

# THUNDERBIRD POINT OWNER'S ASSOCIATION

## Board of Directors Meeting

February 17, 2024

**CALL TO ORDER** – Meeting was called to order by Scott Monaghan at 9:00 a.m.

### **ATTENDEES**

- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Architectural Control Committee – Jean Stenfors
- Board Member – Daniel Bourns
- Board Member – Adam Hearnberger
- Board Member – Marshall Jackson
- Board Member – Damon Jewell
- Board Member - Sue Wells

### **ABSENT**

- President – John Thornton
- Secretary – Debbie Thornton
- David Breen

### **VISITORS**

### **APPROVE / MODIFY LAST MEETING MINUTES**

- Motion to approve January Minutes was made by Adam and seconded by Damon. Motion passed.

### **TVFD– Pam Goforth**

- Gumbo Cookoff – Feb 24 Judging is at 10:30 a.m. One of the judges may be the chef from the college culinary school. Gumbo entries and desserts are needed. Set-up is on Thursday at 7 p.m.
- Wedding at firehouse – March 9
- Easter Egg Hunt – March 23 at 2 p.m.
- Some equipment needs to be repaired so donations to TVFD are encouraged.
- Damon asked if the fire department is looking into grants. Pam said they were through the Pittsburg Fire Department.

### **DOG SITUATION UPDATE– Sue Wells**

- At the Crime Watch meeting on February 6 John and Damon reported on the dog attack and what TPOA did to have the dogs removed from Thunderbird. John stated that the TPOA filed the Justice of the Peace Dog Complaint form with the JP. Once the dog owner was served, she chose to euthanize the dogs. The hearing was cancelled. The Sheriff reported that the dog issue is prevalent over the entire county. They are limited in what they can do. A person has to be attacked by a dog with tissue damage in order for them to respond.
- In the future, if TPOA files a JP complaint and the matter is resolved prior to hearing, we should still go ahead with the hearing to recoup the filing fee from the dog owner.

- Scott reported that the State of Texas does not want to mandate how law enforcement handles dog issues. Governor Abbott did not sign such a bill recently. It is each county's responsibility.
- "Nuisance" dogs – Sue will write up a form that complainants must fill out and submit to the Board prior to sending a 30-day letter telling the dog owner to keep the dog on their property. If the Board receives a second complaint, the complainant must appear at the next Board meeting to determine if we should fine the dog owner.

### **GROUND MAINTENANCE REPORT– David Breen**

- No report
- Adam confirmed that David is receiving meeting emails.
- Concern expressed about winter maintenance issues—park clean-up, tree limbs down, brush pile burning etc. that need to be handled.

### **POOL MAINTENANCE– John Thornton Report given by Scott**

- Pool facility is closed for the season as of November 1<sup>st</sup>. We will open early March before spring break (weather permitting).
  - Bathroom winterized due to freezing temperatures. We have had 21 days of freezing weather since November 1st.
- 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*

- Clayton Janak Sec 2 (2620) 10'x12' wooden deck
- Jeff Alan Caddell Sec 1 (2606 Lots 70-71) relocate existing doublewide to lots 337-338 on CR 2602
- Era Blount Sec 1 (2602) 12'x18' metal carport
- Paulsen-New fence and storage building

### *APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS*

- Shelley Monaghan (2601)- relocation of existing mobile home with new decks – 120 days to complete (May 1<sup>st</sup> estimated completion)
- Janak (2610) – New house
- Roesler (2603)-New Mobile Home
- Pickette-Fence – T-posts still need to be removed on south side of property.
- Dyson (2601)– New metal house and metal garage in progress.

### *APPROVED APPLICATIONS – COMPLETED*

- NONE

### *NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS*

- Edwards (2610)– door repair. Received lots of damage during storm.

### *NEW 30-DAY LETTERS*

- Section I
  - T A Properties LTD – Maintenance – house will be demolished
  - Janice McKee – Maintenance – hired someone to correct violations
  - Mark Roberts (2613)– Maintenance – NO RESPONSE
  - Donald &Deborah Kirkpatrick (2609)- Livestock & Animals – NO RESPONSE
  - David Fisher (2601)- Hand delivered Governing Documents Package 2-12-24
    - 30-Day letter sent with photos
  - Tammy Johnson (2602) – lot maintenance – dumping – working on violations
    - Discussion from meeting: John met with David Fisher on Feb. 16. John asked David to work on the outside to improve the look of the mobile.

### *NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS*

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

### *SUCCESSFULLY CLOSED VIOLATIONS FROM LETTERS*

- NONE

### *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 8-21-2013. 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 7<sup>th</sup> 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...
- - Discussion from meeting: County Attorney has cancer and is often not available for his duties.

