



**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: March 27, 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
Secretary: Brynja Burns
Treasurer: LaToya Harris
Board Member at Large: Alfred Hargitai
Board Member at Large: Peter Muller

Guests present was 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; Peter Muller 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 or attending online wanted to speak.

Budget/Finance Report – Richard handed out the budget that LaToya sent him. LaToya came late and handed out the A/R Aging Summary and explained it. She also handed out the Financial Statements (Statement of Assets, Liabilities & Equity and Statement of Revenue & Expenses) and explained our financial status.

Peter Muller officially turned in his resignation from the board, as he is moving out of Loon Bay.

Committee Reports:

Security - Nobody was present, so there was no report. Nobody has had time to contact Derek Purdy about volunteering to be on the security committee. Brynja volunteered to reach out to him to ask.

Welcome - Nobody was present, so there was no report. Richard said we need to get volunteers for every committee.

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

Parks - Richard suggested we need to figure out what we want to do with the park playground equipment. Monty said we have an issue with North Park. Some of the items we planned to repair were washed out due to high winds. Monty said we may need to hire someone to do the repairs because he does not have the time. Peter suggested Cedar Creek Marine, and Monty said he will reach out to them for an estimate to fix the North Park pier. Jay said we need a marine company to come look at both parks due to some holes that we don't want getting bigger. Monty said we need to resurface all our concrete area with a skim service, and there is hollowness underneath it. He said it just needs to be resurfaced. Alfred Hargitai told Monty about another issue at South Park that he needs to look into.

Jay said he purchased the security cameras and will get with Alfred to get them mounted using Alfred's wi-fi. Alfred said he will be in town and available.

Jay said he called Oncor regarding the light pole that fell down. Replacing it does require a building permit. He has a call in to ask whether the pole can be moved closer to the steps. The board agreed to get a check cut for the \$100 building permit fee. Monty said we may need to replace part of the sign at south park as it is becoming damaged.

Communications/Website - Jay said the website is up and limping. It has a landing page, the POA email address and LaToya's email address, and the next priority is to get the documents back up.

Old Business

1. Sale of a portion of North Park to the City of Mabank: We have received the money from the sale of the portion of North Park, and that total was \$297,052.82. We need to decide whether to invest it or just put it in the bank. Jay said he has a couple of ideas to consider and said that Jim DeCuir said the capital gains should be around \$60,000, and that amount should be put aside from the savings and checking to make sure we direct LaToya to do that. Brynja made a motion to set aside \$60,000 for that purpose; Peter Muller seconded. All were in favor, and the motion passed. Jay Scherer said that Jim DeCuir also suggested the remaining funds be invested in a 6-month or 1-year CD or something better than a savings account. He said CDs are easier and more short-term if we need to access the money and that we need to figure out how much to put in the CD. Richard said that everyone who has questions about the budget should let him know, and he'll ask LaToya.
2. Budget. Peter made a motion to approve the budget as presented by LaToya; Jakki seconded; all were in favor, and the motion passed.

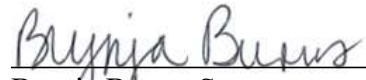
New Business

1. The Semi-Annual Membership Meeting will be held at the Legacy center on April 26, 2025. Richard will reach out to Cecil to reserve the venue.

The next regularly-scheduled monthly Board of Directors meeting will be held on April 24, 2025.

Meeting adjourned at 18:37 pm.

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



Brynja Burns, Secretary

April 24, 2025
Date