

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

July 20, 2024

CALL TO ORDER – Meeting called to order by John Thornton at 8:02am.

ATTENDEES

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

ABSENT

- Board Member Damon Jewell
- TVFD – Pam Goforth
- Pool Maintenance – Bob McDonald

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- June Minutes approved were approved by all. Sue motioned and Marshall seconded.

TVFD– Pam Goforth (Absent)

GROUND MAINTENANCE REPORT– David Breen

- He has two more weeks before final workday July 31, 2024. He will need to refill the gas cans one more time, approximately \$40.00. All equipment is running well.
- Scott has coordinated with Jake Tatar who will begin August 1, 2024. Scott is updating the contract. Denise will receive a copy to file with Form 1099.
 - Pressure washer materials have been purchased. Jake along with Scott and Marshall will begin power washing the community dock and boat ramp area. They will use Denise's water and water hose. Jake will begin staining the dock after the rain and will need to shut area down during that time. Adam suggested being careful around the boat gate area, it is very sensitive, has had problems before.
- Al Tatar will be assisting on dock gate problems as needed when Adam is not available. Adam recently had to replace gate sensor (underground) for \$230.00.

DOG SITUATION UPDATE – Sue Wells

- Nothing to report. No one knows who the dogs running around belong to.

POOL MAINTENANCE – John Thornton

- Grigsby Pools has moved their weekly service to EARLY Friday mornings. This should not affect customers.
- The entire Pool Facility is in excellent working order.
- Trash cans need to be added to each stall in women's restroom for feminine products. Signs are needed for women's restroom; Adam will investigate this.
- A new "TPOA Pool Rules" sign has been added in pool area.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

NEW ACC APPROVED APPLICATIONS

- Connie Wiginton (2604) Application for new storage shed and a carport with storage on concrete slab, Front, back and side decks
- Daniel Bourns (2611) Application for new Metal storage shed
- Logan Caddell (2603) Application for new Manufacturer Home

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Jeff & Sue Wells (2612) Application for new Metal Building / foundation work in progress
- Dwayne Boyd & Cate Turner (2601) Application for new carport and to relocate existing carport foundation work in progress.
- Trevor & Melody Sandoval (2601) Application for New home and garage / trees being removed working on property.
- Greg Gust Sec 1 (2601) – 3/1/24 Application for new mobile home. Mobile Home has been moved on property.
- Paulsen-(2604) New fence.
- Pickette-Fence – T-posts still need to be removed on south side of property. And gate / has 6-22-2024 to finish project. Was sent an email stating his time was up on getting the T-posts removed on the side of the property. No response.

APPROVED APPLICATIONS – COMPLETED

- Connie Wiginton (2604) Application for New Manufacture Home placed on property
- Janak (2610) – New house / outside of home is complete
- Dyson (2601)– New metal house and metal garage in progress. Porch is completed.

NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS

- Bobby Gardiner Est. David Camp (2613 Lot 207) Lot maintenance will send out 10-day certified and regular letters
- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance will send out 10-day certified and regular letters
- Janice McKee Sec 1 (2613) – porch lattice, storm damage trees. Continue to work on property trees Received reply, will see that the work on yard will continue and get completed asap.

NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS

- Edwards (2610) Door repair. Received lots of damage during storm. **10-day letter sent. Fine letter sent. Violations corrected. Has not paid the fine.**
- Noriega (2603) Sent certified and regular with pictures Sec 1 Lot 412 (2603) 2/19/24 Mobile home roof and lot maintenance. Continues to make small repairs. Has assessments to pay, also small amount to pay from last year.
- David Fisher (2601) Sent 30 and 10-day certified pictures. Sent certified fine letter \$1000.00 + expenses. Lot maintenance, mobile home maintenance, construction materials, burning of garbage, vehicles, etc.
 - **Suit filed July 1st with JP Court.**
 - **Fisher did NOT respond within 14 days as instructed.**
 - **TPOA hearing date with JP Court set for Tuesday August 20th, 09:00 per Mandy 7/19/24.**

- **Potential for Judicial Foreclosure on property.**
 - John will continue this project until completed.
- McKee (2613) – New letter will be sent, continuing to have problems keeping area cleaned, this has continued to happen for years. Will be fined \$200.00 per day if not taken care of.

