



**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 10, 2024
Date: August 10, 2024

President Richard Siemens called the meeting to order at 10:12 am at the CR Legacy Event Center, located at 2205 West Main Street in Gun Barrel City, Texas. A quorum was present as established by the sign-in sheet. The meeting began with an invocation, and the board members were introduced.

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
Board Member at Large: Peter Muller

Gary Lerew made a motion to approve the minutes from the previous Semi-Annual meeting, held January 27, 2024. Jamie DeCuir seconded. Hands were raised in favor of the motion. All present were in favor, and the motion passed.

Randy Teague, the Mayor of Mabank, gave update on North Park and where we are and what the timeline looks like moving forward. He has had meetings with Richard and the city's engineer, and they are ready to take action as soon as the Board of Directors is available to make sure everything is kosher on both sides. A new drawing was handed out to everyone in attendance, and the city's engineer was present if anyone had questions. Randy said the waterline is 1,200 feet out in the lake, so nobody will get sucked up into a water line. The current pumps will be updated with state-of-the-art pumps, and they are working on bids for our requirements list.

Jeremy White, the engineer with Shaumburg & Polk, Inc., brought a large drawing of what the park and water intake area will look like after the sale and answered questions regarding the map. Randy Teague answered questions regarding the decibel level of the pumps and said he met with members of the board last week while the pumps were running, and the noise was minimal. The existing pumps are in good working condition, so they will remain until they are no longer working. Questions were answered regarding parking for boat trailers, and there should be enough room for approximately six. Randy Teague and Jeremy White left the meeting at 10:24 am.

Committee reports:

Security: Nobody from this committee was present, so there was no report. Robert Gonzalez previously drove the neighborhood, but he has been ill and has had to resign.

Welcome: Karen Mabry introduced herself as the Welcome Committee. We have new welcome packets for everyone, and it is also available online. When she receives notice of a new owner or renter, she asks whether they want the packet hand delivered or online. She asked for volunteers to assist with the committee and asked anyone who is interested to contact her. She wants everyone living in Loon Bay to be comfortable living in Loon Bay. She has several copies of the welcome packet in case anyone wants one.

Events: Nobody from this committee was present, so there was no report. Peter Muller said we had a nice get-together on July 6, and it was well attended. Slap N' Good BBQ & Catering gave us a good price on the food. Monty Jones spoke regarding the Facebook Neighbor-to-Neighbor page. Brynja Burns announced that she had sent out notice of the annual Trash Bash via email. Monty reminded everyone about the [SeeClickFix](#) website to report violations or things that need to be cleaned up.

Finance/Legal: Jim DeCuir said the POA's accounting is a work-in-progress. He asked whether the bylaws have been filed yet. Brynja said they have not but will be filed soon. Jim said LaToya still has a substantial amount of detail work on the ownership list, and she is working on that. Jim asked for volunteers to assist with that. Gary Lerew volunteered. Richard said there is a statement of revenue and expenses in the packet that was handed out. Bea Wiikari asked why park repairs cost \$15,000. Monty said we took out the south park dock which cost \$5,000, we had foam injected, which cost more than \$3,300, and some other repairs, and that these things add up. Plus, electric service, trash service, mowing service, property taxes and insurance cost but are reasonable. Monty Jones and Jay Scherer spend hours and hours working the parks, and they do it for free.

Communications: Jay Scherer is maintaining the web page and updates it with our meeting minutes, etc., but he is out of town until October. We make sure to get notices out of meetings. Everyone is invited to board meetings, which are held at Coldwell Banker ADR offices. Everyone is invited.

Parks: Monty Jones said we are trying to make sure the parks are open to everyone, including renters. Renters need to be made aware that a replacement park card is \$300, so owners need to be careful who they give their card to. Monty does patrol the parks and runs people out who don't have a card because they are trespassing. Our parks are not for outsiders to come in and use. Monty asked the membership if they hear cussing or fighting, to please report that. Monty got a bid on the issue at South Park (when we took out the pier), and the concrete area on the right side opened up for waves to come in and hit the seawall. There is an opening on the seawall that needs to be repaired. Monty got a bid from Cedar Creek Marine, who previously removed the pier for us. The bid is for \$6,800. Monty said every bid we've received has come in under budget. We purchased a shed and put it at South Park to store lumber, records, etc., so we have a central location to keep everything. Monty said that everyone needs to be vigilant that our parks stay safe and asked if you drive by and see the gate open, to please stop and shut it. The gates need work and don't automatically shut. Just make sure the gate is shut and locked. As property owners, we are going to take care of our parks.

Steven Mabry made motion to do whatever is necessary to fix the gates, so they automatically close and work the way they're supposed to work. Jim DeCuir seconded. Hands were raised in favor of the motion. All present were in favor, and the motion passed.

Bea Wiikari asked if the park cards are the same as last year. Monty said yes, but five-year-old cards will no longer work.

Request for Committee Volunteers: Richard asked for volunteers for any committees and said we would like to have more events once we get our parks squared away. Peter Muller said he has a volunteer for Events: Sheri Pixley. She's an event planner and has volunteered to head up the events committee. He said that we don't need a lot of time or energy and that many hands make light work.

Voting 1: to spend funds necessary to repair a bad panel on the South Park seawall. Richard asked everyone to place their votes. Monty answered questions about what type of material would be used for the repairs. The answer is metal.

Voting 2: to change dates of semi-annual meetings. Weather permitting, we could save the money we spend renting the event center and have the meetings at South Park and make it an event. It's a wonderful way to meet our neighbors.

The membership was asked if there were any more questions, comments, or concerns that we can address, and there were none.


Richard announced that Forrest Oaks Drive and Wildgrove Drive will be torn up short term in order to lay in new pipes. He will ask for a timeline on when they will start that project.

Gary Lerew asked about our requirements list and whether the City will pay for that. Richard said the City has a budget, and they will need to stay within that budget. Their budget was published last year, and we are trying to get those items paid for by the City. Richard said we need different playground equipment that the children can enjoy year-round and that we need to do what we can to best serve the community in the trade-off. Gary asked if we would reduce our asking price for those trade-offs, and the board said we would not.

There was no public comments. Richard asked that votes be given to Brynja.

Meeting adjourned at 11:02 am.

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



Brynja Burns, Secretary

May 10, 2025
Date