



Loon Bay
Property Owners Association
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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: June 12, 2025

President, Richard Siemens, called the meeting to order at 17:42 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 attended via phone

Secretary: Brynja Burns

Treasurer: Tamra Torres was absent with apologies

Board Member at Large: Alfred Hargitai attended vis ZOOM

Guests present were Jay Scherer, Monty Jones, Janet Scherer, and Jim DeCuir.

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

Public Comment - Limited to 3 minutes. Jim DeCuir suggested that the board suspend the park dues portion of the annual dues; currently \$42 of the \$136 is for park reserves. Jim also requested that he be allowed as an authorized signor on the Prosperity Bank accounts, including the CDs, so he can assist the Treasurer in her duties.

Brynja Burns made a motion to suspend the \$42 portion of the \$136 annual dues; Jakki Knepper seconded. All were in favor, and the motion carried.

Brynja Burns made a motion to authorize James H DeCuir Jr to be an authorized signor on all of Loon Bay POA's bank accounts at Prosperity Bank, including the CDs; Jakki Knepper seconded. All were in favor, and the motion carried.

Budget/Finance Report – Jim DeCuir said the financials need some work, but it will get done, and discussion regarding that was tabled until the next meeting. Jim said the annual dues have only been raised 5% one time since 2014 and suggested we consider raising the dues. Monty suggested we charge a standard rate whether there is a structure on a lot or not.

Committee Reports:

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

Events – There has been a request to have a July 4 party at South Park on July 5. Christine Wilson should be reaching out to Richard to coordinate a block party. the POA will supply the main dish(es), and others can bring sides, etc. Last year, we had a taco truck, which cost \$500, and it was a success. Brynja Burns made a motion to set aside \$500 for Christine Wilson to hire a taco truck for a July 5 party at South Park.

Legal – no report

Parks – Jay Scherer said we need approval of the board to flatten the playground area. He has a \$3,200 bid from American Parks for the site prep, and two more bids will be sent to the Board via email when he receives them. Jay said we will see if we can get lower than \$3,200 to include them disposing of the current gravel. Jay said the new playground equipment will arrive next Wednesday, that we need to have the lot leveled prior to arrival, and they will install on June 26. If everything goes according to schedule, everything should be in place by the July 5 party. Jay will email the bids to everyone around noon tomorrow and needs replies immediately. There were no objections. Jay has bids he's waiting on for dock repair and said we may go with Cedar Creek Marine because they are the only one who we have heard back from.

Jay suggested we only give park cards to owners of residences, not just owners of empty lots.

Welcome – Tamra sent Brynja a couple of Request for Owner Information forms filled out by new residents, and Brynja has added them to her master email list.

Communications/Website – Jay said that Tamra went over the webpage and is coming along wonderfully.

Old Business

- a. Brynja Burns said, based on the vote count at the May 10 semi-annual meeting, all propositions passed with 30+ yes votes each.
- b. Discussion was had to have meetings quarterly, and everyone agreed, so the next regularly-scheduled board meeting will be held on September 25, 2025 and the semi-annual meeting will be October 25, 2025. December's meeting will be the second Thursday, December 11, 2025, so as not to interfere with the Christmas holiday. Then the next meeting will be March 26, 2026, in preparation for the April 25, 2026 semi-annual meeting. Jay Scherer suggested we contact CR Legacy Event Center sooner rather than later so we can make sure they are available. Richard said he will stop by and talk to Cecil. Jay suggested that if we want to have the April 26, 2026, semi-annual meeting at South Park that we set a date and have a bad weather alternate date. Jay said he has a pop-up with sides, and Monty said he has two pop-ups.
- c. Discussion was had to assign streets to everyone on the board to document whether there is a house on the lot or not, and that discussion was tabled until the next meeting.

New Business

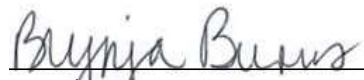
- a. Brynja moved that Monty Jones be elected to fill the Board position vacated by Peter Muller; Jakki Knepper seconded. All were in favor, and the motion passed.

- b. Discussion was had regarding an engagement letter for Tamra Torres delineating her duties and how she is to be compensated. Jim DeCuir said he has some drafts of a letter, and that discussion will be tabled until the next meeting.
- c. Richard said we need to ask Tamra what percentage of the 1,006 lots in the subdivision are actually being paid and then we need to address the non-payors somehow.

The next regularly-scheduled monthly Board of Directors meeting will be held on August 28, 2025.

Meeting adjourned at 18:45 pm.

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



Brynja Burns, Secretary

June 24, 2025
Date