TREASURER REPORT – Denise Powell as of: 07/17/24

Savings	\$52,585.42
Checkbook	\$2,290.78
Capital Improvements	\$628.50
Petty Cash	\$63.15
Events	\$3,328.32
Reserve Fund CD	\$12,813.58
TOTAL AVAILABLE	\$71,709.75
Boat Ramp Loan Ballance	\$32,853.04
Other	

- **Total Deposits from 07/01/24 – 07/17/24**
 - **Current FY Assessments received** \$ **41,661.00** **(167 / 47% paid)**
 - **Old Delinquent Assessments recovered** \$ **652.50**
 - **Interest on CD** \$ **0.00**
 - **Total Deposits** \$ **42,313.50**

Actions completed in last month:

- **30-Day Letters** **0** **All Complete with Next Round Out July 31**
- **10-Day Letters** **0** **All Complete with Next Round Out Sept 1**
- **New Suits Filed for Liens** **0** **(0) lien judgement pending**
- **New Suits Yet to File** **3**
- **Active Assessment Liens updated below:**

TPOA Assessment Lien Status						
As Of May 18, 2024						
Owner Name	Property Section	Lot Number	Court Case Number	Date of Lien	Lien Amount	
		109,110,288,289,				
Ken and Vickie Toliver	2	290,291,292	SC-16-01298	7/15/2016	\$1,497.00	
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	
Michael Higgenbotham	1	381	SC-23-01436	4/15/2024	\$3,542.44	
Shanya Rios	2	40,41,42	SC-24-01443	4/25/2024	\$662.56	
Jennifer Beauman	1	11	SC-24-01441	4/26/2024	\$1,210.61	
				TOTAL	<u>\$12,433.52</u>	
Note: All liens expire after 10 years and must be refiled prior to expiration to continue entitlement						

○ TPOA FY 2023-2024 Assessments Summary ****FINAL****

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	264	233* / 88%	31 / 12%	21 owe > \$1,000
2	92	45 / 49%	47 / 51%	32 owe > \$1,000
Total	356	278 / 78%	78 / 22%	53 owe > \$1,000

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

○ TPOA Current Assessments Summary

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	264			21 owe > \$1,000
2	92			32 owe > \$1,000
Total	356	167 / 47%	189 / 53%	53 owe > \$1,000

- * (3) Owners on monthly payment plan
- Budget assumes 250 paying owners = \$62,500

SECTION I – Delinquent Owners owing greater than \$1000.

SEC	LOT	POO	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		Beauman	Jennifer		253 CR 1332	Pittsburg	TX	75686	903-708-7097	\$200.00		\$706.61	\$105.99	\$204.00	\$1,216.60	Got Lien on property
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	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 t Bobby deceased, son is Ken? Sending letter, see what happens 2/22/24
1	242		Byrum	Bobby G. & Ken C	kenethbyrum128	112 N. 5th St.	Quinlan	TX	75474	214-803-6251	\$200.00		\$1,120.00	\$198.00		\$1,518.00	
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	Lawsuit dismissed relatives want CAD to take
1	244		Dreher	Douglas Matthew		474 N. Louisiana	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		\$2,240.81	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	Michael A.	mikehigginbotham	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 St	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	\$277.50	\$0.00	\$2,327.50	spoke w/Mr.Jungman & he wants to get rid c
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.co	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	(j7-5044		\$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	admin@monarchholdings.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.		2505Wedglea 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		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	Gilmer	TX	75644	903-258-6983	\$200.00		2415.43	\$362.31		\$2,977.74	
1	329		Travis	Eldon Travis		301 S. Park Blvd	Mabank	TX	75147		\$200.00		\$1,325.00	\$198.75		\$1,723.75	found Kayla Travis Blanton, (daughter or grand
					Equals	Lein in Place											
					Equals	Need to Place											
					Equals	No further Action											

