

THUNDERBIRD POINT OWNER'S ASSOCIATION

ANNUAL MEETING

JULY 15th, 2023

10:00AM

CALL TO ORDER

Meeting called to Order by Marshall at 10:00am. A quorum was present.

ATTENDEES

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Secretary – Debbie Thornton
- Board Member – John Thornton
- Board Member – Sue Wells
- Board Member – Adam Hearnberger
- Board Member – Kelly Corry
- Board Member – Damon Jewell (by telephone)
- Architectural Committee – Jean Stenfors
- Treasurer – Denise Powell
- Fire Department – Darrell Corry

ABSENT

Marshall thanked everyone for attending.

JUNE 2022 ANNUAL MEETING MINUTES

June 2022 Annual Minutes were approved. It was moved to accept minutes by Victor Daigre, Lot 218 and seconded by Bob McDonald, Lot 275. Minutes will be posted on the Thunderbird Point website.

EVENTS COMMITTEE

If anyone is interested, please contact someone on the board.

FIRE DEPARTMENT

Report read by Darrell Corry

- Thanked all the members for their efforts.
- Thanked everyone for financial contributions.
- It is important to have your 911 address visible, especially at night.
- Brush/trash on property needs to be kept clean. If you have a controlled fire on your property and it gets out of control and burns someone else property, you are responsible.
- Volunteers for our Fire Department are needed. Responsibilities were explained.
- On June 16th, at 2am they were called out to help Pittsburg FD after the storm with straight line winds that hit around midnight. Blake Kirkpatrick responded.

- On July 4th, Pittsburg FD called in Thunderbird VFD and stationed them across and around Broach Park during the Annual Firework Show for additional safety coverage. Debbie Kirkpatrick responded.
- All is good at the Fire Department.

GROUND MAINTENANCE REPORT

Report read by Darrell Corry

- County is helping keep our roads clear, a free service. If you have limbs, move them out to the edge of the street, not sure how long it will remain there, but you need to act while this option is still available.
- Parks, TVFD, and entrances VFD are being mowed every week weather permitting. Roadsides will be mowed as time permits.
- On Thursday July 13, as the big park was being mowed, the right spindle pulley starting wobbling and sparking. I disengaged the mower and drove it back. Haven't had a chance to look at or work on mower to see if I can repair myself or it needs to be taken in.

POOL MAINTENANCE

Report given by John Thornton

See attached Pool and Pool House Issues - July 15, 2023.

Thank you to Bob McDonald, he has been voluntarily augmenting Grigsby Pools with cleaning the pool and pool house daily. His efforts have gained numerous compliments from several residents.

Ongoing issues yet to be resolved:

- Must purchase a pool cover to protect our efforts and investment.
 - \$5200 + \$800.00 to install = \$6000.00 total
- Pool deck needs resurface due to deterioration.
 - Estimate \$12,000.00, \$5.00 per sq foot – 2305 sq ft.
- Pool chain link fence not in compliance with state regulations.
 - Estimate \$12,000.00 and we are researching other options.
- Pool signage not in compliance with state regulations but will be corrected soon.
- Security camera system to be installed soon, probably this week.
- Wood privacy fence needs to be removed and or replaced.
- Teenagers misbehaving after hours and trashing the facility requiring calls to the Sheriff twice.
- Moved closed date to Tuesday instead of Monday.
- Emergency phone is needed and will be ordered and placed on the wall soon.

CCR / ARCHITECTURAL COMMITTEE

Report given by Jean Stenfors

Written report of details available on request.

See attached TPOA Architectural Control Committee – July 1, 2023

- Be sure to get permission before building a fence or any construction on your lot. Approval is needed to build dog houses. This approval form is on the website, or you can stop by Jean's house for one.

- Four new houses this year and several decks were approved and/or built.
- Disastrous storm hit our development on June 15th. We hope all cleanup is completed within a few months. Several lots have been cleared and we will continue but please be patient for those who need time.
- 10/30 day letters were summarized. 30 day letters have been given out to several with CCR violations, if no response a 10 day letter will be given. Several have gone to court, six have been cleared, two more are still in process.
- We are trying to get everyone collectively as a community to get this place cleaned up.

