

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

June 22, 2024

**CALL TO ORDER** – Meeting called to order by John Thornton at 8:00am.

**ATTENDEES**

- President – John Thornton
- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Secretary – Debbie Thornton
- Board Member – Daniel Bourns
- Board Member – Marshall Jackson
- Board Member – Damon Jewell (telephone only)
- Board Member – Sue Wells
- Pool Maintenance – Bob McDonald
- Maintenance – David Breen

**ABSENT**

- Board Member – Adam Hearnberger
- Architectural Control Committee – Jean Stenfors
- TVFD – Pam Goforth

**VISITORS**

**APPROVE / MODIFY LAST MEETING MINUTES**

- May 2024 Meeting and Special Meeting Minutes were approved by all.

**TVFD**– Pam Goforth – Not present

**GROUND MAINTENANCE REPORT**– David Breen

- David arrived late for the meeting at 8:30. He was told we are considering our options, and we gave him a 30-day notice, contract expires on August 7<sup>th</sup>, 2024.
  - He stated he has been mowing, he has been mowing the parks, around the pool, and the boat docks. He was told entrances, boat dock, pool, and parks were the priority.
  - Marshall asked if he could mow around the pool today, for the weekend. Asked if he has the parts needed to repair blower. David replied he is waiting on parts for the blower.
- Scott spoke with Jake Tater about taking over the Maintenance contract and will inform David his contract will not be renewed. He has not been keeping our grounds as expected.

**DOG SITUATION UPDATE** – Sue Wells – nothing to report.

**POOL MAINTENANCE**– Bob McDonald

- Pool has some algae from the way it was winterized. It is being taken care of.

- Unsanitary bathroom situation recurred last year a few times. We have no proof who it is. He will continue to monitor cameras.

## **ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman**

**June 22, 2024**

### *NEW ACC APPROVED APPLICATIONS*

#### *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
- Connie Wiginton (2604) Application for New Manufacture Home placed on property
- Trevor & Melody Sandoval (2601) Application for New home and garage / trees being removed
- Greg Gust Sec 1 (2601) – 3/1/24 Application for new mobile home. Mobile Home has been moved on property.
- Paulsen-(2604) New fence
- Janak (2610) – New house / outside of home is complete, working on inside
- Pickette-Fence – T-posts still need to be removed on south side of property. And gate / has 6-22-2024 to finish project
- Dyson (2601)– New metal house and metal garage in progress. 5-3-2024 Given extension for 2 more month to complete front porch.

#### *APPROVED APPLICATIONS – COMPLETED*

- Al & Tatar (2613) Application for front & back deck with shingled roof
- Scott Monaghan Sec 1 (2613) Application for fence with gate in the back yard complete
- Johnnie Whitlock Sec 2 (2616) Application for new rv carport & rock driveway
- Timothy Mitchell Sec 1 (2610) – 3/1/24 Application for Gazebo and Fire Pit Deck. Complete
- Clayton Janak Sec 2 (2620) 10'x12' wooden deck complete
- 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. complete

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

- Bobby Gardiner Est. % David Camp (2613 Lot 207) Lot maintenance
- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance
- 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.
- Kirkpatrick Sec 1 (2320) – 2/24/24 too many animals, odor, appearance.???
- Daniel Garcia Sec 2 Lots 54-55 (2619) 2/24/24 – Proper camper use, improper buildings, (next to Shanty Town). No response

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

- Edwards (2610)– door repair. Received lots of damage during storm. **10-day letter sent. Received call they will be here to take care of violations Need a fine letter**
  - **Edwards Fine Letter ready for BOD approval.**

- Noriega (2603) Sent certified and regular with pictures Sec 1 Lot 412 (2603) 2/19/24 Mobile home roof and lot maintenance. Is making repairs as much as possible, until electric company can get electric line is moved due to storm.
- David Fisher (2601) Sent certified and regular with pictures. Sent certified fine letter \$1000.00. 2/15/24 Lot maintenance, mobile home maintenance, construction materials, burning of garbage vehicle Fine letter time is up. I spoke with Mr. Fisher on June 16, 2024 about the fine letter. He stated he never received any letters from Thunderbird Point except his letter for the dues for 2024-2025, He stated he was trying to clean up the property as fast as he can, but the trash pickup will only aloud him 4 cans a week. His pickup is not running currently. And he is disabled.

As of June 20<sup>th</sup>, 2024, he is NOT in Good Standing. He owes his 24/25 Assessment and \$1000.00 fine. He will not receive his (green) pool/boat ramp card.

*SUCCESSFULLY CLOSED VIOLATIONS FROM LETTERS*

-

**TREASURER REPORT – Denise Powell as of: 06/15/24**

Savings	\$15,245.02
Checkbook	\$3,401.62
Capital Improvements	\$627.33
Petty Cash	\$32.84
Events	\$2,686.44
Reserve Fund CD	\$12,813.58
<b>TOTAL AVAILABLE</b>	<b>\$42,417.31</b>
Boat Ramp Loan Ballance	\$32,853.04
Other	

- Total Deposits from 05/18/24 to 06/18/24
  - Current FY Assessments received \$ 000.00
  - Old Delinquent Assessments recovered \$ 430.00
  - Interest on CD \$ 156.05
  - Total Deposits \$ 586.05

**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 9
- 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	
				<b>TOTAL</b>	<b>\$12,433.52</b>	
Note: All liens expire after 10 years and must be refiled prior to expiration to continue entitlement						

○ TPOA Current Assessments Summary

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
<b>Total</b>	<b>356</b>	<b>278 / 78%</b>	<b>78 / 22%</b>	<b>53 owe &gt; \$1,000</b>

