



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 January 11, 2024
Date: January 11, 2024

President, Richard Siemens, called the meeting to order at 17:35 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was present. This meeting is a regularly scheduled monthly Board of Directors meeting. The pledge of allegiance was recited, and the meeting began with an invocation.

Board Members present were as follows:

President: Richard Siemens

Vice President: Jay Scherer

Secretary: Brynja Burns

Board Member at Large: Peter Muller

Board Member at Large: JoAnn Cisneros was absent with apologies

Guests present were Jim DeCuir, Charles Townsend, Monty Jones, Alfred and Lisa Hargitai.

Richard said LaToya had something going on, and he has not seen her. Approval of past minutes tabled until next meeting.

The Board recognized Charles Townsend, who lives on Doe Run, who said some streets need speed bumps. Some people are going 45 mph. Mr. Townsend is not asking for any funds, just some kind of way to talk to the City's street department that this has been discussed. Richard said he has talked to the street department, and they will not put in speed bumps due to fire trucks, so that will not happen. Monty suggested Mr. Townsend report violations at the www.ClickFix.com website or talk to the city manager, Angie Smith, and the mayor. Mr. Townsend thinks they offenders are weekenders. He plans to talk to his city council representative.

Committees

Security – nobody was present, so there was no report

Welcome – Brynja read an email from Karen Mabry that everyone whose names she received has receive a Welcome Packet. Brynja will send a PDF to Jay of the new Welcome Packet that does not include the bylaws and restrictions. We don't have any information on renters, so we cannot send them a Welcome Packet if we don't know who they are. We need to find out which properties are rentals and give the packet to the owner.

Events – It was discussed that the President needs to call Dee Jones and invite her to come back.

Financial – Jim DeCuir has a contract with Bill Hollum, which was approved at the last meeting; Jim talked to him today, and he is reviewing the statements today.

Parks – Jay said the North Park boat ramp is complete. He contracted with Barwell solutions, who came out and pumped the quoted 32 gallons of foam, pumped 32+ gallons under the boat ramp, and the remainder in the sea wall where it was failing. He gave us 36 gallons for the price of 32, and they were on time and on budget at \$3,336. We should hear no more about North Park's boat ramp. Jay got photos to put on the website or show at the meeting on January 27.

North Park Dock: Monty said the permit is mostly together and that he will run to Athens to get a plat. We contracted with Booth Electric to do the permit. It will probably cost about \$1,500 to get the dock repaired.

South Park dock is no more. We paid Cedar Creek Marine \$5,000, and they removed the dock, decking, metal piers, and large edges of the boat ramp outside the seawall. We contracted with Republic Services to save some of the boards to use on North Park. Junior Tucker helped Jay and Jay's wife to stack the boat ramp boards. Jay estimates they saved over \$900 worth of boards, and the contractor was paid about two weeks ago. A check has been cut to Cedar Creek Marine.

Street Lights: a couple of lights went out on Sunset Bay & Harbor/Meadow Lake. Regarding the POA's electricity bills, we get five. Two make sense: the meters at each park. The three other bills are for guard lights: a single light at 236 harbor and two at 232 Harbor. Oncor does not know which lights are ours/theirs. Monty said all that is being researched to get clarification.

Jim DeCuir said Latoya needs to put together a budget. Jay said that will be done and approved by the new board at the meeting. Jay said there is nothing in the bylaws that requires a budget to be submitted to membership. Richard said LaToya should have a list of everything she's spent money on; Jim wants some kind of ballpark number.

Jay talked to Mabank Mayor, Randy Teague (who could not be here). We can't talk about how much money we want for the section of North Park that the City of Mabank wants until we know the minimum amount of land they need to have. Any protuberance into the lake is based on shoreline coverage, plus have to have setbacks. We are at 900ish right now, so we need a 20-foot setback. Randy and his engineer intend to be at the January 27, 2024, meeting and will speak on that.

Communications: Jay is in the process of getting minutes together and will create another tab past the minutes tab so users can get to all financials and previous minutes. Jay has been through two

large tubs of POA documents and has the upper tub organized, but the old meeting minutes were not in there. The upper tub appears to be correspondence from a previous bill collector. Jim suggested making a catalog of everything in there.

Richard does not have any previous mins. Jay said we don't need more than the previous year's minutes on the website. Jay will do the housekeeping of moving minutes to archive. Richard will contact the city secretary to try to get any needed documents.

We had \$6,000 in resale certs last year; \$4,000 for late fees for a total of \$11,500. The ones we miss are the ones that don't go through title companies.

Gary did solicit a few people for new board member positions but had no takers. Duane of Harbor Dr expressed an interest on being on the board.

As of yesterday, the South Park card reader was not working. Electricity was not going to the gate, so it's wide open.

Jay moved we vote on whether to hire Booth Electric, for an estimate of \$916. Peter seconded, all were in favor, and the motion passed.

Jay moved to engage services of Bill Hollum of Athens to provide CPA services; Peter seconded, all were in favor, and the motion passed.

Jay announced this is his last meeting as a board member; will continue website and parks but is stepping down.

Jay will prepare the slides for the January 27 meeting and will print LaToya's report, balance sheet, assets, and profit/loss information.

Lisa Hargitai asked what they need to bring to meeting so they can explain to homeowners how much land and why they want it. We will handle the vote just like we did for the City of Mabank's request to buy a portion of North Park. The Hargitai's will be selling their ideas to the membership. They know they need 1 foot 2 inches; not exactly the same all the way from the lake to the street. They might ask for 2 feet in order to account for the trees.

Brynja will ask Karen how many new residents we welcomed in 2023. We need to get people excited about maybe joining the Board. We've lost board members and need people involved in their community.

Jim said there should be some modified statements, and LaToya should take care of treasurer report and report on how much have and how much we have lost in dues. Richard wants to know out of all 1,000+ lots, how many are delinquent.

The Agenda for the January 27 meeting is adopted as corrected (Item 14 gone; Prop 2 gone).

Jay suggested we have the annual membership meetings in October & March – instead of January & August, the two worst months, and have elections at one of those meetings.

Richard asked what the life expectancy is of the repairs to the docks. Jay said the removal of the dock at South Park is permanent.

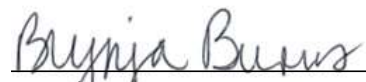
Discussion was held of increasing dues by 5% because park repair expenses are projected to increase, and we need a reserve on an ongoing basis.

Discussion was held regarding buying a storage shed because it would behoove us to put the boards removed from the dock under cover. Jay would like to get them secured in a structure. Jay stopped at several places. We could get by with an 8x10 building, which requires no permit.

Brynja moved that we buy the 10x16 shed and offered her husband's services to fix the concrete pad at South Park for that reason because time is of the essence. Motion was seconded by Peter, there were no comments. All were in favor, and the motion passed.

Meeting adjourned at 19:07 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