



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
Date: December 12, 2024

President, Richard Siemens, called the meeting to order at 17:30 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

Board Member at Large: Alfred Hargitai was absent with apologies

Board Member at Large: Peter Muller

Guests present were Jay Scherer, Monty Jones, Jim DeCuir, Mark Logson of 121 Woodland Trail, James McDonald, who is buying 104 Loon Bay, and Guy Nowicki of Westview Dr.

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

Public Comment - Limited to 3 minutes. None of the members of the public who were present wanted to speak.

Mark Logson has the opportunity to buy a 1200 sf stick-built house and move it from Kemp to Loon Bay and is wondering if that's allowed. He is here to ask the board for permission to move it. Monty said he didn't think there would be any issues, as long as he gets the proper permits and everything from the City. Mr. Logson said McMillan is the moving company.

James McDonald asked how he will get a bill for the annual POA fees. He also asked how to get a park access card, and Monty Jones explained what he needs to do to get one. He wants to build a shop on his adjacent lot, and Monty said he may have trouble doing that. Mr. McDonald said he was thinking about making the two lots one lot, and Monty said that would probably be for the better.

Guy Nowicki wants to put a 10x10 concrete slab in his back lot to put in a shed and wants to know if he needs to go through the City. The answer was yes, and Jay Scherer said the permit costs about \$65.00, and that everything needs to go through the City.

Budget/Finance Report – Gary Lerew said the Henderson County and Kaufman County taxes increased this year because we sold 18 inches of South Park, and the HCAD reassessed the park. We discussed the possibility of increasing POA dues by 5%, and that doesn't need to be voted on. Jim DeCuir suggested we increase the dues by 5% every year because we are way behind in dues.

LaToya received an invoice from TRWD for \$50.00 for the Annual Operating License for having a dock, getting the dock inspected, etc. Peter made a motion to pay the invoice; Jakki seconded. All were in favor, and the motion passed.

LaToya received 2024 Tax Statements from Peggy Goodall, Henderson County Tax Assessor-Collector, for Lot 102 (South Park) for \$1,974.64, and for Lot 166A (North Park) for \$124.84. Jakki made a motion to pay both invoices; Peter seconded. All were in favor, and the motion passed.

In meeting with LaToya regarding late fees, for most of them, they're current in their dues, and the only thing that's due is the late fee. We need to consider waiving late fees on people who are current with their dues. Monty suggested a one-time blanket forgiveness of the \$431.00. Jakki made a motion to forgive the 13 owners who owe late fees only; Peter seconded. All were in favor, and the motion passed.

Jim DeCuir suggested sending out a formal "notice of first delinquency" and possibly offer those people the opportunity to forgive late fees if they pay their dues in full. Peter asked if we need to have a letter that goes through the lawyer or CPA with the correct wording for that type of communication. Gary Lerew suggested we invite Daryl Treager to come to a meeting because he may have information that would be useful. Gary made a motion to include a letter of delinquency in the statements of those owing delinquencies; Jakki seconded. There were no objections, and the motion passed.

We need to bring up bylaws at the next annual meeting. We might consider changing the due date of dues to coincide with the annual meetings for the convenience of property owners to pay at the meeting.

Richard said whenever people come in and make payments, he gives those to LaToya. Richard said he is comfortable continuing that process.

Committee Reports:

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

Welcome - Nobody was present, so there was no report. Brynja announced that she received an email from Karen Mabry that said Karen has sold her house. Karen will be moving out before December 27, and she will be resigning from the Welcome Committee. Jay said his wife is on the committee and never heard from Karen. Brynja said she will reach out to her.

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

Parks - Monty Jones said he spoke to Shannon and wants us to upgrade where the hole is and reestablish the fence. The stringers on the pier are on next year's agenda to fix. Monty said he will try to talk to Randy next week and see if he can get a letter of intent.

Communications/Website - Jay Scherer said the website is back up and limping but functioning. The meeting information is there on the website. Jay has received the financials from LaToya and will put that information on the website as soon as possible. He will put on the website that the annual meeting is moved to April and October, and to be on the lookout for annual dues bills, and if they don't get a bill to contact LaToya.

Old Business

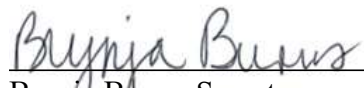
- a. Status of sale of north park. Tabled until next month.
- b. Gary sent the information to the board members identifying all the guard lights in the subdivision. All are identified with an approximate address. In addition, there is a telephone pole ID tag, so the light can be identified by that tag. Gary is still waiting on the city manager to set up a date with him and Brynja to talk about how that works. Streetlights are actually billed through Gun Barrel City; guard lights are the lights the board has sometime in the past authorized, billed to the POA by TXU. We have five bills from TXU for various lights.

New Business – none.

The next regularly-scheduled monthly Board of Directors meeting will be held on January 23, 2025.

Meeting adjourned at 18:33 pm.

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



Brynja Burns, Secretary

January 14, 2025
Date