



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 July 25, 2024
Date: July 25, 2024

President, Richard Siemens, called the meeting to order at 17:32 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 was absent with apologies

Board Member at Large: Peter Muller

Guests present were Monty Jones, Dee Jones, and Gary Lerew

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

Public Comment: none

Budget Report. Richard will ask LaToya for a financial report and email it to Brynja, who will distribute it to the board members via email.

Committee Reports:

Security - Nobody was present, so there was no report. Monty has been driving around, but there is no actual security committee. Robert had surgery and is pretty much permanently out of it.

Welcome - Nobody was present, so there was no report. Brynja will leave a note on Karen Mabry's door asking her to contact Brynja. Richard suggests we send a welcome packet to renters, so they know what is going on. Brynja gets an email from LaToya every time a new owner buys a lot in Loon Bay and will send out a Welcome Packet to each new owner and, if we are notified of a new renter, Brynja will send out a Welcome Packet to each new renter when we are made aware of one.

Events – The July 6 Independence Day event went well. Turnout was approximately 30 people. Food was ordered for 50 people, so there was plenty of food.

Finance/Legal - Richard did not receive a copy of the current financial report from LaToya. He will ask LaToya for the financial report and email it to Brynja, who will distribute it to the board members via email.

Parks - Peter Muller asked whether the trash had been picked up at both parks. Monty Jones said it had. We are approved to be open at North Park. Stacy from TRWD has not yet provided the permit to be posted. Monty left Stacy a voicemail asking Stacy to bring the permit to him [Monty] so Monty can post it.

Monty said he received reports of boards being under the water at South Park. Monty said he pulled some boards out of the water and brought them up to the shed. Richard will get with LaToya to ask about previous work on the South Park seawall and whether there is a warranty on the work. Peter asked Monty about lining up a contractor or waiting to do work until the lake goes down. Monty will look into that and see what he can do.

Peter Muller provided the requirements list for the City of Mabank's Purchase of part of Loon Bay POA North Park. The bottom half of the list contains mandatory items. Gary Lerew suggested we stand firm on our \$300,000 asking price and ask Mabank to do everything on our requirements list. Discussion was had regarding capital gains taxes and how we can potentially lower that amount. The requirements list does not include anything about playground equipment, and it was decided to add that to the list before presenting it to the mayor.

Communications - Jay Scherer is out of town until October, so nothing will be added to the website until he returns.

Board Actions Since Last Meeting: none

Old Business: none

August Semi-Annual Members Meeting: Per an email from Jay Scherer, we will need to ask the homeowners to authorize the funds to repair the South Park sea wall. Jay said there is a bad panel where the boat ramp used to be and guesstimates the cost should be less than \$10,000.

Status of Sale of Portion of North Park to City of Mabank: Richard will invite Mabank Mayor, Randy Teague, to attend the August 10 meeting.

New Business: Brynja received an email from an excavation company notifying the POA of some upcoming grade/drainage planned for 158 Woodland Trail. Richard was pleased to hear that someone notified the POA about the work and suggested putting something on the POA website asking companies and individuals to contact the POA if they plan to do major dirt work so we can ensure the drainage is not going where it should not go.

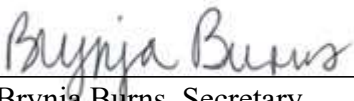
Public comment: Per Dee Jones, there is a house at the corner of Hidden Valley and Bluebonnet (128 Hidden Valley) that is "horrific" and an unacceptable eyesore. A company called Redwood Buyers, LLC bought it, but now the house looks uninhabitable and there is trash and debris in the

yard. It has been reported by many residents. The residents constantly bring in truckloads of junk. Richard will contact Redwood Buyers, LLC first and ask him to get it cleaned up. If nothing gets done, Richard will then contact the Gun Barrel City manager and ask what is being done to correct the situation and ask for their assistance.

Dee Jones mentioned that Gun Barrel City has new pet and short-term rental ordinances, and she will ask Brian Crull to speak at the August 10 meeting about the new ordinances.

Meeting adjourned at 19:00 pm.

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



Brynja Burns, Secretary

August 22, 2024

Date

CITY OF MABANK PURCHASE PART OF LOON BAY POA NORTH PARK

The following items have been discussed and agreed upon by the Loon Bay POA Board. We are expecting these issues to be addressed, above and beyond the agreed upon purchase price of \$300,000.

Replace seawall and sidewalk, continuing from new Mabank seawall, ending at Loon Bay boat ramp.

Relocate entrance gate, close to driveway gate.

Maintain existing parking area in front of fence.

Create new parking area, north of driveway.

Electric service and meter will need to be relocated, with new lines run underground. Relocate light pole from old property line to near fishing pier.

Mabank to provide playground equipment to the POA, from their surplus supply.

Allow for continued use of fishing pier and dock.

Move 2 picnic tables to South Park, install concrete pads and shade shelters.

Move 1 picnic table onto new concrete pad, and build new shade shelter.