

THUNDERBIRD POINT OWNER'S ASSOCIATION

Board of Directors Meeting

August 17, 2024

CALL TO ORDER – Meeting called to order by Marshall Jackson at 7:59am.

ATTENDEES

- President – Marshall Jackson
- Vice President – Scott Monaghan
- Treasurer – Denise Powell
- Secretary – Debbie Thornton
- Board Member – Adam Hearnberger
- Board Member – Daniel Bourns
- Board Member – Patricia McDonald
- Architectural Control Committee – Jean Stenfors
- Architectural Control Committee Assistant – Debby Newman

ABSENT

- Board Member – Al Tatar
- Maintenance – Jake Tatar
- TVFD – Pam Goforth
-

VISITORS

APPROVE / MODIFY LAST MEETING MINUTES

- July Minutes approved were approved as is by all. Sue motioned and Adam seconded.

TVFD– Pam Goforth - Absent

GROUND MAINTENANCE REPORT– Jake Tatar (Absent)
Report given by Scott Monaghan

- Contract for Jake Tatar began on August 1, 2024. Maintenance Contract was rewritten and copy of contract was given to Denise to be filed with Form 1099, signatures are needed and will be received today after this meeting.
- Doing great! Finished the boat ramp, stain on it looks good!
- Some equip parts for mower were needed and he took care of it.
- Combination lock will be changed on equipment storage room.
- Trees by dam needs to be looked at and work is needed around trees. Jake will go over and observe what is needed, Adam will also look into this.

DOG SITUATION UPDATE – Sue Wells

- No reports other than dogs getting into resident trash cans and making a mess. Picture will be posted on FB and website.

POOL MAINTENANCE – Bob McDonald

- Replacement for Bob needed. Bob will no longer work the pool area after cover is placed on it for the winter. Bob will train new person and will be available to help as needed.
- Alge problems were a problem in the pool, John and Bob together worked on this issue with Grigsby pool. All good now.
- There is a crack on the deck and this will be taken care of.
- A few of the ladders have come loose and need to be repaired. Debbie will look into this for company name.
- Question on if entire area will be locked in the winter months. Answer was No due to pipes freezing up in the past. Second Gate will be returned so during the winter no access to the pool, if other door remains unlocked.

ARCHITECTURAL CONTROL COMMITTEE – Jean Stenfors & Debby Newman

NEW ACC APPROVED APPLICATIONS

- Kris Robinson (2607) application for metal house
- Edgar Aguinaga (2603) application for storage containers to remain on property in a platform position.
- Tim Mitchell (2610) application for metal garage
- Charlie Winn (2602) application for mulch plants 4ft and under
- Patrick Jackson (2610) application for concrete driveway

APPROVED APPLICATIONS – CONSTRUCTION IN PROCESS

- Patrick Jackson (2610) application for concrete driveway
- Connie Wiginton (2604) Application for new storage shed and a carport with storage on concrete slab, Front, back and side decks
- 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
- 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

- Edgar Aguinaga (2603) application for storage containers to remain on property in a platform position
- Charlie Winn (2602) application for mulch plants 4ft and under
- Greg Gust Sec 1 (2601) – 3/1/24 Application for new mobile home
- Jeff & Sue Wells (2612) Application for new Metal Building
- Daniel Bourns (2611) Application for new Metal storage shed
- Logan Caddell (2603) Application for new Manufacturer Home

NEW OR ACTIVE 30-DAY LETTERS ON CCR VIOLATIONS

- Tom Ray (2613) Lot Maintenance Maintenance Improvements Dumping
- John Wells (2601) Lot Maintenance Maintenance Improvements Dumping
- John Wells (2604) Lot Maintenance Maintenance Improvements
- Bobby Gardiner Est. David Camp (2613 Lot 207) Lot maintenance corrected violation
- Noriega (2603) Sec 1 Lot 412 (2603) 2/19/24 Mobile home roof and lot maintenance. Continues to make small repairs.

NEW 10 DAY LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS

- Jeffery Boniol (2613 Lot 205 & 206) Lot maintenance 10-day certified and regular letters with pictures
- 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. Text from Janice she will try to get property taken care of as soon as possible.

Maybe talk with family members about issues needed and possible sale.

NEW 10 DAY LETTERS (CERTIFIED AND REGULAR) ON CCR VIOLATIONS

- 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.**

TREASURER REPORT – Denise Powell As of: 08/17/2024

Savings	\$57,272.18
Checkbook	\$1,247.55
Capital Improvements	\$3,638.50
Petty Cash	\$128.15
Events	\$478.32
Reserve Fund CD	\$12,975.07
TOTAL AVAILABLE	\$75,739.77
Boat Ramp Loan Balance	\$32,012.00
Other	

- Total Deposits from 07/18/24 to 08/17/24
 - Current FY Assessments received \$8,130.00
 - Old Delinquent Assessments recovered \$ 477.50
 - Interest on CD \$ 161.49
 - Total Deposits \$8,768.99

Monday she will move \$4000.00 from Savings into Checkbook to make bills. All incoming deposits go to Savings first then moved as needed.

