



**Loon Bay**  
**Property Owners Association**  
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**Mabank, TX 75147**

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To: Members of the Loon Bay Board of Directors  
From: Brynja Burns, Secretary  
Subject: Minutes of the Board of Directors Meeting  
Date: April 24, 2025

President, Richard Siemens, called the meeting to order at 17:39 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.

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 attended vis ZOOM

Board Member at Large: Peter Muller

Guests present were Jay Scherer, Monty Jones, Jim DeCuir, Gary Lerew, and Tamra Torres.

Approval of Previous Meeting Minutes. Peter Muller made a motion to approve the previous meeting 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 or attending online wanted to speak.

Budget/Finance Report – Richard handed out the financial report. Jim DeCuir discussed the financials and said we need to look into CDs for the money we have at Prosperity Bank. Jim recommends three (3) \$100,000 CDs for 4 months each at a rate of 4%: one marked for Federal Taxes, the second marked for Reserve Fund #1, and the third marked for Reserve Fund #2.

Loon Bay POA currently has three (3) accounts at Prosperity Bank, and the signers on those accounts are Teresa Martin, former President of the Loon Bay POA Board of Directors, and Brynja Burns, Secretary of the Loon Bay POA Board of Directors. Prosperity Bank requires the application for CDs be filled out by one of the persons with signature authorization on the accounts and, if more than one party will be named on the CDs, they need whoever comes in to also have a copy the ID(s) for the other party(ies). This can be done Monday through Friday in the lobby of Prosperity Bank. Prior to applying for the CDs, Teresa Martin will need to be removed as a signer on all of Loon Bay POA's accounts, and Richard Siemens will need to be re-added as a signer on

all of Loon Bay POA's accounts, and Tamra Torres needs to be added as a signer on all of Loon Bay POA's accounts. Brynja Burns will continue to be a signer on all of Loon Bay POA's accounts.

Gary Lerew introduced Tamra Torres, the treasurer of Wildwood Acres, to the Board. Tamra will replace LaToya as the Treasurer of Loon Bay Property Owners' Association, and she said she will do the job for the same amount we are currently paying LaToya. Tamra asked Jim about Accounts Receivable, and Jim explained the Balance Sheet to her.

#### Committee Reports:

Security - Nobody was present, so there was no report. Brynja Burns said she communicated with Derek Purdy via text messages and handed out a printout of her texts with him. Brynja invited him the Semi-Annual meeting on May 10, but he will be out of town and unable to attend.  
Welcome - Nobody was present, so there was no report. Brynja reported that she received an email from a woman buying the lot next to 224 Harbor Dr, but she has not received anything from LaToya regarding new residents, so she has not sent out any Welcome Packets.

Events - Jay Scherer said Sheri Pixley was contacted about a possible July 4 gathering.

Legal - Jim DeCuir said whenever dues or the website or anything else is changed, a new Management Certificate must be filed.

Parks - Monty Jones discussed the Cedar Creek Marine estimate on repairing the washed-out dock at North Park and repairing the retaining wall and other miscellaneous repairs at South Park. The total estimate for repairs to both parks is \$54,247.00 (\$9,350.00 for North Park and \$44,897.00 for South Park). Jay discussed in detail the repairs that need to be made to make South Park safe again, and said the estimate appears to be reasonable. Monty has reached out to a couple of others for estimates. They have not yet gotten back with him, but he will keep trying. Richard asked about replacing the playground equipment and said we will need the estimates to bring to the membership. Jay said a push-button lock has been installed on the shed so any board/committee member can now access the shed if we need anything without tracking down Monty or Jay.

Communications/Website - Jay said the website is populated with the minutes and financials. The FAQ page has been restored. Peter Muller said LaToya needs to update her email distribution list to send emails to the new secretary@loonbaypoa.net email address instead of to the old .com email address

#### Old Business

- a. Budget: Jim suggested we table approving the budget until the new Board is in place.

#### New Business

- a. May 10, 2025 Semi-Annual Membership Meeting: Brynja will add "up to \$15,000" to Proposition 1. Brynja will remove Proposition 2 from the agenda and Ballot. Brynja will add "up to \$40,000.00" to the language of Proposition 3. Brynja will replace "concrete" with "retaining wall" in Proposition 4 to encompass everything related to the retaining wall instead of just the concrete and include "up to \$50,000.00."

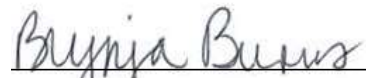
Brynja Burns made a motion to hire Tamra Torres as the new Treasurer of Loon Bay Property Owners' Association. Peter Muller seconded the motion. All board members present were in favor, and the motion passed. Tamra Torres is officially the Co-Treasurer of Loon Bay Property Owners' Association effective April 24, 2025. There will be a transitional period for LaToya to show Tamra

how she does things, and Tamra will officially take over as Treasurer of Loon Bay Property Owners' Association effective July 24, 2025.

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

Meeting adjourned at 19:14 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

April 30, 2024  
Date