell (2606) purchased both properties (lots 70 and 71). 30-day letter was sent September 12, 2023 to have game room removed. Game room was removed. He would like to move the double-wide to another property in TB while building his house on property. Trailer is in really good condition, planning to move it across from Blunt property. His intentions are to fix it up and sell.

PUBLIC NUISANCE COMPLAINTS FILED - NOT YET HEARD—NONE

OPEN PUBLIC NUISANCE COMPLAINTS HEARD IN COURT– NOT YET RESOLVED

- Biddle (NEW) – open septic, rubbish, in-op vehicle, etc., vehicle has been removed. No one lives there, property now up for sale. Realtor is very aware of all the problems. Denise is keeping in contact with realtor. Price has dropped considerably. Sale was pending as of Sept. 18, 2023.
- Biddle property sold to David Fisher have spoken with new owner will set up a time to get CCRs. Told him of violations on the property need to be corrected. Sending 30-day letter.
- Aumaugaher – Meeting at property with Justin Glenn of Allegheny. Property cleared out and property sold.
- Taylor (2602) passed away/daughter lives in the house - yards overgrown, need to file public nuisance. She owns two homes and pays none of her assessments or taxes. Claims she has no money. Form is ready for signature and file. Form taken to Justice of Peace office 8-21-2023. Court Oct. 17th 9am. Yard to be mowed—Another court date in Jan. 2024.
- Pahlman - serving papers in Greg County (Longview) Service fee check taken to Camp County Attorney office on Sept 23. Court date November 7th 2023. Pahlmans had 1 month to get electric turned off. Meter has been removed from electrical pole. Buildings to be removed from camper lot. Back in Court Jan. 15, 2024. Court date cancelled due to County Attorney...

SUCCESSFULLY CLOSED PUBLIC NUISANCE COMPLAINTS

- Kirkpatrick - Cleanup completed. Release letter to JOP office on 10/6.
- Dyke - burned but mobile home now removed, need to file public nuisance and lot cleaned up. Release letter sent to JOP office on 10/6
- Swann - Mobile home removal
- Goth - rubbish cleanup.
- McKee - hoarder cleanup.
- Clark - damaged storage building removed & replaced with new building.
- Wells - mobile home maintenance.
- Aumaugaher - Meeting at property with Justin Glenn of Allegheny . Property cleared out and property sold.

NEW BUSINESS- NONE

TREASURER REPORT – Denise Powell As of: 1/19/2024

| | |
|-------------------------|--------------------|
| Savings | \$47,046.44 |
| Checkbook | \$2,635.53 |
| Capital Improvements | \$4,667.27 |
| Petty Cash | \$80.84 |
| Events | \$1,019.68 |
| Reserve Fund CD | \$12,500.00 |
| TOTAL AVAILABLE | \$67,949.76 |
| Boat Ramp Loan Ballance | \$34,646.47 |
| Other | |

- Reserve CD (3 months expenses) authorized 10/21/2023 per BOD direction.
- TPOA Insurance Policy renewed and updated on 11/1/2023
- TPOA D & O (Directors & Officers) Liability Policy established on 11/1/2023
- Insurance budget of \$4,700 exceeded by \$1,021.80, actual \$5,721.80
- Taxes \$2,554.94 budget \$1,800, overage of \$754.94
- Pool budget \$6,000 actual \$9,212.60, overage \$3212.60 (mostly pool cover)
- Total Deposits from 10/21/23 to 01/20/24
 - Current FY Assessments received \$3,288.00
 - Old Delinquent Assessments recovered \$6,757.25
 - Total Deposits \$10,045.25
 - Reserve Fund CD established \$12,500.00

Actions completed in last month:

- 30-Day Letters 22
- 10-Day Letters 4
- Suits File for Liens 3 lien judgement pending
- Assessment Lien Status file built for monthly Board review
- TPOA Current Assessments Summary as of: 1/19/2024

| SECTION | # Owners | # Paid / % | # Delinquent / % | Remarks |
|--------------|------------|-----------------|------------------|----------------------------|
| 1 | 265 | 222* / 84 | 43 / 16 | 23 owe > \$1,000 |
| 2 | 93 | 40 / 43 | 53 / 57 | 32 owe > \$1,000 |
| | | | | |
| Total | 358 | 262 / 73 | 96 / 27 | 55 owe > \$1,000 |

- * Six Owners on monthly payment plan
- Budget assumes 250 paying owners = \$50,000

