



**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 Board of Directors Meeting held July 28, 2023
Date: August 5, 2023

President Richard Siemens called the meeting to order at 18:04 pm at 600 W Gun Barrel Lane, Gun Barrel City, Texas. This meeting is a regularly scheduled monthly Board of Directors meeting.

Board Members present were:

President: Richard Siemens

Vice President: Jay Scherer, via phone

Secretary: Brynja Burns

Treasurer: LaToya Harris was absent with apologies

The pledge of allegiance was recited, and the meeting began with an invocation. Because only three board members were present, a quorum was not established.

Audience Members present were:

Randy Teague, mayor of Mabank

Bryant Morris of Mabank Water

Jim DeCuir

James and Tessie Smitty

Monte and Dee Jones

The Board recognized Mabank mayor, Randy Teague, and Bryant Morris from Mabank Water, who spoke for 45 minutes about the water facilities adjacent to North Park. Mr. Morris distributed a site plan (attached) of proposed upgrades that Mabank Water wants to make, which includes 50 feet of North Park. Mayor Teague asked if Loon Bay POA would consider selling 50 feet of North Park in order for these upgrades to be made. Mr. Morris also spoke about road improvements in Mabank that will improve school traffic. Mayor Teague requested a decision on the potential sale in the next couple of months, and mayor Teague and Mr. Bryant left the meeting.

The mayor's proposal was discussed, as well as obtaining the value of the property. The potential of buying a vacant lot that is currently for sale two lots north of North Park to use for parking for the North Park boat ramp was discussed, and it was decided the matter needs to be brought to the membership at the Semi-Annual Membership Meeting, which will be held August 26, 2023, at the CR Legacy Event Center; 2205 W Main St; Gun Barrel City, TX 75156.

LaToya Harris emailed the financial reports to Richard Siemens prior to the meeting, and Richard forwarded the attachments to Jay Scherer and Brynja Burns. Discussion was had regarding park reserves and funds in the checking and savings accounts, and Jim DeCuir questioned whether \$40 of the annual \$130 dues was set aside for improvements to the parks, and recommended the POA open up a second savings account. The Financials were approved as presented.

Richard raised the questions about whether there is a maximum amount of funds allowed in bank accounts for non-profits and who prepares the tax returns. Jim DeCuir said he is not a practicing CPA but thinks there is no limit to the funds allowed in accounts for non-profits. Dee Jones asked who prepares the POA's tax returns. Jim DeCuir said that CPA Theresa Cryer previously handled the POA's tax returns but no longer does any work for Loon Bay POA, and Jim DeCuir offered to try to find a local CPA who has done HOA work.

Committee Reports (the Security and Welcome committee leads were absent):

Events: Richard Siemens discussed the possibility of having a mixer once per quarter and would like to plan two to four gatherings per year where members can get together. Dee Jones suggested gatherings around Halloween and back-to-school times and will get together with the Events Committee to make some plans.

Parks: Dee Jones said that park cards are distributed to property owners, not to renters, and Monty and Dee Jones discussed removing the dock from South Park and using those materials at North Park.


Communications: Jay Scherer said he is updating the website and is uploading meeting minutes to the website. He has wiped out completely all the various emails and now there is only one email to contact members of the Board of Directors, and he will monitor that email account.

James Smitty asked about the possibility of making Loon Bay a gated community, and it was discussed that a fence would need to be built between Loon Bay and Harbor Point for that to be considered.

It was decided to have an additional Board Meeting on August 11, 2023, in preparation for the Semi-Annual Membership Meeting, and to add to the agenda for the Semi-Annual Membership Meeting the option of selling 50 feet of North Park and that time will be set aside after the meeting for park card replacements. Notice of the Semi-Annual Membership Meeting will be posted to the Loon Bay website, as well as mailed and emailed to the membership no later than August 11, 2023.

The meeting adjourned at 19:35 pm.

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



Brynja Burns, Secretary

August 5, 2023
Date