



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 October 24, 2024
Date: October 24, 2024

President, Richard Siemens, called the meeting to order at 17:35 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
Board Member at Large: Alfred Hargitai
Board Member at Large: Peter Muller

Guests present were Jay Scherer, Monty Jones, Dee Jones, Jim DeCuir, and Gary Lerew.

Approval of Previous Meeting Minutes. Peter Muller made a motion to approve the minutes from the September 26, 2024, meeting as written; Jakki Knepper seconded. All were in favor, and the motion passed.

Public Comment - Limited to 3 minutes. There was no public comment.

Budget Report

LaToya spoke about the POA's bank account balances (see the attached financial report) and explained that "Doubtful Debt" is a term used as an estimate of what might be written off as bad debt in the future. Accounts Receivable are currently \$20,109.00.

Gary Lerew said he and Jim DeCuir have been discussing the past dues and suggested the board have a discussion about that. Peter Muller said in auditing the files, they have found dozens of changes of address and new ownerships where someone did not go through a title company to sell the property.

Discussion was had about accounts that are two and three years past due and cleaning up the mess of bad addresses and old email addresses for owners. The board can vote to waive fees and penalties for people who have hardships. Gary will sit down with LaToya and figure out what her system is for contacting owners who are past due. Peter should be finished with his comparison by the next board meeting, but he will not be able to attend that meeting and said he will submit his data to LaToya, and she and Jim DeCuir can report on it so the board can know where we stand before the end of the year. Richard said there has never been a plan that says how we deal with certain issues, and he would like to see one put in place.

Gary said we are working with an insurance company in GBC to hopefully get a better deal on insurance, and he is looking into getting an umbrella policy.

Committee Reports:

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

Welcome –Brynja reported that she received a completed Owner Information sheet from a new owner who recently purchased the property from NEFTEX LLC. Peter asked Brynja to send him an email re who the new owner was. Brynja said she emailed Karen and asked her to send the new owner a Welcome Packet. It was suggested that local title companies be contacted and given the welcome packet to share with their clients, and Brynja will do some research to get a list of local title companies.

Security – We don't have anyone to do security. Monty goes out when he reads on the Loon Bay Facebook page that something has happened. Derek Purdy will be asked if he wants to be on the security committee.

Events – Nobody was present, so there was no report. Sherry Pixley was nominated for this committee, but nobody has heard from her. We would like to have something during the Christmas season.

Parks – Monty Jones said the job at South Park was completed last week. Richard signed the \$6,848 check for payment to Cedar Creek Marine, LLC, and LaToya will send it to them. Alfred said there are \$200 cameras we could install at the parks for extra security. Alfred volunteered to use his internet service for one side of South Park and said Sherri Pixley can use her internet service for the other side. Alfred said he has several of these cameras at properties he owns and recommends we use them for our parks. Brynja made a motion that we put cameras at both parks. Jakki seconded. Alfred volunteered to spearhead the project, and we all agreed to spend up to \$1,000 per park for security cameras.

Communications – Jay Scherer said he accidentally messed up the website and is working on fixing it. Jay asked Brynja to send him all finalized minutes from May going forward, and he will post them to the website. He already got the welcome packet and photos loaded. Jay asked for a list of fees so he can post it to the website.

Old Business

- a. Status of sale of portion of North Park to City of Mabank: Richard said he has not heard anything from Randy Teague regarding the status of the sale of a portion of North Park. Jay said he let the surveyor into North Park and requested copies of the survey, but he has not heard

anything from him. We are waiting for the City to submit an offer or a contract to the board. We don't have anything in writing, and that is where we stand right now. Jay said he will call Randy and tell him we need him to submit an offer to the board.

- b. Streetlights in Loon Bay: Gary is trying to get in contact with Angie Smith to set up a meeting with Brynja. Jay said he has spoken with Oncor that they will send out a crew to fix the streetlight on Meadow Lake, but it is still not fixed. Gary said we are paying for ten lights; Jay said we should be paying for 27 lights. Jay and Gary will compare notes and figure out what the process is for setting up streetlights in Loon Bay.
- c. Finalize and sign bylaws for filing with County Clerk and posting to website: Brynja passed around the updated Bylaws document, and everyone signed it. Brynja will have the document filed with the Henderson County Clerk next week.

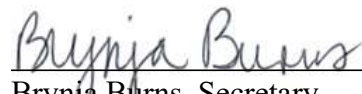
New Business

- a. Corporate Transparency Act (CTA) reporting: Jim said he has filed this information for another POA and it's not hard to do. Peter Muller said there are a number of state laws that we are required to follow. Jay said we will post meeting notices on the bulletin board at South Park. Each board member forwarded their driver license information to Peter so he can prepare the CTA paperwork.
- b. Finalize language for offering electronic invoicing and payments via credit card/ACH: Everybody read the language requested by LaToya to include in invoice emails. All were in favor of the new language. Brynja will email LaToya to include the language.

The November and December regularly-scheduled monthly Board of Directors meetings will need to be on dates other than the fourth Thursday due to the holidays, and it was decided that those meetings will be held on November 14 and December 12, 2024.

Meeting adjourned at 18:56 pm.

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



Brynja Burns, Secretary

November 14, 2024

Date