SECTION I – Delinquent Owners owing greater than \$1000

| SEC | LOT | POO L CAR D | LAST NAME | MAILING NAME | EMAIL ADDRESS | ADDRESS | ST | ZIP | PHONE | CURRE NT DUE | CURR ENT PD | PAST DUE | PAST DUE PD | INTEREST | COURT/ LEGAL | TOTAL DUE | COMMENTS | | | |
|-----|-----|-------------|-------------------|----------------------------------|----------------------------|-----------------------|------------|-----|------------|---------------|-------------|----------|-------------|------------|--------------|-----------|------------|--|---|---|
| 1 | 11 | | Beauman | Jennifer | | 253 CR 1332 | Pittsburg | TX | 75686 | 903-708-7097 | \$200.00 | | | \$706.61 | \$105.99 | \$204.00 | \$1,216.60 | Found new address on beenverified, sending 10 day letter | | |
| 1 | 246 | | Buckner | Charles Glen Buckner,Jr | | PO Box 1165 | Pittsburg | TX | 75686-1165 | 903-767-1095 | \$200.00 | | | \$1,425.00 | \$213.75 | 204.00 | \$2,042.75 | 608.00 | Got the lien 6/6/23, called & got recording, I/m see if he wants to sell the property 7/21/23 | |
| 1 | 422 | | Buckner | Kenneth Buckner | | 4300 0 Hare Dr,Apt.0 | Mesquite | Tx | 75150 | 214-502-0794 | \$200.00 | | | \$1,775.00 | \$266.25 | | \$2,241.25 | | Kim Harris is daughter, mother doesn't want the property | |
| 1 | 242 | | Byrum | Bobby G. & Ken C | bobbybyrum11@gmail.com | 112 N. 5th St. | Quinlan | TX | 75474 | 214-803-6251 | \$200.00 | | | \$1,120.00 | \$198.00 | | \$1,518.00 | | Kim Harris is daughter, mother doesn't want the property | |
| 1 | 431 | | Danforth, Jr. | Walter R. and Joan Danforth, Jr. | | 714 Parkview | Forney | TX | 75126 | (972)216-0825 | \$200.00 | | | \$2,000.00 | \$300.00 | | \$2,500.00 | | lawsuit dismissed relatives want CAD to take 5/11/23 | |
| 1 | 244 | | Dreher | Douglas Matthew | | 474 N. Louisiana Ave. | Ashville | NC | 28806 | 828-214-9433 | \$200.00 | | | \$2,275.00 | \$341.25 | | \$2,816.25 | | being auctioned off 11/7/23 for taxes | |
| 1 | 305 | | Fain | Linda | | 7128 Dee Cole Dr. | The Colony | TX | 75056 | 972-849-3456 | \$200.00 | | | \$1,597.23 | \$239.58 | | \$2,036.81 | | Filed suit 9/26/23 | |
| 1 | 456 | | Hart | William | | 3132 Quall Lane | Longview | TX | 75602 | 903-668-5124 | \$200.00 | | | \$713.13 | \$106.97 | | \$1,020.10 | | Checked Been Verified & no luck, 10/13/23 No new address | |
| 1 | 381 | | Higinbotham, Mike | Michael A. | mikehiginbotham1@gmail.com | 9 Thousand Oaks MHP | Mansfield | TX | 76063 | 903-274-5235 | \$200.00 | | | \$2,682.12 | \$402.32 | \$129.00 | \$3,413.44 | | suit filed 11/1/23 | |
| 1 | 353 | | Hitchcock | James & Chystal | | 352 CR 4235 | Bivins | TX | 75555 | | \$200.00 | | | \$1,463.00 | \$219.45 | | \$1,882.45 | | Sent 10 day letter 10/10/23 | |
