



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 February 22, 2024
Date: February 22, 2024

President, Richard Siemens, called the meeting to order at 17:45 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was not 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

Secretary: Brynja Burns

Board Member: Alfred Hargitai

Board Member at Large: Peter Muller was absent with apologies

Board Member at Large JoAnn Cisneros has resigned

Guests present were Jay Scherer, Monty Jones, Lisa Hargitai, Charles Townsend, and Dewey Bailey.

Brynja handed out copies of the draft minutes from the last two meetings, and Richard handed out copies of the financials.

Former Vice President, Jay Scherer, said he will stay on the parks and communications committees, and Jay and Monty Jones will post the agendas on the park boards.

Committees:

Security – Nobody was present, so there was no report.

Welcome – Nobody was present, so there was no report.

Events – Nobody was present, so there was no report. Jay will call Dee Jones and invite her to come back.

Financial – Richard discussed the current financial report.

Communications – Jay Scherer said Jay Padilla will continue to host the website for another year. Payment to him is due this month.

Parks – Jay Scherer said a complaint was received via email about the placement of the shed at South Park because the resident says, “it totally blocks [their] view of the lake.” Jay said the shed is permitted for its current location and suggested that, if the resident wants the shed moved, all labor and costs to empty the shed, move the shed, and refill the shed would be on them.

Jay discussed the issue of getting the 102 Westover streetlight relit. He has spoken to Oncor and TXU five times, but the lights are still not lit. Jay plans to make an in-person visit to their offices in the next week or two.

Jay said we don’t necessarily have to wait for the permit to get the North Park dock fixed and discussed what needs to be done to it, but that it is significantly safer than it was a few days ago.

Jay said Stacy at TRWD said there is a requirement for a 20-foot setback from our dock to the property line, and that we might have to have the City of Mabank configure our dock, so it complies with that requirement.


A surveyor came out and surveyed the entire North Park, plotting trees and structures, and we will request a copy of that survey for our POA records.

Jay distributed a handout regarding Texas laws regarding Voting by Ballot and discussed the board going into executive session when voting on the Hargitai’s purchase of a portion of South Park.

Alfred Hargitai discussed the cost per square foot of his property, and suggested a reasonable price to pay for the land is \$2,390. Alfred said he will take care of the fence. He has an estimate for a new fence, and it is more than \$9,000. Discussion was had regarding additional the steps the Hargitais need to take to accomplish their goal.

Meeting adjourned at 19:05 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