

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

April 13th, 2024

CALL TO ORDER – Meeting called to order by John Thornton at 9:00am.

ATTENDEES

- President – John Thornton
- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Architectural Control Committee – Jean Stenfors
- Secretary – Debbie Thornton
- Board Member – Daniel Bourns
- Board Member – Marshall Jackson
- Board Member – Damon Jewell
- Board Member – Sue Wells
- Maintenance – David Breen

ABSENT

- Board Member – Adam Hearnberger
- Architectural Control Committee – Debby Newman
- Fire Department – Pam Goforth

VISITORS

- Pool Maintenance - Bob McDonald
- Victor Daigre

APPROVE / MODIFY LAST MEETING MINUTES

- March 2024 Meeting Minutes were approved. Marshall motioned approval, Damon seconded.

TVFD– Pam Goforth – not present

GROUND MAINTENANCE REPORT– David Breen

- Common grounds are wet and muddy. Several culverts and other areas are too wet to mow. He became stuck the last time he tried to mow these areas. He is trying to keep up on it as much as he can. Some areas have ruts too deep to mow. It would take several hours to mow using only a weed eater. Commissioner Rozzell said he tried to clean up some areas, but it was too wet for him also. Boat ramp parking lot can't be cleared due to placement of trees, job is larger than what he can do alone. John suggested maybe hire a company to clean that area. John will try to get an estimate from the company our neighbor Shawn is using. David will mow fire department and pool area after this meeting. Equipment works great, blades are good.

DOG SITUATION UPDATE – Sue Wells

- New Dog Complaint Form
 - New form includes additional information from complainant.
 - There is nothing we can do about stray dogs.

- Post Complaint Form on website and note we cannot help with stray dogs. Explain the difference between stray and wondering dogs.

POOL MAINTENANCE– John Thornton

- Slats have been installed and old wood privacy fence removed on 3/16/24. Thanks to all who helped!
- Pool Deck assessment with Grigsby Pools, Innovative Surfaces of TX from Arlington, JT, and DJ.
 - Significant deterioration on deck surface.
 - 7 areas of coping at expansion joints require 1’x1’x4” removal and re-concrete prior to resurfacing.
 - The worst section is north deep end ladder step. This section is a high-risk liability area for injury and damage to the pool. * Photos to be shown during meeting.
 - \$21,986.00 for 2380 sq ft = \$9.24 per sq ft. Last year the estimate was around \$6.00 which was around \$14,000. The longer we delay this repair the more it will cost.
 - 4/12/24 estimate Paradise Pools and Plaster – Tyler, \$24,450 just for the deck, repairs will be significantly higher.
 - See Pool Deck Bid Matrix below:

TPOA POOL DECK BID MATRIX							
Summary Analysis of Bidders to Statement of Work and Terms AS OF: APR 12, 2024							
SOW Element	Innovative Surfaces of Texas	Rating H/M/L	Paradise Pools and Plaster	Rating H/M/L	Precision Pools	Rating H/M/L	Notes
	2707 S. Cooper St. Suite 107		13344 TX-110		6496 McCann Rd		
	Arlington, TX 76015		Tyler, TX 75707		Longview, TX 75605		
	817-467-1161		903-343-5466		903-758-8408		
	Jonathan		Ryan		Robert		
	QUOTE Received		INITIAL QUOTE RECEIVED from ryanolh@gmail.com		EMAIL SOW to rharris@precisionpooltx.com		
Process - Grind, Seal, Apply Acrylic, Float Level of 2445 Sq Ft	YES	H	YES	H			
Warranty	2 Yrs on Materials and Workmanship; None on Concrete or Concrete Repair	M	TBD	TBD			
Referrals/Pictures/Website	YES	H	YES	H			
Leadtime	3 Weeks	H	TBD	TBD			
Flowtime	3 - 5 Days	H	3 - 5 Days	H			
Insured/Bonded/Licensed	YES	H	YES	H			
Terms - 30/60/90 - Discounts	30% at Start, 30% at Base Coat, 40% Net at Completion	H	TBD	TBD			
Signed Contract with All Terms	YES	H					
Breakout Price on Concrete Repair	\$900.00	H	TBD	TBD			
Breakout Price on Drain Channel	\$520.00	H	TBD	TBD			
Breakout Price of Deck Resurfacing	\$20,566.00/8.41 per Sq Ft		\$24,450.00/\$10.00 per Sq Ft				
Total Price	\$21,986.00		TBD				

Notice on website about opening of pool and reason for possible late opening.