| 1 | 113 | | Hughes | James and Cheree Hughes | | 302 Verde Mesa St. | Venus | TX | 76084-3841 | 702-383-6617 | \$200.00 | | | 2,150.00 | \$322.50 | | \$2,672.50 | | | |
| 1 | 240 | 7 | Johnston | Damon & K.Daugherty | | 3601 W. 5th St. | Anacortes | WA | 98221 | | \$200.00 | \$200.00 | \$1,945.34 | \$1,000.00 | \$291.80 | | \$1,237.14 | | board agreed to settle for 1k, owner will start paying dues 2023/2024-02/28/23 | |
| 1 | 315 | | Jungman | David & Lori | | 607 W. Washington | Kosse | TX | 76653 | 214-499-2871 | \$200.00 | | | 1,850.00 | \$0.00 | \$277.50 | | \$2,327.50 | | spoke w/Mr.Jungman & he wants to get rid of the lot |
| 1 | 385 | | Koenig | Kenneth c/o Anne Koenig | | 1610 Wilson Rd. | Cary | NC | 27513 | | \$200.00 | | | \$2,570.00 | \$385.50 | | \$3,155.50 | | Both are deceased,no Relatives | |
| 1 | 190 | | Martin | Anna Martin c/o Donna Routh | drouth@yahoo.com | 415 Annex Lane | Little Elm | TX | 75068 | 972-365-7241 | \$200.00 | | | 2,350.00 | \$352.50 | - | \$2,902.50 | 200.00 | Anna Martin (Deceased) | |
| 1 | 282 | | Martin | Adzie Marion | | 3501 Cheyenne | Garland | TX | (7-5044 | | \$200.00 | | | 1,450.00 | \$217.50 | | 1,867.50 | | Spoke w/Mrs Martin, wants to get rid of lot. Past due letter sent 10/19/19Ltr.sent adding 18.13 int.to amt.owed. 1/16/20 | |
| 1 | 5 | | Mata | Rafael Mata | | 1859 FM 2254 | Pittsburg | TX | 75686-5646 | | \$200.00 | | | \$971.71 | \$145.76 | | \$1,317.47 | | Suit file 7/23/23, JP office called & Rafael doesn't live there. Taxes are paid, Called CAD & Taxes are being paid by a Maria Torres doesn't live at add. We have, used to, phone # no good 8/11/23 | |
| 1 | 290 | | Monarch Holdings | Attn: Austin | austin@monarchholdings.com | | | | | | \$200.00 | | | 1,825.00 | \$273.75 | - | \$2,298.75 | 200.00 | | |
| 1 | 327 | | Munoz, Jr. | Ernest and Lonita Munoz, Jr. | | 2505Wedglea Dr.#233 | Dallas | TX | 75211 | 214-603-8448 | \$200.00 | | | 1,850.00 | \$277.50 | | 2,545.86 | | | |
| 1 | 263 | | Phillips | Pat | | 7820 Plainview Rd. | Krum | TX | 76249 | 940-395-0912 | \$200.00 | | | \$1,961.25 | \$294.19 | | \$2,455.44 | | Norman is deceased, sent ltr. To Pat (wife) new add&Ph.#, called & left Msg. sent billing 6/5/23called again & had to leave another message 8/9/23 | |
| 1 | 316 | | Spitz | James Spitz | | | | | | | \$200.00 | | | 2,300.00 | \$345.00 | - | \$2,845.00 | | James has passed,called wife, l/m 6/3/23 214-524-3442 | |
| 1 | 101 | | Stephens | Chad Allen Stephens | | 10712 Poinsettia Rd. | Gilmer | TX | 75644 | 903-258-6983 | \$200.00 | | | 2415.43 | \$362.31 | | \$2,977.74 | | | |
| 1 | 329 | | Travis | Eldon Travis | | 301 S. Park Blvd #3 | Mabank | TX | 75147 | | \$200.00 | | | \$1,325.00 | \$198.75 | | \$1,723.75 | | found Kayla Travis Blanton,(daughter or granddaughter, 469-595-1161 called & l/m 11/30/23 | |

