



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 August 22, 2024
Date: August 22, 2024

President, Richard Siemens, called the meeting to order at 17:37 pm at 600 W Main St, 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 was absent with apologies

Board Member at Large: Peter Muller

The only guest present was Gary Lerew.

Brynja said she has updated the Bylaws with language stating the semi-annual meetings will be moved from January and August to April and October. She printed out the new document for the board members to sign, but one board member was absent, and additional changes need to be made to the Bylaws before everyone signs off on them. Gary Lerew said he will put some language together for the board to review regarding the annual dues.

Peter asked if we could schedule board meetings every other month unless something comes up that we need to discuss. Richard said we need to keep having meetings every month until the sale of North Park is finalized, then we could possibly go to quarterly meetings. We are required to have at least quarterly meetings.

Peter asked Richard if he sees anything that we need to add or take away from our requirements list. Richard said that, once Randy decides what they can do, we can revisit that. Parking at North Park was discussed and the possibility of posting a diagram showing how to park or using cinderblocks.

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

Status of Sale of Portion of North Park to City of Mabank: Richard invited Mabank Mayor, Randy Teague, to attend this meeting, but he did not come. Richard gave Randy our requirements list at the August 10, 2024, meeting.

Committee Reports:

Finance/Legal: Gary Lerew spoke with LaToya and asked for a list of ownership. He filed a FOIA request with Henderson County Appraisal District, and they will email him an excel spreadsheet. HCAD has two weeks to respond to his request, and Gary will share that list with the board when he receives it. Gary met with Jim DeCuir who requested the list from HCAD in 2023. Gary will compare the list he gets from HCAD with LaToya's list for any discrepancies, and he will make sure LaToya's list follows what our Bylaws say.

Richard said we have filed liens on properties in the past for unpaid dues hoping that, once the property is sold, those dues will be paid. Richard suggested we announce at the next meeting or in a newsletter that new owners need to go through a title company to make sure there is no lien on the property.

Gary asked whether the commercial properties along W Main St and Loon Bay Dr are zoned commercial or residential. Richard said they are zoned commercial along W Main St and residential along Loon Bay Dr and that commercial owners do not pay dues. Gary asked whether we should update our Bylaws with language regarding that, and he will put some language together for the board to review.

Discussion was had regarding lot dues, how they are charged, and whether lots that are re-platted are billed differently.

Richard received an email from Brynja regarding the bid Monty Jones received for installing panels on the retaining wall. The membership voted in the affirmative to pay that invoice, and we will send that invoice to LaToya to pay.

Richard suggested adding language to the Welcome Packet regarding the committees, what they do, and asking for volunteers. Richard wants to have community gatherings. Gary suggested we have gatherings during the semi-annual meetings.

Gary mentioned the Tamarack POA has a good relationship with the City of Gun Barrel, and every time a building permit is requested, the City contacts the president of Tamarack POA and lets them know. Brynja said we need to be doing that and volunteered to be that person. Gary will set up a meeting with the City and Brynja when Brynja is back from vacation at the end of September.

Budget Report: We have approximately \$105,000 in the bank in all three accounts, and LaToya manages that for us. Peter wants to know how we plan to invest the funds and whether we need to put it in a CD or something. When Jay returns to town, Gary suggested we ask him to plan out something.

Discussion was had about making an annual budget to replace boards, to pay for gates and electricity, adding streetlights, etc. LaToya could probably tell us how much it might cost to add a

streetlight. Richard said that needs to be looked into. Gary suggested getting the residents involved in forming a committee to find out which places are best to install streetlights.

Security: Nobody was here, so there was no report.

Welcome: Nobody was here, so there was no report.

Events: Nobody was here, so there was no report.

Parks: Monty was ill, so there was no report.

Communications: Nobody was here, so there was no report.

Board Actions Since Last Meeting: none

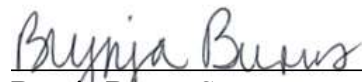
Old Business: none

New Business: none

The next regularly-scheduled monthly board meeting will be held on Thursday, September 26, 2024.

Meeting adjourned at 18:37 pm.

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


Brynja Burns, Secretary

September 26, 2024
Date