

THUNDERBIRD POINT OWNER'S ASSOCIATION

Annual Meeting

July 20, 2024

CALL TO ORDER – Meeting called to order by John Thornton at 10:00 am.

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
- TVFD – Gene Baxter

ABSENT

- Board Member – Damon Jewell
- Pool Maintenance – Bob McDonald

VISITORS - None

TVFD – Gene Baxter

- New volunteers are needed.
- Had three (3) calls this year – keep brush cut down.
- Fundraisers this year will be Gumbo and Chili Cookoffs.
- Thanked all volunteer fire department members for their work.

GROUND MAINTENANCE REPORT

- David Breen Final workday July 31, 2024
- Jake Tater begins August 1, 2024
 - He will also power wash and stain the boat ramp pier and dock. It will be closed during this time as needed. Denise has offered to let us connect to her water for power washing. They will try to begin during the week.

DOG SITUATION UPDATE – Sue Wells

Sue explained the form on our website. We have procedures for different situations. Owners' name of dogs reported are needed. We cannot control stray dogs. Marshall said possibly take a photo and send out by email and post on website if needed to find owners. Appreciate anyone who would like to help us out. We don't have an animal control officer.

POOL MAINTENANCE – John Thornton

- Being maintained by Bob McDonald and Grigsby Pools. Grigsby Pools has moved their weekly service to EARLY Friday mornings, this should not interfere with the 8am opening time.
- The entire Pool Facility is in excellent working order.
- We are continuing to have problems having to clean up female products in the restroom. Please help police the pools, if you see it, say something. Call the Sheriff if needed but, they will not enforce our hours of operation. Pick your battles, most don't want to be pool police.

ARCHITECTUAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

Jean explained Debby Newman is a part of ACC along with Junior Blount. Debby explained the approval process for applications. If redoing your fence with basically the same materials (some with a small difference) does not need approval. For any violations - They will send out 30-day, 10-day, and then will be taken to court and fined. This community has improved a lot in the past 6 years, and we will continue this process.

John explained the fine process and how it is being used on the property on (2601).

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						
<u>Owner Name</u>	<u>Property Section</u>	<u>Lot Number</u>	<u>Court Case Number</u>	<u>Date of Lien</u>	<u>Lien Amount</u>	
Ken and Vickie Toliver	2	109,110,288,289, 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 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	\$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	Attr: Austin Ernest and Lonita	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 taxes not paid in years, can't reach anyone 9/12/23
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	Norma, can't pay dues, will give away 6/7/23
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	taxes not paid in years, got new address & phone # called & l/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
2	92		Courson	Jack D.c/o Ernestine Courson							\$200.00		\$3,000.00		\$450.00		\$3,650.00	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	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	
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.

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.

John explained how to contact Upshur Rule and light up your area.

- **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.
 - Written ballots were distributed, and 29 votes tallied. The below are the results:
 - President – Marshall Jackson
 - BOD – Trish McDonald
 - BOD – Al Tater

- Playground equipment search for future purchase *examples*:









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.

- The membership voted to approve the By-Laws changes as presented. Motioned by Sue and seconded by Scott.
- John gave out Tommy Rozell’s phone number in response to complaints about road conditions. Residents should contact Rozell as these are county roads.

ADJOURNMENT

Meeting was adjourned at 10:55am, motioned by Sue and seconded by Scott.