March 28, 2024



INNOVATIVE SURFACES OF TX, INC. ®
2707 S. Cooper St. Suite 107 Arlington, TX 76015
Metro (817) 467-1161 Fax (817) 303-0870
www.istexas.net

Proposal Submitted To: John Thornton
Address: 471 County Road 2603
City, Zip: Pittsburg, TX 75686
Phone: 817-846-4265

Project Name: Thunderbird Point
Address: 471 County Road 2603
City, Zip: Pittsburg, TX 75686
Phone: 817-846-4265

Proposal & Contract

Apply classic spray texture to pool deck and replace all mastic, approx. 2,445 sq. ft.

- Remove and haul away existing coating to ensure bond
- Sawcut and pour cantilever edge patches at broken joints [optional], or fill in as is [included] with no warranty
- Replace 26' linear ft. of deco drain [optional]
- Pressure wash all working areas
- Mask off surroundings to protect from overspray
- Treat all cracks as needed and reset all same depth markers
- Apply I.S.T. base coat and classic spray texture
- Apply I.S.T. color seal [Ivory beige]
- Replace joints and deco drain mastic [247' linear ft.]
- Clean up

<u>Price for topping removal, cantilever patching, crack treatment, spray texture and mastic on pool deck, plus travel charge</u>	\$20,566.00
<u>Additional price for 1'x1' sawcut and repouring of broken joint edges on cantilever</u>	\$900.00
<u>Additional price for replacement of 26' linear ft. of deco drain</u>	\$520.00

Contract payment schedule terms: 30% one week before scheduled start date- 30% upon application of base coat- 40% one week after completion

Warranty Statement
Innovative surfaces of Texas, Inc.: Upon payment in full hereby grants owner a two-year guarantee against defective material or workmanship (i.e. bond failure), including chipping, flaking, or peeling of the Innovative Surfaces of Texas, Inc. coating application. Due to the inherent movement in concrete, soil, and wooden structures, and the possible lack of structural integrity of these substrates, no guarantee, either expressed or implied is granted concerning cracks in Innovative Surfaces of Texas, Inc. coating. Innovative Surfaces of Texas, Inc. is not liable for any drainage improvements or surface run off causing inadequate drainage. Mastic joint sealant has no warranty.

NO COMPLETION DATE PROVIDED: Due to numerous factors beyond control such as weather, strikes, availability of materials, etc., a specific completion date cannot be guaranteed.

BUYER RESPONSIBILITY: Buyer agrees to furnish all electricity and water necessary to install work, responsible for the removal and replacement of personal property in the area of the work, and agrees to protect the area of the work from sprinkler damage, pets, vandalism, and traffic of any persons during application of the work.

ENTIRE CONTRACT: Innovative Surfaces of Texas, Inc. and Buyer are not bound by any oral representation by any agent of either party or any purported commitment not specified herein. *No other work will be done without prior written authorization by Buyer.* Innovative Surfaces of Texas, Inc. will file a mechanic's lien of amounts owed if total amount due is not paid within sixty days, and interest accruing at 18% APR until payoff. If Innovative Surfaces of Texas, Inc. incurs any cost in collection of payments or enforcing the terms of this Contract, Innovative Surfaces of Texas, Inc. shall be entitled to reasonable attorney's fees and expenses of litigation.

ACCEPTANCE: Contract not valid until accepted by Buyer and an officer of Innovative Surfaces of Texas, Inc.

