



**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 May 23, 2024
Date: May 23, 2024

President, Richard Siemens, called the meeting to order at 17:40 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
Board Member at Large: Alfred Hargitai
Board Member at Large: Peter Muller

Guests present were Jay Scherer, Monty Jones, Jim DeCuir, Sherri Pickens, and Lisa Hargitai.

Approval of Previous Meeting Minutes. Pete made a motion to approve the previous meeting minutes as written; Jakki seconded. All were in favor, and the motion passed.

Public Comment – limited to 3 minutes

Committee Reports:

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

Welcome - Nobody was present, so there was no report. Brynja will reach out to Karin Mabry again and ask for a written report.

Events - Nobody was present, so there was no report.

Budget/Finance/Legal - Richard discussed the current financial report. Richard did not have time to ask for a report from LaToya but said he will and will email them to the board members. Jim DeCuir asked about the status of the Bylaws.

Parks – Jay Scherer said there has been a lot of good progress on the North Park dock, and there are just small issues now. We are waiting for those to be done before contacting TRWD. If TRWD gives us another list of things to fix, we will fix those. Mabank mayor, Randy Teague, just happened to show up while Jay and Monty were at the park, and they showed him some of the issues with the retaining wall.

Alfred Hargitai is trying to get the fence at South Park up and completed by Memorial Day. He is having problems with stones and tree roots. Alfred is having another guy come out tomorrow. He has three posts left to do, and then he will install pickets and seal the fence.

Communications - Jay Scherer said all previous minutes are on the website. The only thing lacking is the POA fees and penalties list, and Richard will get that information to Jay in PDF format so he can put it on the website. Jay will not be at the next meeting and will get with Alfred on how to get ZOOM up and running. Alfred asked if there is any way he can get access to dues payment records through QuickBooks so he can tell owners if they are up to date on dues or not when they email him.

Old Business

- a. Discussion was had regarding the potential relocation of the POA's shed (revisiting from the April meeting). Sherri Pixley wants the shed moved 20 feet closer to the road. Peter Muller suggested we compromise and that the shed be moved only ten feet. Monty said we still need roadway for a food truck or movies in the park. Sherri said ten feet would be helpful but that it would take 20 feet to clear her kitchen window. Motion was made by Peter Muller to move the shed 10 feet toward the road; Jakki seconded. All were in favor, and the motion passed. Permission was granted to Sherry Pixley to have the POA's shed moved ten feet, and that any labor and/or costs associated with moving the shed, including unloading, leveling, and reloading the shed, will be at the sole expense of Sherry Pixley.
- b. Status of POA Bylaws updates. Brynja will get the updated Bylaws filed with the Henderson County Clerk soon.
- c. Received a bill from Lacy Malone, POA Attorney, for \$825 regarding discussion & work on Bylaws changes.
- d. Status of Parks – hole washing away. Wave action is hitting the pier, and it is eroding away. When the lake water recedes, we will make some phone calls and get some estimates to hire someone to do the repairs.
- e. Status of sale of portion of North Park to City of Mabank. No one has spoken to anyone at the City of Mabank other than Jay and Monty speaking with Randy Teague at the park. The price we plan to ask for the portion of North Park that Mabank wants will be between \$300,000 and \$350,000. We need to talk to the accountant to find out what our best approach will be to lessen our capital gains on the sale.

The next board meeting will be held on June 27, 2024.

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
Brynja Burns, Secretary

June 27, 2024
Date