Actions completed in last month:

- 30-Day Letters Next Round Out By Aug 31
- 10-Day Letters Next Round Out Sept 30
- New Suits Filed for Liens 3 (0) lien judgement pending
- New Suits Yet to File 0
- Active Assessment Liens updated below (no change since May):

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 Current Assessments Summary as of: 08/17/2024

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	268	180* / 88%	88/33%	22 owe > \$1,000
2	88	26 / 30%	62/70%	34 owe > \$1,000
Total	356	206 / 58%	150/42%	56 owe > \$1,000

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

SECTION I – Delinquent Owners owing greater than \$1000

SEC	LOT	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS	ST	ZIP	PHONE	CURRENT DUE	PAST DUE	INTEREST	COURT LEGAL	TOTAL DUE	COMMENTS
1	5	Mata	Rafael Mata		1859 FM 2254	Pittsburg TX	75686-5646		\$250.00	\$1,171.71	\$175.76		\$1,597.47	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	11	Beauman	Jennifer		253 CR 1332	Pittsburg TX	75686	903-708-7097	\$250.00	\$706.61	\$105.99	\$204.00	\$1,266.60	Got Lien on property
1	101	Stephens	Chad Allen Stephens		10712 Poinsettia	Gilmer TX	75644	903-258-6983	\$250.00	2415.43	\$362.31		\$3,027.74	
1	113	Hughes	James and Cheree Hughes		302 Verde Mesa S	Venus TX	76084-384	702-383-6617	\$250.00	2,150.00	\$322.50		\$2,722.50	
1	190	Martin	Anna Martin c/o Donna Routh	drouth@yahoo.com	415 Annex Lane	Little Elm TX	75068	972-365-7241	\$250.00	2,350.00	\$352.50	-	\$2,952.50	Anna Martin (Deceased)
1	242	Byrum	Bobby G. & Ken C	kennethbyru.19@gmail.com	112 N. 5th St.	Quinlan TX	75474	214-803-6251	\$250.00	\$1,120.00	\$198.00		\$1,568.00	Bobby deceased, son is Ken? Sending letter, see what happens 2/22/24
1	244	Dreher	Douglas Matthew		12 London Rd.	Ashville NC	28806	828-214-9433	\$250.00	\$2,275.00	\$341.25		\$2,866.25	being auctioned off 11/7/23 for taxes
1	246	Buckner	Charles Glen Buckner Jr		PO Box 1165	Pittsburg TX	75686-116	903-767-1095	\$250.00	\$1,425.00	\$213.75	204.00	\$2,092.75	Got the lien 6/6/23, called & got recording
1	263	Phillips	Pat		7820 Plainview Rd	Krum TX	76249	940-395-0912	\$250.00	\$1,961.25	\$294.19		\$2,505.44	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	282	Martin	Adzie Marion		3501 Cheyenne	Garland TX	07-5044		\$250.00	1,450.00	\$217.50		#####	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	290	Monarch Holding	Attn: Austin	admin@monarchpropertygroup.com				817-197-3193	\$250.00	\$2,225.00	\$333.75	-	\$2,808.75	can't sell due to problem w/ heirs 7/25/24
1	305	Fain	Linda		7128 Dee Cole Dr.	The Colony TX	75056	972-849-3456	\$250.00	\$1,797.23	\$269.58		\$2,316.81	4/3/24
1	315	Jungman	David & Lori		607 W. Washington	Kosse TX	76653	214-499-2871	\$250.00	1,150.00	\$172.50		\$1,572.50	spoke w/Mr. Jungman & he wants to get rid of
1	316	Spitz	James Spitz						\$250.00	2,300.00	\$345.00	-	\$2,895.00	James has passed, called wife, l/m 6/3/23 214-524-3442
1	327	Munoz, Jr.	Ernest and Lonita Munoz, Jr.		2505 Wedglea Dr.	Dallas TX	75211	214-603-8448	\$250.00	1,850.00	\$277.50	-	2,545.86	
1	329	Travis	Eldon Travis		301 S. Park Blvd #	Mabank TX	75147		\$250.00	\$1,325.00	\$198.75		\$1,773.75	found Kayla Travis Blanton, (daughter or grand
1	381	Higginbotham, Michael	Michael A.	mikehigginbotham@gmail.com	9 Thousand Oaks	Mansfield TX	76063	903-274-5235	\$250.00	\$2,682.12	\$402.32	\$129.00	\$3,463.44	will file for the lien 4/3/24
1	385	Koenig	Kenneth c/o Anne Koenig		1610 Wilson Rd.	Cary NC	27513		\$250.00	\$2,570.00	\$385.50		\$3,205.50	Both are deceased, no Relatives
1	422	Buckner	Kenneth Buckner		4300 D Hare Dr. Apt	Mesquite Tx	75150	214-502-0794	\$250.00	\$1,775.00	\$266.25		\$2,291.25	Kim Harris is daughter, mother doesn't want t
1	431	Danforth, Jr.	Walter R. and Joan		714 Parkview	Forney TX	75126	(972)216-0825	\$250.00	\$2,000.00	\$300.00		\$2,550.00	Lawsuit dismissed relatives want CAD to take
1	440	Carroll	Lorna Gaye		1204 Westwood D	Henderson TX	75654	870-299-0636	\$250.00	\$750.00	\$112.50		\$1,112.50	Sending 10 day letter 02/20/24
1	456	Hart	William		3132 Quail Lane	Longview TX	75602	903-668-5124	\$250.00	\$913.13	\$136.97		\$1,300.10	Checked Been Verified & no luck, 10/13/23 No new address