Buyer _____ Date _____ 20 _____

Officer _____ Date _____ 20 _____

****Quote is good for 90 days****

Quote by: Jonathan A.

- The Prowler cleaner was malfunctioning due to excessive sand in the pool, which was from the sand filtration system that has internal lateral line damage.



- The sand filtration system is older than 1991, 33 years old plus.
- The cost to remove 600 pounds of sand, replace the damaged “lateral lines”, replace with 600 pounds sand, and labor for EACH filter would cost more than to replace the entire system with new cartridge-based system.
 - Grigsby estimate invoice for two 520SQ FT Pentair Clean & Clear Plus \$1829 each, \$3658 total + \$440 labor + \$338.09 tax = \$4,436.09.
 - R&R will only take a few hours but MUST be done AFTER Pool deck re-surfacing job.
 - No more sand issues, no backwashing, no damage to Prowler cleaner, filters cleaned by Grigsby Pools per existing contract.
- Proposal to have deck resurfaced and filtration system replaced will be discussed in the Annual Budget Review.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

April 13, 2024

NEW ACC APPROVED APPLICATIONS

- Al Tater Sec 1 Lot 193 (2613) Application for New Manufacturer home
- Scott Monaghan Sec 1 (2613) Application for fence with gate in the back yard
- Johnnie Whitlock Sec 2 (2616) Application for new rv carport & rock driveway

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Greg Gust Sec 1 (2601) – 3/1/24 Application for new mobile home.
- Timothy Mitchell Sec 1 (2610) – 3/1/24 Application for Gazebo and Fire Pit Deck.
- Joel Lopez Sec 1 (2613) – 3/8/24 – Application for new concrete driveway. completed
- Al Tatar Sec 1 (2613) – TBD Remove existing mobile home replace with new mobile home. Moved in new mobile home
- Clayton Janak Sec 2 (2620) 10'x12' wooden deck
- Jeff Alan Caddell Sec 1 (2606 Lots 70-71) relocated existing doublewide to lots 337-338 on CR 2602, lot prep in progress. 2602 property is in progress.
- Paulsen-New fence and storage building (completed).
- Shelley Monaghan (2601)- relocation of existing mobile home with new decks – 120 days to complete (May 1st estimated completion)
- Janak (2610) – New house
- Pickette-Fence – T-posts still need to be removed on south side of property. And gate
- Dyson (2601)– New metal house and metal garage in progress. 4-3-2024 Given extension for 2 more month to complete home.

APPROVED APPLICATIONS – COMPLETED

- Diane Peters Sec 1 (2601) – 2/26/24 Application approved, and chain link dog run fence installed, completed, and inspected.
- Roesler (2603)-New Mobile Home completed and inspected
- Era Blount Sec 1 (2602) 12'x18' metal carport completed and inspected

NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS

- Edwards (2610)– door repair. Received lots of damage during storm.
 - **10-day letter sent.**
- Janice McKee Sec 1 (2613) – porch lattice, storm damage trees. Continue to work on property trees
- Kirkpatrick Sec 1 (2320) – 2/24/24 too many animals, odor, appearance.???
- Tammy Johnson Sec 1 (2602) – 1/31/24 yard, mobile home, fence needed repair (in progress) violations corrected
- David Fisher Sec 1 (2601) – 2/15/24 Lot maintenance, mobile home maintenance, construction materials, burning of garbage.
- Rodolfo Noriega Sec 1 Lot 412 (2603) 2/19/24 Mobile home roof and lot maintenance. Working on it.
- Daniel Garcia Sec 2 Lots 54-55 (2619) 2/24/24 – Proper camper use, improper buildings, (next to Shanty Town). No response
- John discussed Fisher situation.
 - Discussed sending a Fine for \$1000.00. He is also violating CCRs by conducting a business on personal property.
- Marshall explained as to why we need to hire the Mt. Pleasant attorney.