ENVIRONMENTAL / PUBLIC NUISANCE REPORT

Report given by Marshall Jackson

- Explained the process on moving forward with old violations. This has helped in getting old trailers removed, lot cleanups, and violations on dues taken care of. Thank you to Jean, she goes to court a lot and you will see in Denise Powell's treasurer report how it is paying off.
- Grace period for cleanup after the storm damage has been extended. County help in our cleanup is in progress, please be patient, this will take time. Recommend getting your trees, limbs, and brush on the street curb as soon as possible for pickup. Texas Baptist Men's Ministry has volunteered to remove limbs on property for free, you will need to visit their office in Gilmer to sign up for this.

TREASURER REPORT

Report given by Denise Powell

- Money Market: \$67,983.06
- Commercial Interest Checking: \$2,016.11
- Capital Improvements: \$974.76
- Petty Cash: \$84.40
- Events Committee: \$752.46
- Land Loans: \$37,363.91

See attached TPOA Assessments Summary – July 1, 2023

- Explained why assessments were raised for the pool repairs. This year your total assessment cost will be \$50.00 more than last year. To date, we have collected \$35,000.00.
- Our budget is based off historical data. We are expecting 250 payments, as of today we have approximately 180 paid of the 250. The remainder of assessments are needed. Our Annual Budget is based on \$50,000.00. Denise and Damon will be pursuing those who owe money using Revenue Recovery through the judicial process.
- Section I - 263 owners, 20 are delinquent > \$2000
- Section II - 118 owners, 39 are delinquent > \$2000
- Total 381 owners, approximately 140 delinquent

- Currently, only 180 out of 250 have paid. This is not a good number, I will begin making calls on this soon.
 - Some assessments were collected today prior to this meeting, I have over \$1000.00 at home to be deposited. The budget is based on 250 paying members. We will look at these totals again after today and hopefully this will shrink the number of those who have not paid.
 - The 39 residents who continue to owe on camping lots, Section 2, who have not paid is over \$2000.00 and we probably will never collect from these properties.
- This past year we were almost \$7000.00 over budget for pool repairs/costs. A total of \$4000.00 was moved from checking account to Capital Improvements to pay for pool repairs.
 - A total of almost \$600.00 was spent on lawsuits.
 - We have received \$15,054.93 in late assessments. Filed 7 lawsuits, 3 residents could not be found and may have passed. Continuing to work this process.

OLD BUSINESS

Updated By-Laws were emailed to all. John explained the changes were basically a cleanup of some areas and language. All present voted to adopt the By-Laws changes and no one voted against. John made the motion to accept, and Scott seconded the motion. All were in favor, motion carried.

Email address update forms were given out to those who needed to have their information updated or added to our data system.

NEW BUSINESS

Denise Powell announced the nomination slate for Board Officers and Members from the Nomination Committee. The nomination slate was accepted by all as is.

- President – John Thornton
- Vice President – Scott Monaghan
- Board Member – Daniel Bourne
- Board Member – Kelly Corry
- Board Member – Adam Hearnberger
- Board Member - Damon Jewell
- Board Member – Sue Wells
- Treasurer – Denise Powell
- Secretary – Debbie Thornton

Thank you to Marshall Jackson for his 13 years on the board as President. He gave a speech about his time as president and thanked everyone.

COMMENTS AND QUESTIONS

Marshall Jackson announced at the beginning of the meeting to hold questions and concerns to the end.

Q: Jammie Barker asked for a handicapped parking area at the Boat Ramp. Also, spoke of children under 10 driving golf carts and how dangerous it could be.

A: Marshall Jackson thanked her for the comments. Nothing we can do about golf cart problem. We discussed a handicapped area when we updated the boat ramp. We would have had to level the slope and would have cost a lot of money we didn't have. We cannot have a dirt drive it must be concrete. Questioned taking on the extra expense for just a few people, do we incur debt for just a few people.

C: Jammie will research the project, the cost, and how we can raise money for this.

A: Adam Hearnberger explained the area is limited on what we can do to accommodate vehicles in that area. There is a slope to the lake on all properties in this community, nothing we can do to help that problem.

Explained we did make accommodations for a sidewalk for use as needed. We did discuss this during the planning of the boat ramp and only the sidewalk was decided to be included due to costs.

Marshall explained how a full-size vehicle parked in the area will block another paying resident from launching their pontoon or other full-size trailer.

C: Bob McDonald mentioned volunteers are needed to cleanup around the boat ramp.

