



**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 October 27, 2023
Date: October 27, 2023

President Richard Siemens called the meeting to order at 5:41 pm at 600 W Gun Barrel Lane, Gun Barrel City, Texas.

Board Members present were as follows:

President: Richard Siemens

Vice President: Jay Scherer

Secretary: Brynja Burns was absent with apologies

Member at Large Peter Muller

Member at Large JoAnn Cisneros was absent with apologies

Treasurer: LaToya Harris

Guests present were Monty Jones, Gary Larue, and T Ray Manley

Approval of minutes for both September and October was tabled until next meeting due to lack of quorum.

No comments were received from the public.

Budget Report:

LaToya Harris went over the financial statements attached. Changes to the way bad debt is reported were noted. Some overdue payments were classified as bad debt not likely to be collected. Concern about the collectability of these amounts was expressed if they were “written-off.” Jim DeCuir to provide impacts of writing off this debt at a future meeting. To provide a more realistic picture of funds availability there are two reports, one showing all debt and another only including debt that was deemed collectable. It was mentioned that we had a debt collection firm in the past and it was suggested the finance committee provide options along that route. Finally, liens were brought up and whether the properties with liens have been updated for current years. Finance committee to answer.

Committee Reports:

No representatives from the welcome, security, or finance committees were present. Jay Scherer for the Events committee said Mayor's Candidate Forum was held in South Park. Monty Jones said the event went well with about 30 people in attendance. Jay said he was going to start getting quotes for the various improvement projects approved at the August members meeting now that he's back and the communications committee had no updates.

Board Actions Since Last Meeting

Brynja Burns asked that the board be informed that Member Validation Forms have been sent out asking homeowners to update/confirm their information is correct/current. Some responses have been received.

Old Business:

Liability Insurance quotes were received from Gans Smith and Evenston, Burns & Wilcox, Ltd., and the Patterson Agency. After review of coverages, Jay Scherer moved to contract with U.S. Risk, LLC through the Patterson Agency for \$2,795.00 annually. Peter Muller seconded the motion. Richard voted in favor and texted Brynja and JoAnn. Upon receipt of a positive vote from either, we will acquire the policy. Results to be discussed at the next meeting.

In preparation for sale of a portion of North Park to the City of Mabank for their water intake expansion, the board discussed several projects that must be and/or could be a part of negotiations with the City of Mabank. These projects included: moving the meter and breaker box onto the remaining land, installing a new fence and relocating the gate, repair of the sea wall, accommodating boat parking in their design, repair/replace/expand the dock at North Park, add a pavilion to South Park, move/rebuild North Park shelters to remaining property or South Park, ensure the new facility design is more in line with a residential neighborhood. This was just brainstorming and not to be interpreted as the final POA negotiating position.

Peter Muller volunteered to be and was assigned as board liaison to the Events Committee.

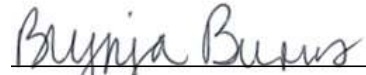
As we are about to begin making repairs to the parks, Jay again brought up the idea of getting a Lowe's Prepaid Credit Card to improve efficiency. The card would only be loaded with funds approved by the board, statements would be reviewed at Board meetings, and there is a 5% discount on Lowe's purchases. Peter made a motion to acquire a card, Richard seconded, Jay was in favor. Upon one more affirmative vote from either Brynja or JoAnn, the card will be established. Results to be discussed at next meeting.

New Business:

Per the Bylaws, a nominating committee needs to be assembled to vote in a new Board at the January Members meeting. All present were asked to bring back names of potential nomination committee members for consideration at the November meeting.

Meeting adjourned at 7:10 pm.

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



Brynja Burns, Secretary

March 31, 2024
Date