NOTES

- 23 Owners owe Greater than \$1,000
- Total Delinquent SEC I \$51,014.30

SECTION II - Delinquent Owners owing greater than \$1000

| SEC | LOT | PG | LAST NAME | MAILING NAME | EMAIL ADDRESS | ADDRESS | CITY | ST | ZIP | PHON | CURRENT DUE | CURRENT PD | PAST DUE | PAST DUE PD | INTEREST | COURT/LEGAL | TOTAL DUE | COMMENTS |
|-----|-----|----|-----------|----------------------------------|--------------------|--------------------|-----------------|-----|-----------|----------------|-------------|------------|------------|-------------|----------|-------------|------------|--|
| 2 | 143 | | Barnett | Tonya | | 405 Northgate | Burnet | TX | 78611 | 903-922-0544 | \$200.00 | | \$1,673.75 | | \$251.06 | | \$2,124.81 | |
| 2 | 63 | | Bonnette | willie etux c/o Randy & Carol Ma | | 92 CR 1124 | Daingerfield | TX | 75638 | 903-645-3311 | \$200.00 | | \$1,850.00 | | \$277.50 | | \$2,327.50 | wants the county to take it over 5/11/23 |
| 2 | 71 | | Burgett | JT & Bettie Sue | | NJ 14 Lake Cher | Longview | TX | 75603 | 903-452-6365 | \$200.00 | | \$1,642.50 | | \$246.38 | | \$2,088.88 | taxes not paid in years, can't reach anyone 9/12/23 |
| 2 | 124 | | Cantrell | Norma J Cantrel | | 6 323 Swallow Tail | Grand Prairie | TX | 75052 | 972-754-4563 | \$200.00 | | \$2,074.81 | | \$311.22 | \$0.00 | \$2,585.81 | Norma, can't pay dues, will give away 6/7/23 |
| 2 | 72 | | Courson | James Kevin | | 10950 Woodme | Dallas | TX | 75228 | 601-723-9531 | \$200.00 | | \$2,872.50 | | \$430.88 | | \$3,503.38 | taxes not paid in years, got new address & phone # called & l/m/5/1/23 |
| 2 | 92 | | Courson | Jack D. c/o Ernestine Courson | | | | | | | \$200.00 | | \$3,000.00 | | \$450.00 | | \$3,650.00 | both are deceased, back dues over 3K Taxes on both lots not paid in years 5/1/23 |
| 2 | 82 | | Cross | David Michael | | 2605 Sam Page | Longview | TX | 75602 | 903-576-4556 | \$200.00 | | \$811.00 | | \$121.65 | | \$1,132.65 | Got new add. & ph.# had to leave message 5/1/23 |
| 2 | 215 | | Fitch | Clinton and Vinita Fitch | | 613 Edelweiss | Grand Prairie | TX | 75051 | 214-673-3778 | \$200.00 | | \$2,226.68 | | \$334.00 | | \$2,760.68 | Rec. email from Bob Fitch, due to health problems, no way he can pay dues, he is willing to give away for 100.00, taxes are paid |
| 2 | 119 | | Grubbs | Mickey Ray | | 6560 FM 1795 # | Gilmer | TX | 75644-370 | 903-790-0086 | \$200.00 | | 1,325.00 | | \$198.75 | | \$1,723.75 | taxes never paid, called phone # can't l/m value 500. |
| 2 | 158 | | Harmon | George c/o denny Jack Harmon | | 17724 S. FM 148 | Scurry | TX | 75158 | | \$200.00 | | \$2,076.25 | | \$311.44 | | \$2,587.69 | Deceased, can't find relatives, Taxes not paid in years 5/13/23 purchased lots 1986 |
| 2 | 194 | | Hembree | Aubrey Hembree | | 10120 Las Vegas | Tyler | TX | 75704-39 | 903-526-1677 | \$200.00 | | \$3,458.05 | | \$518.71 | | \$4,176.76 | Found Ph#, had to leave message, Taxes paid 1/28/22 Phone # no good, 2022 taxes not paid. 5/13/23 |
| 2 | 105 | | Hendrix | Delbert | | 1031 CR 261 | Blue Springs | Ms. | 38828 | 662-255-7196 | \$200.00 | | 950.00 | | 142.50 | | \$1,292.50 | 2022 taxes not paid, called & he won't pay any dues 5/13/23 |
| 2 | 149 | | Jeter | Jerry | | 212 Commerce | Cumby | TX | 75433 | 903-335-1372 | \$200.00 | | 3,106.00 | | \$465.90 | | 3,721.90 | Rec. call from Jerry, his wife got the lot in a divorce, if still in his name he will write letter giving permission to sale it. 6/05/23 |