- Damon filed motion to fine Fisher \$1000.00, Scott seconded.
- Motion made by Marshall, Sue seconded to place a fine on those needed after 10 day notice. All approved and motioned carried by all. Individual fines will be presented, approved, and motion made at next meeting.
- Damon said violations of CCR's, no matter the size is a violation. Each can be addressed individually as needed.
- Place Fine Schedule on website after approval from board.

NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS

- Quinn (2320)– 10-day certified and regular letters – Vehicle in messy yard. Public Nuisance on hold.
- Edwards (2610) – Sent certified and regular with pictures
- David Fisher (2601) Sent certified and regular with pictures.

SUCCESSFULLY CLOSED VIOLATIONS FROM LETTERS

- Tammy Johnson Sec 1 (2602) – 1/31/24 yard, mobile home, fence needed repair (in progress) violations corrected

PUBLIC NUISANCE COMPLAINTS FILED - NOT YET HEARD

- *NONE – PROGRAM ON HOLD.*

OPEN PUBLIC NUISANCE COMPLAINTS HEARD IN COURT– NOT YET RESOLVED

- Taylor (2602) passed away/daughter lives in the house - yards overgrown, public nuisance filed. She owns two homes and pays none of her assessments or taxes. Claims she has no money. Form taken to Justice of Peace office 8-21-2013. Court Oct. 17th 9am with Harold. Yard to be mowed—On hold with JOP Penn.
- Pahlman - served 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. Jan. 15, 2024 Court canceled due to Wallace illness. On hold with JOP Penn.

SUCCESSFULLY CLOSED PUBLIC NUISANCE COMPLAINTS

- *8 PROPERTIES*

NEW BUSINESS

- David Fisher property on 2601 hired E-Tex to correct septic system violations. Ronnie Stuard inspected repair work 3/12/24 and noted NO RV campers / trailers can be added to the septic system. He will send letter to Fishers and to JOP Richard Penn.
- JT discussed sending FINE of \$1,000 to Fisher.
- Attorney Kerry Wootten advised to proceed per telecon with DJ 4/12/24.
- Tracy Cavender purchased Sec1 Lot 241 (2320) previous home removed and clean up in progress. She also purchased Lot 239 A-Frame also being renovated. Also 2 commercial lots across from big park both cleared.
- New ACC Application for Projects such as exterior buildings, fences, driveways, etc. with realistic timeframes drafted and will be placed on website.

Jean will order new pool/boat ramp cards.

Crime watch will now be April 16th.

TREASURER REPORT – Denise Powell As of: 04/13/2024

Savings	\$42,741.61
Checkbook	\$2,110.21
Capital Improvements	\$5,627.33
Petty Cash	\$12.84
Events	\$1,019.68
Reserve Fund CD	\$12,657.53
TOTAL AVAILABLE	\$64,169.96
Boat Ramp Loan Balance 9/13/2021 start. Maturity 10/1/2031(10 years)	\$33,546.00
Other	

- Total Deposits from 03/24/24 to 04/13/24
 - Current FY Assessments received \$2,025.45
 - Old Delinquent Assessments recovered \$ 821.50
 - Interest on CD \$ 0.00
 - Total Deposits \$2,846.95

Actions completed in last month:

- 30-Day Letters 1 All Complete with Next Round Out July 31
- 10-Day Letters 3 All Complete with Next Round Out Sept 1
- New Suits Filed for Liens 2 (1) lien judgement pending
- Assessment Lien Status file updated

TPOA Assessment Lien Status						
As Of April 13, 2024						
Owner Name	Property Section	Lot Number	Court Case Number	Date of Lien	Lien Amount	
Sharon Matthews	1	355 & 356	SC-16-01306	11/22/2016	\$516.00	
Gage Watson	2	113	SC-23-01412	4/25/2023	\$1,355.10	
Charles Buckner	1	247	SC-23-01418	5/2/2023	\$1,925.00	
Linda Fain	1	305	SC-23-01431	2/6/2024	\$2,240.81	
Note: All liens expire after 10 years and must be refiled prior to expiration to continue entitlement						