- \* (3) 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	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	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	
1	242		Byrum	Bobby G. & Ken C	bobby@byrum.13@	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 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 No new address	
1	381		Higginbotham, M	Michael A.	mikehigginbotham	9 Thousand Oaks	Mansfield	TX	76063	903-274-5235	\$200.00		\$2,682.12		\$402.32	\$129.00	\$3,413.44	will file for the lien 4/3/24	
1	113		Hughes	James and Cheree		302 Verde Mesa St	Venus	TX	76084-3847	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	
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	arouth@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	(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 10/19/19. Ltr sent adding 18.13 int. to amt. owed. 1/16/20 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	5		Mata	Rafael Mata		1859 FM 2254	Pittsburg	TX	75686-5646		\$200.00		\$971.71		\$145.76		\$1,317.47	# no good 8/11/23	
1	290		Monarch Holdings	Attr: Austin	austin@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	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	263		Phillips	Pat		7820 Plainview Rd	Krum	TX	76249	940-395-0912	\$200.00		\$1,961.25		\$294.19		\$2,455.44	James has passed, called wife, I/m 6/3/23	
1	316		Spitz	James Spitz							\$200.00		2,300.00		\$345.00		\$2,845.00	214-524-3442	
1	101		Stephens	Chad Allen Stephens		10712 Poinsettia	Gilmer	TX	75644	903-258-6983	\$200.00		2,415.43		\$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	ADDRESS	CITY	STATE	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
2	63		Bonnette	willie etux c/o Randy & Carol		92 CR 1124	Daingerfield	TX	75638	903-645-3311	\$200.00		\$1,850.00		\$277.50		\$2,327.50	5/11/23 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		6323 Swallow Ta	Grand Prairie	TX	75052	972-754-4563	\$200.00		\$2,074.81		\$311.22	50.00	\$2,585.83	taxes not paid in years, got new address & phone # called & l/m/5/1/23
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	Deceased, can't find relatives, Taxes not paid in years 5/13/23 purchased lots 1986
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 Ph#, had to leave message, Taxes paid 1/28/22 Phone # no good, 2022 taxes not paid, called & he won't pay any dues 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	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	194		Hembree	Aubrey Hembree		10120 Las Vegas	Tyler	TX	75704-399	903-526-1677	\$200.00		\$3,458.05		\$518.71		\$4,176.76	Address Good, got new phone # had to leave message 5/14/23
2	105		Hendrix	Delbert		1031 CR 261	Blue Springs	Ms.	38828	662-255-7196	\$200.00		950.00		142.50		\$1,292.50	Can't locate, believe deceased did not send send invoice 6/2/23
2	149		Jeter	Jerry		212 Commerce	Cumby	TX	75433	903-335-1372	\$200.00		3,106.00		\$465.90		3,721.90	Gilbert Head is deceased
2	156		Knight	Morgan Knight		16400 Robin Ro	Canyon	TX	79015	806-543-7735	\$200.00		3,125.00		\$468.75		\$3,793.75	found new address, taxes paid, no phone # found 5/8/23
2	101		Lucas	Terrie	terrielo@att.net	2303 CR 1344	Pittsburg	TX			\$200.00		\$2,450.00		\$367.50		\$3,017.50	no response from anyone 10/30/23
2	14		Maynard	Lee		681 Acorn Trail	Hallsbille	TX	75650		\$200.00		\$2,350.00		\$352.50		\$2,902.50	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	167		Moore	Curtis		4737 Chisholm	Weatherford	TX	76087		\$200.00		\$1,375.00		\$206.25		\$1,781.25	taxes not paid
2	104		Pepper	Ken & Mona Sue		479 Azalea Ln	Mt. Vernon	TX	75457		\$200.00		1,675.00		\$251.25		\$2,126.25	Taxes not paid
2	106		Phelps	Peggy		2030 Starwash	Midlothian	TX	76065		\$200.00		\$1,530.00		\$229.50		\$1,959.50	Taxes not paid
2	19		Ross	Jodie		3490 Stonewall	Wylie	TX	75098		\$200.00		\$2,623.31		\$393.50		\$3,216.81	Yates is 82 years old per been verified, all phone #'s listed not good 8/11/23
2	247		Rush	Gerald Rush		P. O. Box 1985	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	903-370-7888	\$200.00		\$1,700.00		\$255.00		\$2,155.00	
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 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	

## 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).
- 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.

**ALL FINES WILL BE NOTED BY THE TREASURER AND MUST BE PAID BEFORE ACCESS CARDS ARE GIVEN OUT. THEY WILL NOT BE ALLOWED TO ATTEND THE ANNUAL MEETING WITHOUT BEING IN GOOD STANDING EITHER.**



## OLD BUSINESS - None

## NEW BUSINESS

- President needs to establish Nomination Committee to nominate upcoming vacancies:
  - President
  - Secretary
  - Board Member – Damon Jewell
- We proposed adding numerous streetlights throughout the neighborhood and place payment for these on the TPOA Upshur Rule account (approximately \$8-10 per month per light). Sheriff Cortelyou told us again at the last Crime Watch, June 11, 2024, the importance of lighting in our neighborhood to help prevent crime. There have been numerous reports on break-ins, vandalism, and drug activity occurring in unlit areas. John & Deb will research lighting needed and inquire to URECC about feasibility.
- Discussed placing “No dumping of animals” signs at entrances. We seem to be the common place for this, even more so lately. Signs may not eliminate this from happening but will probably help make those doing it think twice about it.
- Playground equipment search - update

















Annual Meeting will be July 20<sup>th</sup> at 10:00am. Board Meeting will be at 8:00am.

**ADJOURNMENT**

Board was adjourned at 9:35am, motioned by Marshall and seconded by Scott. All approved.