| 2 | 156 | | Knight | Morgan Knight | | 16400 Robin Ro | Canyon | TX | 79015 | 806-543-7735 | \$200.00 | | 3,125.00 | | \$468.75 | | \$3,793.75 | Address Good, got new phone # had to leave message 5/14/23 |
| 2 | 101 | | Lucas | Terrie | terrie.lucas@gmail | 2303 CR 1344 | Pittsburg | TX | | | \$200.00 | | \$2,450.00 | | \$367.50 | | \$3,017.50 | |
| 2 | 14 | | Maynard | Lee | | 681 Acorn Trail | Hallsville | TX | 75650 | | \$200.00 | | \$2,350.00 | | \$352.50 | | \$2,902.50 | Can't locate, believe deceased did not send invoice 6/2/23 |
| 2 | 167 | | Moore | Curtis | | 4737 Chisholm | Weatherford | TX | 76087 | | \$200.00 | | \$1,375.00 | | \$206.25 | | \$1,781.25 | Gilbert Head is deceased |
| 2 | 104 | | Pepper | Ken & Mona Sue | | 479 Azalea Ln | Mt. Vernon | TX | 75457 | | \$200.00 | | 1,675.00 | | \$251.25 | | \$2,126.25 | found new address, taxes paid, no phone # found 5/8/23 |
| 2 | 106 | | Phelps | Peggy | | 2030 Starwash | Midlothian | TX | 76065 | | \$200.00 | | \$1,530.00 | | \$229.50 | | \$1,959.50 | no response from anyone 10/30/23 |
| 2 | 19 | | Ross | Jodie | | 3490 Stonewall | Wylie | TX | 75098 | | \$200.00 | | \$2,623.31 | | \$393.50 | | \$3,216.81 | Jodie is Deceased, ph.# no good |
| 2 | 247 | | Rush | Gerald Rush | | P. O. Box 1065 | Pittsburg | TX | 75685 | | \$ 200.00 | | 575.00 | | \$86.25 | 352.30 | \$1,213.55 | Tammie Watson Realtor 430-201-8252 |
| 2 | 4 | | Simon | Sharon | | 3740 Gus Thom | Mesquite | TX | 75150 | 903-270-7888 | \$200.00 | | \$1,700.00 | | \$255.00 | | \$2,155.00 | Simon has passed |
| 2 | 157 | | Snyder | Henry and Joy Snyder | | 4027 Dutton Dr | Dallas | TX | 75211-630 | (214) 330-3903 | \$200.00 | | \$2,682.12 | | \$402.32 | | \$3,284.44 | |
| 2 | 112 | | Spratt | Ronnie & Doris | | 1502 McHam | Irving | TX | ## | | \$200.00 | | 1,875.00 | | \$281.25 | | \$2,356.25 | |
| 2 | 288 | | Toliver | Ken and Vickie | | 1541 CR 134 | Kaufman | TX | 75142 | 972-365-6513 | \$200.00 | | 2,075.00 | | \$311.25 | | \$2,586.25 | |
| 2 | 66 | | Wammack | Michael | | 2080 Main St. TR | Sulphur Springs | TX | 75482 | 903-243-1158 | \$200.00 | | \$3,246.67 | | \$487.00 | | \$3,983.67 | Have not had a response since 7/23 |
| 2 | 113 | | Watson | Gage | | 208 Debra | Longview | TX | 75604 | | \$200.00 | | \$1,147.36 | | \$172.10 | | \$1,519.46 | got judgement |
| 2 | 88 | | Weeks | Jerry est | | 507 Kent St. | Pittsburg | Tx. | 75686 | 903-946-2869 | \$200.00 | | \$1,100.00 | | \$165.00 | | \$1,465.00 | Spoke w/Nancy, wants to sell owed are 1435.13 plus the dues can't pay, taxes not paid in years 4/3/19 no changes on tax roll 10/17/19 will let appraisal dist. take over 1/17/20 |
| 2 | 36 | | Welch | Rodney | | 3688 Deer Rd. | Gilmer | TX | 75644 | | \$200.00 | | \$2,018.75 | | \$302.81 | | \$2,521.56 | Taxes not paid |
| 2 | 37 | | Welch, SR | Robert Charles | | 3640 Aspen Tr. | Gilmer | TX | 75644 | | \$200.00 | | \$2,133.75 | | \$320.06 | | \$2,653.81 | Taxes not paid |
| 2 | 81 | | Windstein | Michael | | 125 Moutain Vie | Hot Springs Nat | TX | 71913 | 501-538-8346 | \$200.00 | | \$1,850.00 | | \$277.50 | | \$2,327.50 | no taxes paid |
| 2 | 29 | | Yates | Jimmy | | P.O.Box 1426 | Texarkana | TX | 75504 | 501-920-8463 | \$200.00 | | \$1,375.00 | | \$206.25 | | \$1,781.25 | Yates is 82 years old per been verified, all phone #'s listed not good 8/11/23 |

NOTES

- 32 Owners owe Greater than \$1,000
- Total Delinquent SEC II \$80,321.60
- GRAND TOTAL DELINQUENT
 - SEC I \$51,014.30
 - SEC II \$80,321.60
 - TOTAL \$131,335.90