*SUCCESSFULLY CLOSED PUBLIC NUISANCE COMPLAINTS*

- *8 PROPERTIES*

*NEW BUSINESS- NONE*



○ TPOA Current Assessments Summary as of:1/19/2024

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	267	224* / 84%	43/16%	22 owe > \$1,000
2	92	42 / 46%	50/54%	32owe > \$1,000
<b>Total</b>	<b>359</b>	<b>266 / 74%</b>	<b>93/26%</b>	<b>55 owe &gt; \$1,000</b>

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

**SECTION I - Delinquent Owners owing greater than \$1000**

SEC	LOT	POO	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS	ST	ZIP	PHON	CURRENT DUE	CURRENT PD	PAST DUE	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 \$100.00 Vicious dog fine 11/23/24
1	246		Buckner	Charles Glen Buckner Jr		PO Box 1165	Pittsburg	TX	6886-1165	903-767-1095	\$200.00	\$0.00	\$1,425.00	\$213.75	204.00	\$2,042.75	Got the lien 6/6/23 called & got recording
1	422		Buckner	Kenneth Buckner		4300 O 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
1	242		Byrum	Bobby G. & Ken C	kennethbyrum18@	112 N. 5th St.	Quinlan	TX	75474	214-803-6251	\$200.00		\$1,120.00	\$198.00		\$1,518.00	Sending 30 day letter to the P.O.Box
1	431		Danforth, Jr.	Walter R. and Joan		714 Parkview	Forney	TX	75126	(972)216-0825	\$200.00		\$2,000.00	\$300.00		\$2,500.00	879, Quinlan, TX 73474 12/4/23
1	244		Dreher	Douglas Matthew		474 N. Louisiana	Ashville	NC	28806	828-214-9433	\$200.00		\$2,275.00	\$341.25		\$2,816.25	Lawsuit dismissed relatives want CAD to take
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	being auctioned off 11/7/23 for taxes
1	456		Hart	William		3132 Quail Lane	Longview	TX	75602	903-668-5124	\$200.00		\$713.13	\$106.97		\$1,020.10	Filed suit 9/26/23
1	381		Higginbotham, Mii	Michael A.	mikehigginbotham	9 Thousand Oaks	Mansfield	TX	76063	903-274-5235	\$200.00		\$2,682.12	\$402.32	\$129.00	\$3,413.44	Checked Been Verified & no luck, 10/13/23
1	353		Hitchcock	James & Chystal		352 CR 4235	Bivins	TX	75555		\$200.00		\$1,463.00	\$219.45		\$1,882.45	No new address
1	113		Hughes	James and Cheree		302 Verde Mesa	Venus	TX	6084-3841	702-383-6617	\$200.00		2,150.00			\$322.50	Suit filed 11/1/23
1	315		Jungman	David & Lori		607 W. Washington	Kosse	TX	76653	214-499-2871	\$200.00		1,850.00	\$0.00		\$2,277.50	Sent 10 day letter 10/10/23
1	385		Koenig	Kenneth c/o Anne		1610 Wilson Rd.	Cary	NC	27513		\$200.00		\$2,570.00	\$385.50		\$3,155.50	Spoke w/Mr. Jungman & he wants to get rid of
1	190		Martin	Anna Martin c/o Donna Routh	drouth@yahoo.co	415 Annex Lane	Little Elm	TX	75068	972-365-7241	\$200.00	\$0.00	2,350.00	\$352.50		\$2,902.50	Both are deceased, no Relatives
1	282		Martin	Adzie Marion		3501 Cheyenne	Garland	TX	(7-5044		\$200.00		1,450.00	\$217.50		1,867.50	Anna Martin (Deceased)
1	5		Mata	Rafael Mata		1859 FM 2254	Pittsburg	TX	5686-5646		\$200.00		\$971.71	\$145.76		\$1,317.47	Spoke w/Mrs Martin, wants to get rid of lot. Past due letter sent 10/19/19Lr. sent adding 18.13 int.to amt.owed. 1/16/20
1	290		Monarch Holding	Attn: Austin Ernest and Lonita Munoz, Jr.	admin@monarchpropertygroup.com						\$200.00	\$0.00	1,825.00	\$273.75		\$2,298.75	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	327		Munoz, Jr.	Ernest and Lonita Munoz, Jr.		2505Wedgela 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 6/5/23called again & had to leave another message 8/9/23
1	316		Spitz	James Spitz							\$200.00	\$0.00	2,300.00	\$345.00		\$2,845.00	James has passed,called wife, 1/m 6/3/23
1	101		Stephens	Chad Allen Stephens		10712 Poinsettia	Gilmer	TX	75644	903-258-6983	\$200.00		2,415.43	\$362.31		\$2,977.74	214-524-3442
1	329		Travis	Eldon Travis		301 S. Park Blvd #	Mabank	TX	75147		\$200.00	\$0.00	\$1,325.00	\$198.75		\$1,723.75	Found Kayla Travis Blanton,(daughter or grand

