



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: January 23, 2025

President, Richard Siemens, called the meeting to order at 17:38 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was not present. This meeting is a regularly scheduled monthly Board of Directors meeting.

Board Members present were as follows:

President: Richard Siemens

Vice President: Jakki Knepper was absent with apologies

Secretary: Brynja Burns

Treasurer: LaToya Harris

Board Member at Large: Alfred Hargitai attended via ZOOM

Board Member at Large: Peter Muller was absent with apologies

Guests present were Jay Scherer and Monty Jones. Guests via ZOOM were Jan Fite Miller and Brad (no last name).

Approval of Previous Meeting Minutes: A quorum was not present, so approval of the previous meeting's minutes was tabled until the next regularly-scheduled board of directors meeting.

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

Budget/Finance Report – LaToya provided the draft budget for 2025; the numbers reflected were based on expenses from 2024 but were raised slightly. The insurance was raised a bit, as were the property taxes, but everything else remained basically the same. LaToya explained the Statement of Assets, Liabilities & Equity report, the Statement of Revenue & Expenses report, the Expense Report showing the expenses that were paid, and the A/R Aging Report as of January 21, 2025. LaToya said the Z3 accounts are more than \$85,000.

Alfred and Brynja forwarded several emails to LaToya regarding dues, and LaToya said she responded to each of them.

Richard said we need to go through each street and make note of which lots are being built on so we can update the dues of those lots. We will wait until Peter Muller and Gary Lerew are back to discuss assigning streets to each of us.

Committee Reports:

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

Welcome - Nobody was present, so there was no report. Brynja received one email from a new resident, and she sent him a Welcome Packet.

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

Parks - Monty Jones said a light pole fell at south park a couple of weeks ago and hit the shed. We need to contact Oncor to replace that pole and maybe move it near the entrance to the water so if it falls again, it won't hit anything. LaToya will contact Oncor and let them know and will give them Monty's contact information.

Jay said he and Monty replaced all the fencing at north park, weeded it, and cleaned it up. They went down there again today and the issue with the electric will need an electrician to fix it.

Communications/Website - Jay Scherer said the website was down. He sent an email to Jay Padilla to find out what is going on but has not heard back from him.

Old Business

- a. Status of sale of north park. Richard said the sale price is \$300,000, with a projected closing date of February 25, 2025. Richard asked Jay for Exhibit A or something in writing to attach to the sales contract. Jay said he will get him some language for that sometime next week. Randy asked, if we can on the map, to put down what we would like and give him a picture of what we want, like blacktop, a pavilion (move the existing or build a new one), etc. Mabank was talking about putting in an entrance gate on the boat ramp side. Richard said we need to decide how to invest the sales proceeds or buy something. Jay recommended putting in a sidewalk from one park to the other. Monty suggested buying a piece of property to be owned by the POA at the front of one of the entrances to the POA and build a pavilion and hold meetings and other gatherings. We will have to bring this up to the next membership meeting.

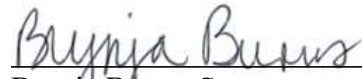
New Business – none.

There will be a special, one-item meeting on January 30, 2025, specifically to review and approve the contract for sale of a portion of North Park to the City of Mabank.

The next regularly-scheduled monthly Board of Directors meeting will be held on February 27, 2025.

Meeting adjourned at 18:17 pm.

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



Brynja Burns, Secretary

March 27, 2024
Date