NOTES

- 22 Owners owe Greater than \$1,000 (up 1)
- Total Delinquent SEC I \$50,302.21

Lein on Charles Buckner – 13920/13919 (246/247 lots) – Lots are commercial. He would like to pay \$4027.75, plans to sell. We will allow payment of \$4000.00. Denise will speak to him about resolution. *More discussion needed on this one.

SECTION II - Delinquent Owners owing greater than \$1000

SEC	LOT	Pool Car	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS		ST.	ZIP	PHONE	CURRENT DUE	PAST DUE	INTEREST	COURT/LEGAL	TOTAL DUE	COMMENTS
2	143		Barnett	Tonya		405 Northgate Cir	Burnet	TX	78611	903-922-0544	\$250.00	\$1,673.75	\$251.06		\$2,174.81	
2	63		Bonnette	willie etux c/o Randy & Carol Martz		92 CR 1124	Daingerfield	TX	75638	903-645-3311	\$250.00	\$1,850.00	\$277.50		\$2,377.50	wants the county to take it over 5/11/23
2	71		Burgett	JT& Bettie Sue		NJ 14 Lake Chero	Longview	TX	75603	903-452-6365	\$250.00	\$1,642.50	\$246.38		\$2,138.88	taxes not paid in years, can't reach anyone 9/12/23
2	124		Cantrell	Norma J Cantrell		6 323 Swallow Tail C	Grand Prairie	TX	75052	972-754-4563	\$250.00	\$2,074.81	\$311.22	\$0.00	\$2,585.81	Norma can't pay dues, will give away 6/7/23
2	72		Corson	James Kevin		10950 Woodmead	Dallas	TX	75228	601-723-9531	\$250.00	\$2,872.50	\$430.88		\$3,553.38	taxes not paid in years, got new address & phone called & /m/s/1/23
2	92		Corson	Jack D.c/o Ernestine Courson							\$250.00	\$3,000.00	\$450.00		\$3,700.00	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 Rd	Longview	TX	75602	903-576-4556	\$250.00	\$811.00	\$121.65		\$1,182.65	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	\$250.00	\$2,226.68	\$334.00		\$2,810.68	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 #60	Gilmer	TX	75644-370	903-790-0086	\$250.00	1,325.00	\$198.75		\$1,773.75	taxes never paid, called phone # can't l/m vat
2	158		Harmon	George c/o denny Jack Harmon		17724 S. FM 148	Scurry	TX	75158		\$250.00	\$2,076.25	\$311.44		\$2,637.69	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	75704-391	903-526-1677	\$250.00	\$3,458.05	\$518.71		\$4,226.76	Found Ph# had to leave message, Taxes paid 1/28/23 Phone # no good, 2022 taxes not paid, 5/13/23
2	105		Hendrix	Delbert		1031 CR 261	Blue Springs	Ms.	38828	662-255-7196	\$250.00	950.00	142.50		\$1,342.50	2022 taxes not paid, called & he won't pay any dues 5/13/23
2	149		Jeter	Jermy		212 Commerce St	Cumby	TX	75433	903-335-1372	\$250.00	3,106.00	\$465.90		3,721.90	Rec call from Jerry, his wife got the lot in a div
2	156		Knight	Morgan Knight		16400 Robin Road	Canyon	TX	79015	806-543-7735	\$250.00	3,125.00	\$468.75		\$3,843.75	Address Good, got new phone # had to leave
2	100		Langley	Larry Ray Langley	larry.langley@gmail.com	902 NW Ave J	Seminole	TX	79360		\$250.00	\$761.26	\$114.19		\$1,125.45	phone # no good, found e-mail, sent email 7/16/24
2	101		Lucas	Terrie	terrie@lucas@gmail.com	2303 CR 1344	Pittsburg	TX			\$250.00	\$2,450.00	\$367.50		\$3,067.50	
2	14		Maynard	Lee		681 Acorn Trail	Hallsville	TX	75650		\$250.00	\$2,350.00	\$352.50		\$2,952.50	Can't locate, believe deceased did not send invoice 6/2/23