○ TPOA Current Assessments Summary as of: 04/13/2024

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	264	231* / 88%	33/12%	21 owe > \$1,000
2	92	45 / 49%	47/51%	32 owe > \$1,000
Total	356	276 / 78%	80/22%	53 owe > \$1,000

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

SECTION I – Delinquent Owners owing greater than \$1000

SEC#	LOT	POOL	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS	ST	ZIP	PHONE	CURRENT DUE	CURRENT PD	PAST DUE	PAST DUE PD	INTEREST	COURT/LEGAL	TOTAL DUE	COMMENTS	
1	11		Beuman	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 beverified, sending 10 day \$100.00 Vicious dog fine 11/23/24
1	246		Buckner	Charles Glen Buckner Jr		PO Box 1165	Pittsburg	TX	75686-116	903-767-1095	\$200.00			\$1,425.00	\$213.75	204.00	\$2,042.75	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	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	bennethbyrum18@gmail.com	112 N. 5th St.	Quinlan	TX	75474	214-803-6251	\$200.00			\$1,120.00	\$198.00		\$1,518.00	Bobby deceased, son is Ken? Sending letter see what happens 2/22/24
1	431		Danforth, Jr.	Walter R. and Joar		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 A	Ashville	NC	28806	828-214-9433	\$200.00			\$2,275.00			\$341.25	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		\$2,240.81	lien placed with the court & 8.50% interest 4/3/24
1	456		Hart	William		3132 Quail Lane	Longview	TX	75602	903-668-5124	\$200.00			\$713.13	\$106.97		\$1,020.10	Checked Been Verified & no luck, 10/13/23
1	381		Higginbotham, Michael A.	Michael A.	michael@higginbotham.com	9 Thousand Oaks	Mansfield	TX	76063	903-274-5235	\$200.00			\$2,682.12	\$402.32	\$129.00	\$3,413.44	No new address will file for the lien 4/3/24
1	113		Hughes	James and Cheree Hughes		302 Verde Mesa S	Venus	TX	76084-384	702-383-6617	\$200.00			2,150.00	\$322.50		\$2,672.50	
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	Anna Martin (Deceased)
1	282		Martin	Adzie Marion		3501 Cheyenne	Garland	TX	(772)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 10/19/19, LR sent adding 18.13 int.to amt owed. 11/6/20
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	admin@monarchproperties.com					817-197-3193	\$200.00			2,025.00	\$303.75		\$2,528.75	290&291 sale pending 3/18/24
1	327		Munoz, Jr.	Ernest and Lonita Munoz, Jr.		2505 Wedglea Dr.	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 6/5/23 called 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, I/m 6/3/23 214-524-3442
1	101		Stephens	Chad Allen Stephens		10712 Poinsettia	Gilmer	TX	75644	903-258-6983	\$200.00			\$245.43	\$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 & I/m 11/30/23

NOTES

- 21 Owners owe Greater than \$1,000 (down 1)
- Total Delinquent SEC I - \$48,328.71

