



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 Special Board of Directors Meeting held April 11, 2024
Date: April 11, 2024

President, Richard Siemens, called the meeting to order at 17:28 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was present. This meeting is a Special 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: Jakki Knepper
Secretary: Brynja Burns
Treasurer: LaToya Harris
Board Member at Large: Alfred Hargitai
Board Member at Large: Peter Muller

Guests present were Jay Scherer, Monty Jones, Lisa Hargitai, Jim DeCuir and, via Zoom, Lana Lockwood and Sherie Pixley.

Minutes of all Previous Meetings were approved by the Board electronically.

LaToya and Jim DeCuir spoke about finances as of March 31, 2024, and the statute of limitations on unpaid dues and pursuing bad debts. Jim DeCuir spoke about the mandatory dues and how dues are charged. He suggested language and provided a diagram of how dues are charged on the various lots. LaToya asked questions about separating annual dues into \$40 for the parks reserve account and \$90 for dues; the answer is that will still happen.

Bylaws updates were discussed. The 5% increase in dues was approved at the April 2023 meeting and was effective January 1, 2024. Brynja will update the Bylaws with the approved increase and print for everyone to sign.

A new law recently passed stating our website must spell out what it is for the dues and late fees. LaToya asked about the cutoff date for late fees. The Bylaws say if dues are not paid by January, a late charge will be added on February 15. LaToya said most invoices go out in the middle of December and the rest get sent out by the first of the year. It was suggested to extend the late payment date to March 31, but the plan is to stick to February 15. The \$30 late fee is per invoice, not per lot, and the fee rolls over for every year it is not paid. LaToya will reach out to the CPA to follow up with re writing off bad debt.

Richard said the suggestion we received from the attorney regarding language to add to the Bylaws is to be disregarded.

Jay told LaToya that he had a Lowe's receipt to submit for reimbursement but he it was destroyed in the wash. Jay will replace it with a copy of his credit card statement.

There is approximately \$50-70 worth of signage that needs to be done at the park. We are waiting for Boothe Electric to finish the electric before being done for the year.

Suggested wants and needs were discussed in preparation for real estate negotiations with the City of Mabank. Those suggestions are:

Mandatory (no concession on price for these items):

- Property sold must allow continued use of the dock within current TRWD guidelines; a twenty-foot setback from extended property lines; may need to reconfigure dock shape.
- Fencing and gate must be relocated a Mabank's expense.
- Electric service must be relocated and new lines run to the new gate and dock.

Negotiable (*may* make concession on price for these items):

- retaining wall: would like continuous wall to boat ramp
- shelters relocated
- new playground equipment for south park
- south park pavilion
- south park benches
- fish cleaning station on the pier

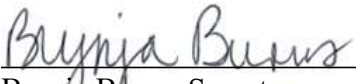
Considerations:

- parking
- building appearance/noise
- easements vs. purchase

Mabank has surveyors and geotechnical people at north park testing the soil.

Meeting adjourned at 18:45 pm.

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



Brynja Burns, Secretary

April 25, 2024
Date