2	167		Moore	Curtis		4737 Chisholm Tr	Weatherford	TX	76087		\$250.00	\$1,375.00	\$206.25		\$1,831.25	Gilbert Head is deceased
2	104		Pepper	Ken & Mona Sue		479 Azalea Ln.	Mt. Vernon	TX	75467		\$250.00	1,675.00	\$251.25		\$2,176.25	Found new address, taxes paid, no phone # found 5/8/23
2	106		Phelps	Peggy		2030 Starwashed	Midlothian	TX	76065		\$250.00	\$1,530.00	\$229.50		\$2,009.50	no response from anyone 10/30/23
2	19		Ross	Jodie		3490 Stonewall Rd	Wylie	TX	75098		\$250.00	\$2,623.31	\$393.50		\$3,266.81	Jodie is Deceased, ph.# no good
2	247		Rush	Gerald Rush		P. O. Box 1065	Pittsburg	TX	75685		\$ 250.00	575.00	\$86.25	352.30	\$1,263.55	Tammie Watson Realtor 430-201-8252
2	4		Simon	Sharon		3740 Gus Thomas	Mesquite	TX	75150	903-270-7888	\$250.00	\$1,700.00	\$255.00		\$2,205.00	Simon has passed
2	157		Snyder	Henry and Joy Snyder		4027 Dutton Dr.	Dallas	TX	75211-630	(214) 330-3903	\$250.00	\$2,682.12	\$402.32		\$3,334.44	
2	112		Spratt	Ronnie & Doris		1502 McHam	Irving	TX	75061		\$250.00	1,875.00	\$281.25		\$2,406.25	
2	152		Steele	Charles E. EST							\$250.00		\$35.50		\$1,985.50	
2	288		Toliver	Ken and Vickie		1541 CR 134	Kaufman	TX	75142	972-365-6513	\$250.00	2,075.00	\$311.25		\$2,636.25	called & v/m is full 7/12/24
2	66		Wammack	Michael		2080 Main St. TR	Sulphur Springs	TX	75482	903-243-1158	\$250.00	\$3,346.67	\$487.00		\$3,983.67	Have not had a response since 7/23
2	113		Watson	Gage		208 Debra	Longview	TX	75604		\$250.00	\$1,147.36	\$172.10		\$1,519.46	got judgement
2	88		Weeks	Jerry est		507 Kent St.	Pittsburg	TX	75686	903-946-2869	\$250.00	\$1,100.00	\$165.00		\$1,515.00	are 1435.13 plus the dues can't pay,
2	36		Welch	Rodney		3688 Deer Rd.	Gilmer	TX	75644		\$250.00	\$2,018.75	\$302.81		\$2,571.56	Taxes not paid
2	37		Welch, SR	Robert Charles		3640 Aspen Tr.	Gilmer	TX	75644		\$250.00	\$2,133.75	\$320.06		\$2,653.81	Taxes not paid
2	81		Windstein	Michael		125 Mountain View	Hot Springs Nat'l	TX	71913	501-538-8346	\$250.00	\$1,850.00	\$277.50		\$2,377.50	no taxes paid
2	29		Yates	Jimmy		P.O.Box 1426	Texarkana	TX	75504	501-920-8463	\$250.00	\$1,375.00	\$206.25		\$1,831.25	Yates is 82 years old per been verified, all phone #'s listed not good 8/11/23

NOTES

- 34 Owners owe Greater than \$1,000 (up 2)
- Total Delinquent SEC II \$84,782.55
- GRAND TOTAL DELINQUENT
 - SEC I \$50,302.21
 - SEC II \$84,782.55
 - TOTAL \$135,084.76

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
- Repair of pool ladders that are loose.

OLD BUSINESS

- **Street Light Improvement Plan – Daniel Bourns**
 - A reminder email about their residents gaining their own personal light will be sent to all.
- By-Laws have been amended per approval at the Annual Meeting and placed on website.

NEW BUSINESS

- All leaves in pool are from neighbor's tree. Will work with her during a fall clean-up day to remove them.
- Adam brought restroom signs for women's restroom at the pool. They will be installed today after the meeting.

ADJOURNMENT

Board was adjourned at 10:00am, motioned by Adam and seconded by Sue.