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	CITY	ST	ZIP	PHONE	CURRENT DUE	CURRENT PD	PAST DUE	PAST 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
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	5/11/23
2	71		Burgett	JT & Bettie Sue		NJ 14 Lake Chen	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		6323 Swallow Tal	Grand Prairie	TX	75052	972-754-4563	\$200.00		\$2,074.81		\$311.22	50.00	\$2,585.83	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/m5/1/23
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	75704-399	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	terriolucas@gmail	2303 CR 1344	Pittsburg				\$200.00		\$2,450.00		\$367.50		\$3,017.50	
2	14		Maynard	Lee		681 Acorn Trail	Hallsbille	TX	75650		\$200.00		\$2,350.00		\$352.50		\$2,902.50	Can't locate, believe deceased did not send 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	903-370-7888	\$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	75061		\$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 Vi	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) (SECTION I >\$1000 COMPLETE). ****Deadbeats will be purged from main database and no longer counted.**
- Develop an “actionable” list of properties that need to be filed suit on and report a burndown plan. (SECTION I >\$1000 COMPLETE).
- Pursue Judicial Foreclosure actions based on feedback from lawyer and positive business case.

August 30th 30-day letters will begin to be sent out to those who are delinquent on assessments.

Petty Cash error was found. Assessment was placed in Petty Cash and then cash removed for court cost. Correction will be made.

Any donations received will be placed in Capital Improvements.

Denise will file three (3) non-payment law suits on Monday.

OLD BUSINESS

- **Street Light Improvement Plan**

- TPOA had 6 existing streetlights on the account:

1. ACTIVE #1: Existing working light on pole at CR 2603/2609 which is next to mailboxes at the pool park. Transformer supply is from transformer 55411 on CR2603.
2. ACTIVE #2: Existing working light near pool bath house, about 75 yards north of #1 above. Transformer has no number on it and is very old. It is across from green mower shed on north end of the pool park. This transformer also supplies power to the community pool and bath house.
3. ACTIVE #3: Existing working light at the bottom of the community boat ramp. Transformer 12409 which is at the top of the boat ramp and boat ramp parking on CR 2613.
4. ACTIVE #4: The Big Park has an existing light and has been replaced. The transformer is on CR 2320 and has no numbers on it and is very old.
5. ACTIVE #5: Existing working light at the South entrance CR 2318 over the second set of mailboxes. Transformer has no numbers on it and is located near the corner of CR 2318, CR 2600, and CR 2601.
6. ACTIVE #6: Existing working light near boat ramp parking lot on CR2613 on transformer 42326.

- **The following 2 lights have been added to the account for a total of 8 lights:**

7. NEW #7: Big Park entrance with light facing the street.
8. NEW #8: CR 2320 near east entrance on the curve facing the street.

20-30 Future lights need to be discussed further. Suggest Daniel Bourns take the Project Lead.

- **“NO DUMPING of ANIMALS” signage** – needs to be discussed further at another time in the future.

- **Officer and BOD Positions:**

- President John Thornton (not running) NOMINEE: Marshall Jackson
- BOD Damon Jewell (not running) NOMINEE: Trish McDonald
- BOD Marshall Jackson (President) NOMINEE: Al Tater
- All other incumbents remain

- Playground equipment search – update
- Liability insurance will need to be reviewed upon purchase of new playground equipment. Someone will need to be assigned to oversee this when time of purchase.









NEW BUSINESS

- By-Laws Amended May 18, 2024, needs clarification ARTICLE TWO Assessments Section 2.
 - The word “lease” is confusing and should be “own”.

Section 2. Regular Assessments are Annual Assessments and are currently:

- \$250 per year due on June 30, 2024, for FY 2024-2025
- \$300 per year due on June 30, 2025, for FY 2025-2026

and subject to change. All property owners owe this assessment for EACH SINGLE-FAMILY RESIDENTIAL DWELLING. Property Owners that ~~lease~~ own multiple Single-Family Residences owe the Regular Assessment for EACH ~~leased~~ Single-Family Residential Dwelling. Property owners that own EMPTY lot(s) are assessed a single annual \$250 assessment for FY 2024-2025 and \$300 for FY 2025-2026.

- All present agreed to the proposed By-Laws changes and will be presented and voted upon at the Annual Meeting.
- *Same Agenda will be presented at the Annual Meeting, some areas summarized.*

ADJOURNMENT

Board was adjourned at 9:25am, motioned by Marshall and seconded by Adam.