A: Adam Hearnberger will use his tractor after the weather temps are better. Bob volunteered to help.

Q: John Wells asked if Section 2 pays annual assessments.

A: Marshall explained yes, they pay full assessments as with Section 1.

C: Mr. Tarpley received a letter in the mail offering money for their lots. These letters are a scam.

C: Gene Baxter spoke of problems at the pool letting renters in.

A: John Thornton expressed everyone is an owner of the pool. If you see something wrong, take the responsibility yourselves and say something.

Q: Gary Meshberg asked about the cameras for the pool.

A: John Thornton will be installing cameras soon, possibly this week and he explained how it will be monitored. We hope the cameras and signs will deter those who are abusing the property.

Q: Shelly Monaghan questioned the pool cover.

A: Grigsby pools said it was a must. John explained how the pool pump must run every day of the year.

Explained the need for the cover. Pool will be opened longer throughout the year. Pool deck was done 2014, they did an excellent job inside the pool. Deck is falling apart, needing to be replaced soon.

C: John Thornton explained the expense needed for the pool and our budget. \$30,000.00 is needed for pool repairs and to bring us up to code. We are continuing to research other options such as slats in the chain link fence. This could bring our costs down. We will do our due diligence.

C: Our budget reserves were explained, and discussions will be had on this subject.

Q: Chris Pierce questioned the slats and how hard it will be to see through it.

A: Adam explained how slats are only a temporary fix. Lots of options will be considered.

C: John Thornton explained the emergency need for the fence and if a drowning happened.

Q: Shelly Monaghan asked about fundraisers.

A: John Thornton explained a possible special assessment and other ways money can be obtained.

C: Bob McDonald suggested we act soon, or we risk the chance of the pool possibly being closed. Possibly have a special assessment.

C: Marshall Jackson spoke about an emergency in his primary residence area after a storm and how a special assessment was mandatory within two weeks. Explained this is why special assessments are written into By-Laws.

C: Mr. Tarpley said we appreciate you explaining and doing what you do.

C: Scott Monaghan explained we speak about this to explain this is why we raised the assessment. We want you to know why.

C: Adam Hearnberger suggested maybe a volunteer special assessment. Family's that can provide would be great, family's that can't, we understand.

C: Lynn MacRobbie explained about golf carts, if you see someone driving wreck less or possibly a young child, we are all responsible and should step forward. Adam Hearnberger spoke of state laws. If you have an issue with it, it's unfortunate but we cannot adopt any rules.

Q: Jammie Barker asked about dogs on a leash.

A: Jean Stenfors explained it is a personal problem, nothing we can do.

ADJOURNMENT

Marshall moved that the meeting be adjourned and was agreed upon by Sue at 11:47am. Next Annual Meeting will be July 20, 2024 at 10:00am.

Pool and Pool House Update 4 – June 29, 2023 BOD Meeting July 1st

New pool equipment running as desired with no significant increase in water or electrical costs. Bob McDonald has been cleaning pool and pool house daily voluntarily.

Grigsby Pools service done on Tuesdays and pool closed due to shocking with chlorine.

Highly recommend a “field trip” to the pool to see items of concern listed below:

- Per Texas Title 25 Part1 Chapter 265 Subchapter L we are NOT compliant with proper signage, daily log for past 3 years – started in June, no Emergency summoning device (phone), chain link fence has been prohibited since 1999.
- Deck and coping are severely deteriorated, chucks are falling into the pool and should be repaired in SEP-OCT.
- Wood Privacy fence condition.
- Pool cover required before leaves start falling to protect recent investment.

Required signage is readily available online – estimate \$500 – need BOD approval to purchase.

Emergency Phone also available - \$295 + shipping – 911 only cell phone – need electrical power to charge- need BOD approval to purchase.

Deck last resurfaced August 2014. Cost to repair \$4-5 per square foot at 2305 sq ft approximately \$12,000. Best time frame end of September early October before leaves start to fall and end of the season.

Have already received two fence estimates around \$12,000.

Wood privacy fence between pool and Barkers needs replacement or removed. ACC threatening 30-day letter. Current length 96’, estimate to relocate fence 3” from property line with metal posts, 6’ wood fence, \$2,400. Requires 2 trees to be removed which Barker’s desire removed.

