



## Loon Bay Property Owners Association

P O Box 5275  
Mabank, TX 75147

[www.loonbaypoa.org](http://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 April 25, 2024  
Date: April 25, 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: Jakki Knepper  
Secretary: Brynja Burns  
Treasurer: LaToya Harris was absent with apologies  
Board Member at Large: Alfred Hargitai  
Board Member at Large: Peter Muller

Guests present were Lisa Hargitai and Monty Jones.

Minutes from the April 11, 2024, meeting were printed and reviewed by all. Pete Muller made a motion to approve the minutes as written. Jakki Knepper seconded. All were in favor, and the motion passed.

### Committee Reports:

Parks - Boothe Electric did the electric work, and it is complete. The total was \$914.42. Monty and Jay are almost finished with another section of the dock. The Boothe Electric invoice was not yet turned into LaToya, but Jay will send it to her. It is still a work in progress that he hopes to get done by the end of this month.

Monty said there is a problem at South Park by concrete wall, it fell in, so he bought some more fencing to rope that off. There is a 6x8 fence panel that they put over the hole. Monty said they spoke with Bulldog Marine, who lives across the street from South Park, and they will give us an estimate to take care of that. Will also get an estimate from the previous guy who did the foam. Monty said foam is the best thing to do right now.

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

Finance/Legal – LaToya was absent, so there was no report. Jim DeCuir was not able to attend the meeting, but called Richard to ask if he could attend via Zoom. Because Jay Scherer was not here with his laptop, we were unable to Zoom. Alfred volunteered to bring his laptop to hook up for Zoom next time Jay cannot attend.

Communications - Jay Scherer was not at the meeting, so there was no report.

The next board meeting is scheduled for May 23. Monty will update the boards. We don't have anyone from committees, and we really need to get some kind of updates from the committees. We need to get more people involved. Brynja will contact Karen Mabry now that tax season is over to get an update about the Welcome Committee. Richard would like to see some events to pull people together and see what's happening.

Some ideas were discussed about planning a get-together, hiring a food truck, etc.

Old Business - discussion to take action to relocate the POA's shed at South Park has been tabled to the May 23 meeting because Sheri Pixley is unable to attend this meeting.

Discussion was had regarding people being in the park after 10pm. Some people were in South Park after 1:00 am Wednesday night and being very loud. The police were called, and everyone left.

New Business - Discussion was had regarding updating the POA Bylaws. When we meet in August 2024, we can raise the dues 5% at that time. For dead funds (dues that have not been paid for a number of years), we can only go back four years, anything before that gets wiped out and taken off the books. Discussion was had about putting liens on properties who owe back dues and possibly foreclosing. We may begin doing that again. It involves a lot of paperwork and is possibly cost prohibitive, but we need a way to get all the dead files cleared. We need to address with the attorney and CPA whether this is feasible.

Report on meeting with City of Mabank: Richard, Jay, and Monty met with Randy Teague, the mayor of Mabank. Mabank was given a figure the POA is looking for as a starting point regarding the sale for a portion of North Park, and Mabank was okay with that figure. The outcome was: they're amenable to working with us on running a seawall at North Park down the boat ramp. Jay's list (see April 11, 2024, meeting minutes) was discussed. It may be possible for us to get some slightly used playground equipment, an update to what we currently have. There are two structures in Mabank's way, so they will need to be moved to the other side of the park and move the larger structure to South Park.

We will need to get with the accountant so see how that will need to be structured because we will have to pay capital gains on the amount we get, and we need to reduce that amount as best possible,

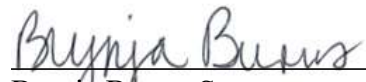
so we still have work to do there. This also needs to be discussed with the attorney and CPA regarding what the tax repercussions will be.

Brynja printed and handed out the updated Bylaws for all board members to sign. Brynja will take the document to Athens to file it with the Henderson County Clerk.

Monty asked what the POA plans to do with the money from the sale of the portion of North Park; what we can do for the community. He suggested buying a lot near the front of the community and installing a pavilion for meetings and events. Richard suggested buying a lot near North Park for parking. Monty also suggested buying a lot for a fenced-in dog park. Jakki suggested, and the board members agree, that we all think it over.

Meeting adjourned at 18:47 pm.

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

  
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Brynja Burns, Secretary

April 29, 2024  
Date