



**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 March 21, 2024
Date: March 21, 2024

President, Richard Siemens, called the meeting to order at 17:38 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: vacant
Secretary: Brynja Burns
Board Member at Large: Peter Muller
Board Member at Large: Alfred Hargitai (via Zoom)

Guests present were Lisa Hargitai (via Zoom), Jay Scherer, Monty Jones, Sheri Pixley, John Sullivan, Gary Lerew, and Jakki Knepper.

Approval of Previous Meeting Minutes: Peter Muller moved to approve previous minutes via email. Brynja will email the draft minutes to all board members for review.

Budget Report – Jay and LaToya are working on trying to figure out how to take the dead accounts and get them off the books and bring them back on when a property sells. Jay went over the financials and read off how much we have in each bank account. He said we are in the black.

Committee Reports:

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

Welcome – Brynja reported that she has not heard from Karen Mabry in more than two months, but that Karen works in the field of accounting, so she is probably very busy right now. Brynja sent Karen one person's contact information to send a Welcome Packet. Brynja will reach out to Karen soon to try to get an update.

Events – Nobody was present, so there was no report

Finance/Legal – Richard discussed the current financial report. Richard spoke to attorney today regarding what we want to do with the bylaws. Richard asked the attorney whether we are a mandatory POA, and he said yes. The attorney said we need to update the bylaws to reflect the dues. There is a provision that says we cannot prevent any property owner, whether paid or not, the right to vote at general meetings.

Parks – Jay and Monty have been working the last few weeks to get the North Park certified. The TRWD representative said they can still do projects while waiting for the permit. They have beefed up the pier so it's not so scary. We're supposed to have 2x8 structure, but most of the repairs were done with 2x6s. The remaining repairs will be done in sections, possibly monthly. The permit was submitted last Friday to TRWD, and they said it should take 7-10 days to hear final approval. Booth Electric agreed to do the repairs for \$914.42. So far, \$1,047.09 has been spent in materials. The property owners authorized the board to spend up to \$25,000 on the repairs, and we expect the total to be around \$5,000. The dock should be ready to open up by the end of the month. A portion is still fenced off due to erosion. Jay has not heard anything from Mabank regarding the negotiations for sale of a portion of North Park. There has been a lot of activity in the past weeks with engineers and soils testing. Monty said we need some fill dirt to avoid more erosion. Pete made motion to have a truck load of dirt brought in to help with erosion. Brynja seconded. All were in favor. Motion passed.

Discussion was held regarding going into executive session to discuss what we want from Mabank and how we want to see North Park improved. Brynja will send an email to property owners asking for feedback like what we would want the negotiations to include. We can start with a figure in our head then figure out how to counter any offer Mabank gives us.

Communications – Jay Scherer has the website mostly updated with everything except minutes. He discussed a contract with Zoom Pro Plan, which can hold meetings up to 40 hours. Jay suggested if we like Zoom, the annual cost is \$13.33 per month plus tax. If not on the annual plan, the monthly cost would be \$15.99 or just over \$17.00 with tax. Pete made a motion to explore the annual Zoom Plan. Alfred seconded. All were in favor. Motion passed.

Jay asked about [House Bill 614](#), which states POAs must adopt a policy outlining the levying of fines and creating a list of fines for each category and said someone needs to write up the fees and penalties and post it on the website per the recently passed House Bill. Richard said he will get with LaToya for a list of all fees, and Jay will add them to the website. We also may need to send out an email to all members reiterating the raise in dues that was agreed upon in April 2023.

Board Nominations – Brynja said she brought her neighbor, Jakki Knepper, who lives on Harbor Drive. Jakki introduced herself and said she would like to be considered for a spot on the board. Sheri Pixley recommended her significant other, John Sullivan, to be on the board, but he declined stating he was a part timer. Loon Bay POA can limit the number of board members who are part timers but cannot exclude someone from being on the board if they are a homeowner. Pete moved to approve Jakki for the board. All were in favor. Motion passed. Jakki will take the spot of Vice President and Liaison to the Parks Committee.

Issue on POA shed – Sheri Pixley said her concern is that the shed just showed up and blocks her view from her kitchen and deck area. When she looks out her window, she sees a shed. She said she is curious what the shed is being used for. Jay said it currently holds building materials salvaged

from South park, mostly decking boards salvaged from dock, a file cabinet, and materials to run the POA. When someone leaves the board, materials disappear. The shed holds POA stuff that stay with the POA. There is also a ladder and a large section of fence, a bucket full of assorted paraphernalia, large quantities of deck screws. We need all POA assets in one place. Sheri's proposal is to move the shed toward the street 20 feet back so it will not block her view. She spoke to GBC, and their regulations are at least 25 feet from the front line of the property, 5 feet from the side, and 10 feet from the water. Richard said it cannot move closer to the water than what it is. Sheri proposed to keep the shed but not block her view and move it toward the street. Jay said they shoved the shed as far into the corner that they could. The shed is on pavement, so the bottom doesn't rot away. It wasn't placed at that spot to annoy anyone. The shed will not be moved to North Park because the problem with that is that we're selling off most of North Park, and it's just not feasible to move it there. Sheri provided photos of her current view that were passed around. Jay said if the board decides to move the 16-foot-long shed, he would not be involved in emptying or refilling the shed. If the shed is moved, a new permit will be needed, the shed would need to be jacked up, moved, then refilled. The shed is currently at the 325 line. It was placed where they thought best. Alfred said he can assist with moving everything. Sheri is looking to be able to free up the view, so it is not obstructed. Sheri said 20 feet towards the road would be good. Gary Lerew said he will contact the GBC city manager to ask about planning and zoning. Sheri said the shed was not there when they bought the house. Pete moved to table any decision regarding moving the shed until the April board meeting to give the board members time to go to the park and look at things. Jakki seconded. All were in favor. Motion passed. A vote will be made at the next meeting or via electronic vote.

John Sullivan asked about the gap in the chain link fence that has a drop off of 6-8 feet. Monty said that was installed years prior to keep people out of the area. John said there is still a steel wall there.

The Hargitais' proposal to purchase portion of south park – Their request is to purchase 18 inches, so they have the 5-foot offset required by the City for their garage. They measured it out and said they would need 1 foot 3 inches. They said they will replace the chain link fence with six foot board fence at a cost of approximately \$9,700. Both properties would need to be re-surveyed and go through planning and zoning for approval. The Hargitais said that Brooke at the city said because it was such a small section, it would not need to go through planning and zoning since the property is less than \$5,000. They said Brooke said all that is needed is the replat application. Monty said he will ask the chair of planning and zoning to confirm.

Richard suggested we deed the requested required piece of land to the Hargitais in exchange for fence and re-platting. No cash. The cedar fence would be very close to where chain link fence is now.

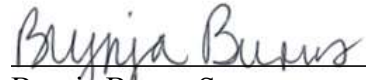
Peter made motion to go into executive session to discuss the Hargitai proposal, which was done. Alfred Hargitai was recused from any decision-making regarding his proposal, and everyone left the room except Richard, Jakki, Brynja, and Peter.

The result of the executive session is to deed the Hargitais the pie section they request, up to 18 inches, as minimally required by the survey, in exchange for valuable consideration and \$10.00, including surveying of both lots, removal of the chain link fence, removal of trees/stumps, installation of a 6-foot stained cedar fence, and replacement of lighting, if required. Alfred and

Lisa Hargitai agreed to these terms. Peter made a motion to accept the decision. Jakki seconded. All were in favor. Motion passed.

Adjourned at 19:42.

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