SECTION II – Delinquent Owners owing greater than \$1000

SEC	LOT	PC	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	wants the county to take it over 5/11/23
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	Taxes not paid in years, can't reach anyone 9/12/23
2	71		Burgett	JT & Bettie Sue		N/14 Lake Cher	Longview	TX	75603	903-452-6365	\$200.00		\$1,642.50		\$246.38		\$2,088.88	Norma, can't pay dues, will give away 6/7/23
2	124		Cantrell	Norma J Cantrel		323 Swallow Tal	Grand Prairie	TX	75052	972-754-4563	\$200.00		\$2,074.81		\$311.22	\$0.00	\$3,503.38	taxes not paid in years, got new address & phone icalled & l/m5/1/23 both are deceased, back dues over 3K Taxes on both lots not paid in years 5/1/23
2	72		Courseon	James Kevin		10950 Woodme	Dallas	TX	75228	601-723-9531	\$200.00		\$2,872.50		\$430.88		\$3,503.38	Got new add. & ph. # had to leave message 5/1/23
2	92		Courseon	Jack D.c/o Ernestine Courseon							\$200.00		\$3,000.00		\$450.00		\$3,650.00	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	82		Cross	David Michael		2605 Sam Page	Longview	TX	75602	903-576-4556	\$200.00		\$811.00		\$121.65		\$1,132.65	taxes never paid, called phone # can't l/m value 500.
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	Deceased, can't find relatives, Taxes not paid in years 5/13/23 purchased lots 1985
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	Found Phil had to leave message, Taxes paid 1/28/22 phone # no good, 2022 taxes not paid, 5/13/23
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	2022 taxes not paid, called & he won't pay any dues 5/13/23
2	194		Hembree	Aubrey Hembree		10120 Las Vegas	Tyler	TX	75704-399	903-526-1677	\$200.00		\$3,458.05		\$518.71		\$4,176.76	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 4/6/05/23
2	105		Hendrix	Delbert		1031 CR 261	Blue Springs	Ms.	38828	662-255-7196	\$200.00		950.00		142.50		\$1,292.50	Address Good, got new phone # had to leave message 5/14/23
2	149		Jeter	Jerry		212 Commerce	Cumby	TX	75433	903-335-1372	\$200.00		3,106.00		\$465.90		3,721.90	Can't locate, believe deceased did not send send invoice 6/2/23
2	156		Knight	Morgan Knight		16400 Robin Ro	Canyon	TX	79015	806-543-7735	\$200.00		3,125.00		\$468.75		\$3,793.75	Gilbert Head is deceased
2	101		Lucas	Terrie	terriehood@gmail	2303 CR 1344	Pittsburg	TX			\$200.00		\$2,450.00		\$367.50		\$3,017.50	found new address, taxes paid, no phone # found 5/8/23
2	14		Maynard	Lee		681 Acorn Trail	Hallsbille	TX	75650		\$200.00		\$2,350.00		\$352.50		\$2,902.50	no response from anyone 10/30/23
2	167		Moore	Curtis		4737 Chisholm	Weatherford	TX	76087		\$200.00		\$1,375.00		\$206.25		\$1,781.25	Iodie is Deceased, ph.# no good
2	104		Pepper	Ken & Mona Sue		479 Azalea Ln	Mt. Vernon	TX	75457		\$200.00		1,675.00		\$251.25		\$2,126.25	got judgement
2	106		Phelps	Peggy		2030 Starwash	Midlothian	TX	76065		\$200.00		\$1,530.00		\$229.50		\$1,959.50	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	19		Ross	Iodie		3490 Stonewall	Wylie	TX	75098		\$200.00		\$2,623.31		\$393.50		\$3,216.81	Taxes not paid
2	247		Rush	Gerald Rush		P. O. Box 1065	Pittsburg	TX	75685		\$ 200.00		575.00		\$86.25	352.30	\$1,213.55	Simon has passed
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	no taxes paid
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	Have not had a response since 7/23
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	got judgement
2	113		Watson	Gage		208 Debra	Longview	TX	75604		\$200.00		\$1,147.36		\$172.10		\$1,519.46	
2	88		Weeks	Jerry est		507 Kent St.	Pittsburg	Tx.	75686	903-946-2869	\$200.00		\$1,100.00		\$165.00		\$1,465.00	
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 \$48,328.71
 - SEC II \$80,321.60
 - TOTAL \$128,650.31

Upcoming Actions:

- **Review Real Estate Committee opportunities for properties to pursue late assessments trade**
- **Segregate properties that we are no longer going to pursue late assessments due to low value opportunities and no longer spend time and money on them (deadbeats)**
- **Develop an “actionable” list of properties that need to be filed suit on and report a burndown plan.**
- **Pursue Judicial Foreclosure actions based on feedback from lawyer and positive business case**

A few words from Denise:

