



Loon Bay Property Owners Association

P O Box 5275
Mabank, TX 75147

www.loonbaypoa.org

To: Members of the Loon Bay Board of Directors
From: Brynja Burns, Secretary
Subject: Minutes of the Special Member Meeting held April 15, 2023
Location: CR Legacy Event Center; 2205 W Main St; Gun Barrel City, TX 75156
Date: April 21, 2023

Board Members present were:

President: Teresa Martin
Treasurer: LaToya Harris
Secretary: Brynja Burns
Vice President, Richard Siemens, was absent with apologies.

President Teresa Martin called the meeting to order at 10:15 am. A quorum was present as established by the sign-in sheet. The pledge of allegiance was recited, and the meeting began with an invocation. Teresa began by speaking about the updates made to the Loon Bay POA website and that anyone who has questions can reach out to a volunteer by emailing them at one of the email addresses on the Contact Us tab of the website.

Teresa announced that Board Members at large, Deborah Shirey and Howard “Skip” O’Neal, have resigned. William Dickens has volunteered to fill one of the vacancies. William was not present so Teresa spoke about his background. William was nominated to fill the vacancy of board member at large. The motion was seconded, discussion ensued, and the motion carried unanimously. Teresa asked that anyone who wished to be considered for the remaining vacancy contact her or another board member.

Security Lead, Rusty Burns, announced where the exits and restrooms are located and that he is a former EMT and can perform CPR if necessary.

Richard Yaws introduced himself, said he is running for Gun Barrel City Council, and spoke about the upcoming election.

Minutes from the February 18, 2023, meeting were distributed. Motion was made by Karen Mabry to approve the minutes as printed. The motion was seconded, and the motion carried.

The Lead of each Special Committee spoke briefly about what is going on with each of their committees and took questions from residents. The Committee Leads present who spoke were:

Welcome Committee: Karen Mabry spoke about the Welcome Packets she is preparing. She announced that she received an email at the Welcome@LoonBayPOA.com email address and would be contacting her first new resident this evening. She also spoke about the Loon Bay Directory she will be compiling. Residents may have any information they want in the directory and said it is completely voluntary whether they want to be included or not.

Finance Committee: LaToya Harris (Treasurer) and Jim DeCuir spoke about the balance sheet and the POA finances. (See attached.)

Communications/Website/IT: Sean Martin spoke about recent updates to the Loon Bay POA website.

Events Committee: Deidre Jones and Dawn Manley spoke about upcoming events on May 27 in South Park, July 1 (Fourth of July celebration), August 1 (National Night Out), August 26 (Back to School), October 21 (Movies in the Park), and December 1-25 (Christmas Light Contest)

Security Committee: Rusty Burns spoke about security and that everyone should try to make their property safer by installing cameras or at least a sign that says you have cameras. Rusty mentioned that his home is monitored by the Blink camera system and only costs about \$110 per year to monitor. An unnamed resident announced that they had to call 911 because they thought someone was trying to abduct their child from their driveway.

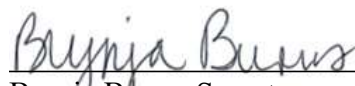
Legal: Amber Fulton spoke about the Bylaws and increases in the annual dues and that the amendments voted on at the last meeting needed to be reaffirmed since sufficient notice was not given to the members. Amber moved to amend the Bylaws, Article V, Section 1, as presented. Motion seconded. Discussion ensued. Motion carried unanimously. Amber moved to amend the Bylaws, Article V, Section 4, as presented. Motion seconded. Discussion ensued. Motion carried unanimously, and the Bylaws have been amended. (See attached amendments.)

Parks Committee: Monty Jones spoke about improvements to both parks and said South Park should be open within two weeks.

Gary Lerew, a Loon Bay resident who is running for Gun Barrel City Council, spoke about the upcoming election on May 6 and said his contact information will be included in the Loon Bay Directory.

The meeting adjourned at 11:37 am.

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.



Brynja Burns, Secretary

April 21, 2023
Date

Proposed Bylaws Amendments

Proposed Amendment 1: Strike Article V, Section 1, in its entirety and insert the following:

- a. The annual dues for a vacant lot (without a residence) will be \$42 per year.
- b. The annual dues for multiple vacant lots (without a residence) that are not platted/surveyed together will be \$42 per lot per year.
- c. The annual dues for a residence on one or more *adjacent* lots (platted/surveyed together) will be \$136 per year.
- d. The annual dues for multiple residences will be \$136 per residence.

Proposed Amendment 2: Strike Article V, Section 4, in its entirety and insert the following:

Property Transfer: There shall be a \$300 Resale Certificate Fee and a \$50 Transfer Fee assessed on any property transferred to another party by sale or any other means.

UNAUDITED

LOON BAY PROPERTY OWNERS ASSOCIATION
PRELIMINARY
RESTATE BALANCE SHEET

December 31, 2022

prepared 4-9-23
using excel

ASSETS

CASH	70141	
ACCOUNTS RECEIVABLE	102634	QB member accounts
ALLOWANCE FOR DOUBTFUL ACCOUNTS	-90000	Est of non collectable QB acs
ACCOUNTS RECEIVABLE NET	12634	Net est of collectable QB acs

TOTAL CURRENT ASSETS 82775

CAPITAL ASSETS

REAL ESTATE - NORTH PARK	90005	cost basis of
OTHER COMMON AREA ASSETS	3652	various capital
PICNIC TABLES	5600	improvements
REAL ESTATE - SOUTH PARK	80211	
TOTAL COMMUNITY PROPERTY	179468	
ACCUMULATED DEPRECIATION	-92408	depr to date
NET CAPITAL ASSETS	87060	

TOTAL ASSETS 169835

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LIABILITIES AND EQUITY

LIABILITIES 0

EQUITY 169835

TOTAL LIABILITIES AND EQUITY 169835

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Note estimate of allowance for doubtful accounts
all of Z member accounts past due over 90 days at 12-31-22
plus half of non Z member accounts over 90 days at 12-31-22

severly overdue
9 months overdue