Another option is entire property line of 179’ \$4,475. Simple solution is to remove the wood privacy fence entirely.

Pool cover 30’ x 50’ \$5,200 plus \$800 to install anchor points = \$6,000.

Total Non-Recurring Expenses that require action:

- Remove chain link fence and install state approved fencing and gates - \$12,000
- Remove and replace deck and coping - \$12,000
- Install cover - \$6,000
- Total required items - \$30,000

Security Camera system still not installed due to dealing with our storm damage.

JT

TPOA Assessments Summary

July 1, 2023

Ground Rules and Assumptions

- Section I only to start – Residential Owners
- Data from Treasury Master File overlay with Camp Cad
- Merging Deadbeats or Write-offs in to one file to manage
- Following the established process; 30-day letter, 10-day letter, file suit/lien
- Section II – Camping Section will be addressed as soon as caught up on Section I Actions

Actions Completed

- {0}) 30-day letters mailed
- (0)10-day letters mailed
- 3 Suits filed for liens
- 0 Suits prepared and ready to file for liens
- \$15054.95 in late assessments received YTD **\$2505.00 the last 30 Days.**
- **\$19440.00 (2023 Assessments) has been collected (not deposited yet)**
- Camp County Suit Packet electronically setup for filing suit/liens
- All current owners in Section I downloaded from Camp Cad and reconciling
- Purchased subscription with “Been Verified” with immediate success

Summary Data

- 2022 estimate of owners was 350 with 250 paying
- Based on 250 paying estimate is \$50,000.00 income for 2023/2024

Actions for Annual Meeting

- Complete the reconciliation of Section 2
- Accurate number of owners total for Section 1 & 2
- Calculate Range estimates for owners who will pay in 2023

TPOA Architectural Control Committee Board Meeting Summary July 1, 2023

ACC Applications

New ACC Approved Applications

- Pickett - Fence

Approved Applications - Construction in Process

- Work in process due to builder and supply delays
 - Pierce – Fence work in process
 - Peters – New build home
 - Gallegos – A-Frame remodel
 - Dyson – New metal house and metal garage

Approved Applications - Completed

- Janak concrete slap
- Barker enclosed front porch
- Ahrens front deck & ramp on existing back deck
- Langley New mobile home
- Clark – New storage building

CCR Violations

New or Active 30 Day Letters on CCR Violations

Section I –

Taylor - yards over grown

Edwards – door repair

Lohn- maintenance, in-op vehicles, dumping

- Section II – **New List in Process**

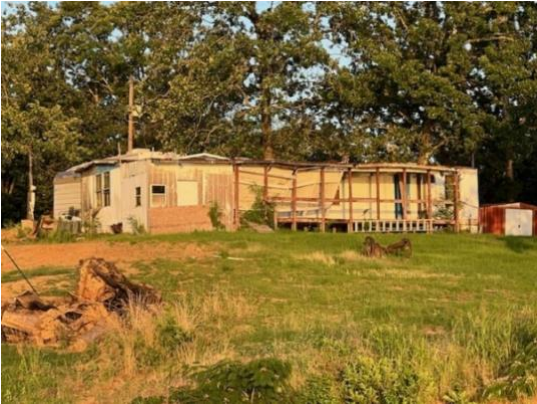
New 10 Day Letters (CERTIFIED) on CCR Violations

- Dyke – burned out but mobile home needs removed



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- Reniewicki - game room mobile home (owner recently deceased)



- Pending sale prior to the storm that caused damage to the property.

Section II – None

Successfully Closed Violations from Letters

- Drake
- Kettlewell
- Janway
- Brundrett
- Lane
- DavMat Holdings
- Gilmore
- Stark
- Kelly
- Luquin

Public Nuisance Complaints Filed - Not Yet Heard

- Section I – (example photos upon request)
 - Biddle (NEW) – open septic, rubbish, in-op vehicle, etc.
- Section II – (example photos upon request)
 - Pahlman filed 3-3 – shanty town

Open Public Nuisance Complaints Heard In Court- Not Yet Resolved

- Kirkpatrck – lot maintenance
- Aumaugaher – mobile home maintenance

Successfully Closed Public Nuisance Complaints After Court

- Swan – mobile home removal
- Goth – rubbish cleanup
- McKee – hoarder cleanup
- Clark—damaged storage building removed & replaced with new building
- Wells- mobile home maintenance