**NOTES**

- 22 Owners owe Greater than \$1,000
- Total Delinquent SEC I \$49,777.16

## SECTION II - Delinquent Owners owing greater than \$1000

SEC	LOT	PC	LAST NAME	MAILING NAME	EMAIL	ADDRESS	CITY	ST	ZIP	PHON	CURREN T DUE	CURRE NT PD	PAST DUE	PAST DUE PD	INTEREST	COURT/LEG AL	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		NJ 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		6 323 Swallow Ta	Grand Prairie	TX	75052	972-754-4563	\$200.00		\$2,074.81		\$311.22	\$0.00	\$2,585.81	Taxes not paid in years, got new address & phone 6/15/1/23
2	72		Courson	James Kevin		10950 Woodme	Dallas	TX	75228	601-723-9531	\$200.00		\$2,872.50		\$430.88		\$3,503.38	both are deceased, back dues over 3K Taxes on both lots not paid in years 5/1/23
2	92		Courson	Jack D.c/o Ernestine Courson							\$200.00		\$3,000.00		\$450.00		\$3,650.00	Got new add & ph.# had to leave message 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	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	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	Taxes never paid, called phone # can't /m value 500.
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	Deceased, can't find relatives, Taxes not paid in years 5/13/23 purchased lots 1986
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	Found PH# had to leave message, Taxes paid 1/28/22 phone # no good, 2022 taxes not paid, 5/13/23
2	194		Hembree	Aubrey Hembree		10120 Las Vegas	Tyler	TX	75704-390	903-526-1677	\$200.00		\$3,458.05		\$518.71		\$4,176.76	2022 taxes not paid, called & he won't pay any dues 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	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 11/6/05/23
2	149		Jeter	Jerry		212 Commerce	Cumby	TX	75433	903-335-1372	\$200.00		3,106.00		\$465.90		3,721.90	Address Good, got new phone # had to leave message 5/14/23
2	156		Knight	Morgan Knight		16400 Robin Ro	Canyon	TX	79015	806-543-7735	\$200.00		3,125.00		\$468.75		\$3,793.75	Can't locate, believe deceased did not send send invoice 6/2/23
2	101		Lucas	Terrie	terrie.lucas@gmail	2303 CR 1344	Pittsburg	TX			\$200.00		\$2,450.00		\$367.50		\$3,017.50	Gilbert Head is deceased
2	14		Maynard	Lee		681 Acorn Trail	Hallsbille	TX	75650		\$200.00		\$2,350.00		\$352.50		\$2,902.50	found new address, taxes paid, no phone # found 5/8/23
2	167		Moore	Curtis		4737 Chisholm	Weatherford	TX	76087		\$200.00		\$1,375.00		\$206.25		\$1,781.25	no response from anyone 10/30/23
2	104		Pepper	Ken & Mona Sue		479 Azalea Ln	Mt. Vernon	TX	75457		\$200.00		1,675.00		\$251.25		\$2,126.25	
2	106		Pheps	Peggy		2030 Starwash	Midlothian	TX	76065		\$200.00		\$1,530.00		\$229.50		\$1,959.50	
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	IrvingTX				\$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	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	88		Weeks	Jerry est		507 Kent St.	Pittsburg	Tx.	75686	903-946-2869	\$200.00		\$1,100.00		\$165.00		\$1,465.00	Taxes not paid
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 \$49,777.16
  - SEC II \$80,321.60
  - TOTAL \$130,098.76

Update from meeting: Denise and Damon will separate the past due owners who have no contact information (deadbeats) into a separate file. The reports Denise generates will reflect those owners who Denise is actively working on trying to collect past dues. The owners who are not accountable will not be deleted, just moved to a different file.

There are 266 paid owners—16 more than budgeted.

Expenses are running about \$4,200 per month. There may be excess money at the end of the fiscal year due to Denise collecting past dues. Options for that money could be to put more money in the reserve account or pay off the land loan and take out a new loan for pool repairs. To be discussed at future meetings.

### **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** Update from meeting: The new Justice of the Peace is reviewing the statutes with attorney Wallace (who is ill). No HOA has done a judicial foreclosure so there is no precedence.

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

- Schedule a park clean-up day

**ADJOURNMENT** -- Motion to adjourn made by Adam and seconded by Marshall at 10:12 a.m.