



**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  
Date: November 14, 2024

President, Richard Siemens, called the meeting to order at 17:45 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, but called in

Board Member at Large: Alfred Hargitai

Board Member at Large: Peter Muller was absent with apologies

Guests present were Jay Scherer, Monty Jones, and Lisa Hargitai.

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

Public Comment – Limited to 3 minutes. None of the members of the public wanted to speak.

Budget/Finance Report – LaToya Harris emailed the financials to Richard, and Richard passed them out. LaToya called in and explained the balance sheet. As of October 31, 2024, the amounts in the operating Account is \$8,485.09, Park Reserves is \$30,558.39, and savings accounts \$49,668.04. Richard asked LaToya for a report showing last year's financials so we can compare the numbers with this year's financials and budget off of actual income instead of anticipated income. LaToya said she will email the P&L statement to everyone before next month's meeting. Jay is going to ask LaToya to report any payments made so we can determine what checks were written and where the money goes every month.

## Committee Reports:

Security – This committee has no members, so there was no report. Monty said nobody has reached out to Derek Purdy yet.

Welcome – Brynja said she has not received notice of any new residents since the last meeting.

Events – This committee has no members, so there was no report.

Legal – Peter Muller sent an email to Brynja, which she read, and it said that, as required by the IRS, and discussed in the last Board meeting, he completed and submitted the Beneficial Ownership Information Report on October 31, 2024. Brynja reported that the updated Bylaws were filed on October 28, 2024, and that she would send Jay Scherer a PDF copy to upload to the website. Brynja will email the \$53.00 receipt for filing to LaToya and request a reimbursement check at the next meeting.

Brynja said she found a few typographical errors in our Property Restrictions document. She made the corrections and brought an updated document for everyone to review. Jakki made a motion to approve the updates as written. Alfred Hargitai seconded. Everyone agreed, and the motion passed. The updated document was passed around, and everyone signed it. Peter Muller was absent, so Brynja or Jakki will get with him at a later date to sign the document.

Parks – Monty Jones said the seawall is fixed and looks good.

Website/Communications – Jay Scherer said that Jay Padilla is in the process of moving the website to a new host and is experiencing some issues. Brynja said those issues are causing the [Secretary@LoonBayPOA.com](mailto:Secretary@LoonBayPOA.com) email to not function. Jay Scherer left Jay Padilla a message asking for an update on the website, which should have already been fixed, but Jay Scherer has not heard back from Jay Padilla. Jay Scherer will try to find out who owns the website, who the host of the website is, and try to get ownership of it.

## Old Business

- a. Status of sale of portion of North Park to City of Mabank. Richard has not spoken to the Mayor and has no updates. Jay also sent the mayor an email with no response and left him a voicemail with no response. Jay said he may attend the next city meeting.
- b. Streetlights in Loon Bay - Gary Lerew sent an email, which Brynja read aloud, which said he has updated a very old list Jay Scherer found in the shed of Loon Bay Guard Lights. These lights are in addition to the ten streetlights that are being billed to the POA by GBC. Gary has requested a meeting with Gun Barrel City Manager, Angela Smith, to discuss streetlights. Gary contacted ONCOR and verified all the Guard Lights currently billed to the Loon Bay POA. This encompasses five different TXU accounts and five ESI IDs. Gary said we have a total of 26 guard lights and two electrical meters, one at each park. The ONCOR representative was able to associate an address with all the guard lights with one exception. ONCOR was unable to provide the pole number of one of the guard lights being billed, and they opened a ticket for that one. Gary is the contact person. Gary also included instructions on how to request a repair if one of the lights is not functioning. All relevant information is provided in the attachment entitled “Loon Bay Guard Lights.” Jay Scherer said he identified one guard light that was out on Meadow Lake and Westview, and Gary reported that outage to TXU for repair. Jay Scherer said that light is now working. Gary’s next step is to verify all the lights listed on the attached document are functioning.

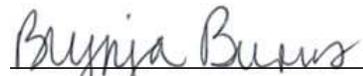
New Business

- a. On October 2, 2024, we were billed for insurance by Patterson for \$2,866. Brynja made a motion that we pay that bill. Jakki seconded. All were in favor, and the motion passed. Richard will ask LaToya to pay the bill.
- b. Alfred passed out information about security cameras that we discussed at last month's meeting. Each camera costs \$200 and does not require a monthly service fee. We will need to decide what hours we want to monitor, where each camera needs to be mounted and pointed at for good intel. The cameras are solar, so no electricity is required. Monty thinks we would need two for South Park, one on the shed pointing out, and one at the water, and one at North Park. Alfred said the sign notifying the public that the park closes at 10:00 pm is no longer visible. Jay will look into getting a router extender to reach from his house to North Park

The next regularly-scheduled monthly Board of Directors meeting will be held on December 12, 2024, due to the Christmas holiday. The meetings for the first three months of next year will be January 23, February 27, and March 27, 2025.

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.

  
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Brynja Burns, Secretary

December 12, 2024  
Date