

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

May 18th, 2024

CALL TO ORDER – Meeting called to order by John Thornton at 9:01am.

ATTENDEES

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

ABSENT

- Board Member – Damon Jewell (telephone only).
- TVFD - Pam Goforth

VISITORS

- Bob McDonald (Pool Maintenance)
- Junior Blount

APPROVE / MODIFY LAST MEETING MINUTES

- April 2024 Meeting Minutes were approved and will be posted on the website. Motioned by Marshall, seconded by Sue.

GROUND MAINTENANCE REPORT– David Breen

- Unable to work due to being sick for a week with respiratory infection.
- 5/9/24 – mower center pulley broke – parts ordered.
- Extremely wet conditions which have made mowing difficult.

DOG SITUATION UPDATE – Sue Wells

- Dog Complaint form posted on website 4/13/24.
 - Would like to send a letter about a few dogs seen several times roaming neighborhood. She is trying to locate who they belong to. Will place a picture of them on FB and see if we get any responses.

POOL MAINTENANCE– John Thornton

- May 9th, IST completed pool deck resurfacing.
- Grigsby Pools - deck debris removed Friday 5/17, more cleaning needed next week.

- Filter system change out hopefully next week and should be ready for 24th Memorial Day weekend opening.



ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

May 18, 2024

NEW ACC APPROVED APPLICATIONS

- Jeff & Sue Wells (2612) Application for new Metal Building
- Dwayne Boyd & Cate Turner (2601) Application for new carport and to relocate existing carport
- Connie Wiginton (2604) Application for New Manufacture Home
- Trevor & Melody Sandoval (2601) Application for New home and garage
- Al & Dawna Tatar (2613) Application for front & back deck with shingled roof

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- 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
Greg Gust Sec 1 (2601) – 3/1/24 Application. Mobile Home has been moved on property.
- 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
- 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

- Shelley Monaghan (2601)- relocation of existing mobile home with new decks – 120 days to complete (May 1st estimated completion)
- 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.

NEW OR ACTIVE 30-DAY LETTERS 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.**
 - **Time to send a fine. Fines will be discussed later in this meeting.**
- Janice McKee Sec 1 (2613) – porch lattice, storm damage trees. Continue to work on property trees.
 - Find out what their timeline is for cleanup.
- Kirkpatrick Sec 1 (2320) – 2/24/24 too many animals, odor, appearance.???
 - Fine them. It was prematurely cleaned and then let go again. Also, too many animals that are not appropriately taken care of.

- David Fisher Sec 1 (2601) – 2/15/24 Lot maintenance, mobile home maintenance, construction materials, burning of garbage.
 - Litter Abatement Officer and Sheriff Cortelyou have both visited him and sent him a 30 day letter.
 - BOD Fine Letter was sent to all BOD members and approval is needed. All voted and agreed to this letter.
 - John explained all the actions already taken.
- Rodolfo Noriega Sec 1 Lot 412 (2603) 2/19/24 - Mobile home roof and lot maintenance. Will send 10-day letter. Add additional paragraph of what next step will be in the process.
- Daniel Garcia Sec 2 Lots 54-55 (2619) 2/24/24 – Proper camper use, improper buildings, (next to Shanty Town). No response. 30-day letter was sent with no response. A 10-day letter will be sent and will continue the process.

NEW 10 DAY LETTERS (CERTIFIED) ON CCR VIOLATIONS

- Quinn (2605)– 10-day certified and regular letters – Vehicle in messy yard. Public Nuisance on hold. Vehicle has been removed from property. Violation corrected.
- Edwards (2610) – Sent certified and regular with pictures. He will be given a fine letter after approval.
- 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. Pahlman's 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. Start 30-day letter with daughter.

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.
- 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.

TREASURER REPORT – Denise Powell as of: 05/18/2024

Savings	\$24,815.02
Checkbook	\$1,442.10
Capital Improvements	\$627.33
Petty Cash	\$32.84
Events	\$2,686.44
Reserve Fund CD	\$12,813.58
TOTAL AVAILABLE	\$42,417.31
Boat Ramp Loan Ballance	\$32,446.00
Other	

- Total Deposits from 04/14/24 to 05/18/24
 - Current FY Assessments received \$ 810.00
 - Old Delinquent Assessments recovered \$ 150.00
 - Interest on CD \$ 156.05
 - Total Deposits \$1,116.05

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

Teresea McNutt – making payments towards lein - \$200.00 per month. At this time, \$200.00 has been paid.

○ 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
Total	356	278 / 78%	78 / 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	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	75044		\$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 6/3/23 214-524-3442	
1	316		Spitz	James Spitz							\$200.00		2,300.00		\$345.00		\$2,845.00		
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	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
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 & 1/m5/1/23
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 find 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	75704-399	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 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	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	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 1965	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		###	\$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.

OLD BUSINESS

NEW BUSINESS

- TPOA Policy on Fines emailed 5/9/24 to all.
 - 30 day/10 day/fine/then court
- Vote to approve as is or make any changes – none submitted to date. Motion made by Marshall to accept policy letter, seconded by Daniel. All in favor. Motion carried.
- Will be posted on website later today.
- Fisher Fine letter to be sent certified – possibly with Sheriff escort.
- Special Meeting at 11:00 – everyone present fill out Ballot Vote beforehand.
 - John explained his presentation of the Special Meeting.
- Always give new owners the Governing Documents package.
- New Pool/Boat Ramp Access Cards and Readers were ordered and have been received. Place laminated picture near boat ramp referencing the date assessments are due and receive a new card. Also, add in Annual Letter how important it is to let the gate open completely before pulling in.
- Jean created a new gmail account for ACC.
- Crime Watch will be June 11th at the Fire Station, 6:30pm.

ADJOURNMENT

Meeting adjourned at 10:25. Marshall motioned to adjourn, seconded by Sue.