



**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 held September 18, 2025  
Date: October 9, 2025

President, Richard Siemens, called the meeting to order at 17:40 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was present. This meeting is a regularly scheduled Board of Directors meeting.

Board Members present were as follows:

President: Richard Siemens

Vice President: Jakki Knepper was absent with apologies

Secretary: Brynja Burns

Board Member at Large: Alfred Hargitai

Board Member at Large: Monty Jones

Guests present were Tamra Torres and Lisa Hargitai.

The last meeting's minutes were approved via email the day after the last meeting.

### Committees

Security – nobody from the committee was present, so there was no report.

Welcome – nobody from the committee was present, so there was no report.

Events – nobody from the committee was present, so there was no report.

Financial – Tamra said we got the three CDs purchased with the sale of a portion of North Park to the City of Mabank, and those CDs are earning quarterly interest. The CDs are: Operations, Money Market, and Parks Reserve. One CD is park improvements because we know there's more to be done to the parks. One is set aside for taxes since we will have a tax bill in January.

Alfred asked about the status of north park. Monty said as far as he knows they have not started, but that there is a barge at north park, and there's no sense in our doing things until Mabank gets theirs finished.

Tamra said we sent money to TRWD to pull a permit to move the light pole, and Monty said he will look for the number to contact that guy to follow up on the status of moving that pole.

Profit & Loss: Tamra took on the challenge of taking Gary and Pete's information and found 45 neighbors that had never been added to QuickBooks. Most were just a year old, but we have collected somewhere around \$12,000, and it has been a pretty steady flow of income. Tamra is hoping to get another \$10,000 by the end of the year.

Alfred asked what the status of the website is. Tamra said we lost the ability for members to pay their dues via QuickBooks. Tamra and Jim have been trying to figure out why. Tamra says she adds a link to invoices to pay, and nine out of 10 people have sent a check to avoid the service fee. We need to get a consistent payment method that works with QuickBooks. Tamra said there are several options to pay: hand deliver to Richard, mail to the PO Box, or pay via Square. We need to find a way to get QuickBooks back to accepting credit cards. Profit and Loss wise, we're doing pretty good. When Tamra started, there was around \$25,000 outstanding, and we're now at around \$14,000.

Jim wanted Tamra to mention looking at the electric bill maybe switching from TXU to Oncor to try to lower the rate. Monty suggested ACN as something to look into for commercial lights. Monty questioned when we can update to LED lights. Alfred said the savings could be substantial. Tamra said we have 36 lights in the neighborhood.

Moving on to the Budget: Tamra said we're collecting about \$50,000 in dues, and expenses have been pretty steady. We have a net gain of about \$6,300.

We are currently pausing the \$40 to the park reserve because we need it for Operating, and we need to decide when to turn that on. Maybe at the first of the year or later. Richard said the first of the year. Tamra asked whether we did that on only the residential dues and not on the lot only dues. She couldn't tell from the way LaToya handled it how it was done. As of January 1, 2026, move the same percentage of lot dues as we do for home dues as dues are collected. Alfred made a motion to move that into the park reserve as collected. Monty seconded, all were in favor, and the motion passed.

We never recorded the vote of the processing fee being added to the client. Motion was made to record the vote to charge the processing fee back to the homeowner on credit card fees and ACH. We have three ayes, two nays. Brynja made motion to absorb the processing fee when members pay their dues via credit card. Monty seconded. All were in favor, and the motion passed.

Richard presented a bill from the lawyer regarding second notification of delinquencies and plans for mailing them and sent us a document outlining what we need to do. We got a \$300 bill as a result, and Tamra will pay that.

Monty spoke about resurfacing south park and getting a bid for that after getting finished with the woodwork. Richard said at this point we should table that. Monty said we got a \$315 estimate for repair of the fishing pier and poles on the playground. That was previously approved.

Parks – Monty Jones said the July 4 party never happened. We will have to repair that pole. There is a plan to buy a cover for the playground. Monty has not yet contacted anybody about that, and we are tabling that until the spring because it's not going to be as hot in the coming months.

Proposed takeover of streetlights: there is a light on the corner of Twin Oaks and Loon Bay. A neighbor reached out and asked to add that light to our 36 lights. Alfred made a motion to add the streetlight at Twin Oaks and Loon Bay to Loon Bay POA's Grid. Monty seconded; all were in favor, and the motion passed.

The Trash Bash is September 27, and information is on the website. Hopefully people will join in.

Plan for second delinquencies. Tamra said 127 people are way in arrears anywhere between \$600-\$2,000. Certified letters will be sent 10-20 per week. She sent out 60 already. The letter basically says this is your final notice or we will file a lien. Texas law states you can only collect dues back four years.

One resident, who lives on Meadow Lake Dr, asked to have a payment plan. He owes \$700 and asked if he could pay \$100 per month until paid in full. The board agreed to allow that, and Tamra will let him know.


Donna at the bank needs finalized minutes to reflect that (1) Jim DeCuir is not an authorized signer on behalf of the POA, and (2) Tamra Torres is an authorized signer to sign checks on behalf of the POA. Monty made a motion to remove Jim DeCuir as an authorized signer and add Tamra Torres as an authorized signer. Alfred Seconded; all were in favor, and the motion passed.

Richard said our meeting was previously scheduled for September, but it is now scheduled for October 11, 2025, at 10:00. Richard suggested we have the meeting at south park to save the \$324 fee Legacy Event Center charges and, if it's raining, the makeup date would be October 18. Brynja will send Tamra an agenda for a previous semi-annual meeting. At that meeting, we need additional board members and volunteers for committees. Alfred and Lisa Hargitai will look into getting a food truck.

Jim DeCuir asked that we update the bylaws to include up to seven (7) board members instead of five (5) board members to make it easier to get a quorum. Jim sent Richard an email that he would like the board to know that because of Tamra's expertise, Loon Bay POA will be paying 90% less property taxes on North Park, and HCAD has agreed to lower our property tax rate by 90%. Brynja made a motion to increase the number of board members to seven (7) instead of five (5), all were in favor, and the motion passed.

Meeting adjourned at 18:49 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

October 9, 2025  
Date