- **I love being the Treasurer for Thunderbird Point HOA**
 - **I’m damn good at it**
 - **I love serving my community and the people I am able to help**
 - **This party can’t last forever but I’ll keep doing it as long as I can**
 - **Let’s start early on a backup plan**
 - **It is important to me to leave a good legacy**
 - **We need a new database - maybe QuickBooks?**
 - **Let’s think about transitioning the accounting first someday in the future**
 - **And keeping me as Treasurer for all reporting, letters, liens, and collections**
 - **I’ll need help**
 - **Be prepared to pay \$\$\$**
 - **No timeline but a plan is needed**
-
- **Damon spoke of Harrison Solutions company he and JT reached out to as a Plan B. \$5000.00 start up. \$75.00 hour.**

OLD BUSINESS

- Knapp property donation offer:
 - Owner: Johnny Knapp in Rockwall, TX
 - Has owned since development started by American Central Land Company
 - Vacant lot number 114 across from Fire Station parking lot (giant tree down)
 - Size is .46 acre with frontage on 2603 and bound on 3 remaining sides by other owners
 - 71.5ft at frontage by 280 ft deep
 - No delinquent taxes (\$87.71 per year)
 - No delinquent TPOA assessments
 - Market value in Camp Cad is \$6256
 - Offered to TPOA at no cost
 - Transfer fee is \$253.25 (based on last cost analysis with Pittsburg Title 5/23)
 - Title research (\$108.25 for property less than \$25,000)
 - Deed without warranty based on low risk of previous owner prior to current owner claiming rights
 - (\$125 plus \$20 filing fee)
 - Risk – cost/effort to clear, owner to west is long deceased with no taxes paid in decades, owner to east has no delinquent taxes or assessments and could be contacted for future sale to TPOA
 - Recommendation: Accept gift and transfer ownership *ONLY* if TPOA plans future use. Do not accept to resale as the transaction would not be solely to recoup loss of delinquent assessments jeopardizing our non-profit status. Total cost would be: \$253.25, discussed of possibly purchasing adjacent lot in future. Other adjacent lot, owners are deceased. Denise will reach out and contact adjacent owner known. John suggested not to take lot. Sue doesn’t think we will ever have the money to make lot useful. We don’t need it.

- Motion made by Marshall and seconded by Scott to **not** take lot. All agree to motion.
- Reserve Fund Process and Boundaries document – Scott TBD

Scott discussed Reserved Fund. Other HOA's refunded through the Special Assessment.

Marshall googled and spoke of definition of HOA Reserve Fund.

John suggested BOD capture information and put in documents (continuity book). To keep our house clean and information for those on the board in the future.

NEW BUSINESS

- ANNUAL BUDGET Review:
 - Excel spreadsheet review details
 - Pool deck & filter system determinations
 - Annual assessment determination
 - Capital Improvement desires.
- After a 1.5-hour review and lengthy discussion the following items were decided upon by all present:
 - Scott motioned to raise the annual assessment from \$200 to \$250 for FY 2024-25 and to \$300 for FY 2025-26. Sue second and ALL voted in favor to present at a Special Meeting May 18th for membership vote.
 - All present voted to approve IST pool deck resurfacing contract, approximately \$22,000.00 and repair. Motioned by Damon, second Sue.
 - All present voted to approve Grigsby Pool's remove and replace sand filtration system with cartridge system, approximately \$4500.00. Motioned by Damon, second Sue.
 - To fund both the pool deck and filter system funds would be used from the unused FY Capital Improvement and Unknowns categories (\$7,600), and savings account.
 - Future Annual Budget Reviews need to start every March-April.
 - Special Meeting needed May 18th after BOD meeting to educate membership about budget shortfalls and required assessment increase.

NEW INFO:

- Scott will get a quote for boat dock stain. And then we will vote.
- Damon will not be physically present at the next 3 BOD meetings but will participate by phone.

ADJOURNMENT

Adjourned at 12:12. Motioned by Marshall and Damon seconded.