



## **Loon Bay Property Owners Association**

**P O Box 5275  
Mabank, TX 75147**

**[www.loonbaypoa.org](http://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 September 29, 2023  
Date: September 29, 2023

President Richard Siemens called the meeting to order at 5:48 pm at 600 W Gun Barrel Lane, Gun Barrel City, Texas.

Board Members present were as follows:

President: Richard Siemens

Vice President: Jay Scherer, via Skype

Secretary: Brynja Burns, via Skype

Treasurer: LaToya Harris was absent with apologies

Peter Muller: Board Member at Large

JoAnn Cisneros: Board Member at Large was absent with apologies

Guests present were: Jim DeCuir, Monty Jones, Deidra Jones, Bonnie Smith (via Skype), Bob Scaggs (via Skype), Sheri Pixley (via Skype), Gus Trevino (via Skype), and two others (via Skype) Marty Mullins (via telephone), Mandy Mullins (via telephone), Alfred Hargitai, Lisa Hargitai.

Jay said approval of previous minutes will be postponed until next time.

No representatives from the welcome or security committees were present. Jay Scherer from the Events committee said both candidates for mayor will speak at 1pm at south park. Dee Jones is running that event. Jay asked if any funding would be required for the event, and none was needed. Richard Siemens said he will send Jay some photos from the trash off to add to the website.

Jim DeCuir from the Finance Committee said we use QuickBooks to generate financial statements; in the future, we will be shifting to QuickBooks so accounts receivable in proper manner. Richard will scan and email details to Jay and Brynja.

Jim also mentioned LaToya's rates were increasing to \$500/month. Motion to approve the increase was made by Pete Muller, seconded by Jay Scherer, and the motion carried.

Jim DeCuir had questions about the bank accounts and removing people from the accounts who are no longer members of the board. Jay moved to delete anyone no longer on the board from the bank account; Brynja seconded; motion carried.

Jay and Monty Jones hung new swings at South Park and will submit the bill to the board for approval. Jay called TRWD re permit to demo dock; no permit needed but they don't want us to remove the boards until we have someone to remove the poles as well. Jay called around and found a one-week dumpster rental for \$600 for remove of the boards. Monty agreed to coordinate the removal of the boards and poles.

Jay said he updated the website with the upcoming "Shred-It" event and added the most recent minutes.

Jay said he and Richard met with Mabank and, until they can provide us with exactly how much land they require, there's not a whole lot we can do; we gave them the task to identify how land they need but no more; our task is to contact an attorney that deals with POAs and land or a tax attorney to determine the most advantageous way to get the things we need done accomplished without taking a huge capital gain; we as the Board need to come up with a list of projects we may want them to do that would be deducted from the purchase price.

Telephone dropped the call, and it took several minutes to re-establish connection.

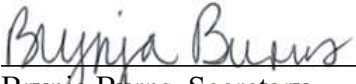
The Hargitais wish to build a garage structure next to South Park to house their boat. Due to the size of the boat the structure would not meet the setback required by city code. Marty Mullins who sits on the City Board of Adjustment and spoke about the process that had already taken place and that the only remedy left the Hargitais was to purchase the needed land (approx. 1 foot). Alfred Hargitai spoke about the project what he wished to do going forward. It was determined that the Hargitais would present their project at the next membership meeting and the homeowners would need to vote to approve the land sale for their project to move forward.

Jay recommended that the committee assignments agenda item be tabled until next meeting.

Richard said the insurance will expire October 28, 2023, and the insurance company has declined to renew and asked for volunteers to look for another insurance company. Brynja had reached out to the president of the Harbor Point POA and sent the name to Richard and Jay an email with the insurance company name, and Brynja agreed to reach out to that insurance company to get a quote. Board Member at Large, Peter Muller, said he would also look into getting another insurance quote.

Meeting adjourned at 7:02 pm.

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

  
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Brynja Burns, Secretary

March 31, 2024  
Date