



**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 Semi-Annual Membership Meeting held October 11, 2025  
Date: October 11, 2025

President, Richard Siemens, called the meeting to order at 10:18 am at South Park, located at 232 Harbor Dr, Gun Barrel City, Texas. A quorum was present. This meeting is a Semi-Annual Membership meeting.

Board Members present were as follows:

President: Richard Siemens  
Vice President: Jakki Knepper  
Secretary: Brynja Burns  
Board Member at Large: Alfred Hargitai  
Board Member at Large: Monty Jones

The minutes from the previous semi-annual meeting were distributed to the membership. Bonnie Smith moved Dee Jones seconded; all raised hands; unanimous.

Tamra Jones spoke about the treasurer's report, overdue dues, and the Profit and Loss reports.

#### Committees

Richard asked for volunteers to man committees.

Parks – Monty addressed what has been done recently with the parks. A new seawall is being installed at North Park; we will still have pier and boat dock access. Richard said two of our best assets are our parks, and we're trying to maintain and improve those.

Public Comment: a resident asked about streetlights being out; Monty said ONCOR is the provider and we have 34 Loon Bay lights. Lana Lockwood asked about the light at the front entrance, and it was said that Loon Bay voted to take over that light. Lisa Hargitai said the light at South Park is out, and Monty said he noticed that as well. Lana said she will turn in the park light to ONCOR. Dee Jones asked if we have any plans to create a covered place to meet. Monty said he would like to see something like what Harbor Point has for Loon Bay. He said he would like to buy the lot where the sign is for future meetings. It's something we need to look at as a community. Monty said the City is redoing the roads at Westview, so the City is working to update our roads. Richard

said the members can help by talking to your neighbors and members can help by talking to your neighbors and members can reach him at Coldwell Banker or at his home.

Jim DeCuir said it costs the POA \$6,000 per year to keep the streetlights running. One resident asked what can be done about when renters move out and leave a house destroyed. The house in particular is on Glen Cove. Monty said they need to report it through the SeeClickFix website and contact the City to complain. Monty said if she sees people going in and out of that abandoned house to call the police. Richard said we as a group can send a letter to the property owner to ask what they are going to do because something needs to be done because it's a violation of City Code because we want Loon Bay to look pristine at all times. Dee Jones asked if we as a POA can send letters to homeowners whose properties are not up to code. We need to get people involved in order to make changes.

Richard said we need to know what can we do to force people to mow their lots; what do we do with derelict houses; what can we do legally, We just don't have enough people volunteering on our committees.

Dee Jones said the City has a toll-free number people can call to determine whether a short-term rental is permitted, and she said she thinks it needs to be a requirement in Loon Bay. Tamra said because the City has an ordinance, we don't also need to have that requirement.

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.

Finance/Legal –

Richard asked if anyone has questions about the changes to the Bylaws. One resident asked about the resale certificate fee, and Richard said that is state law. Tamra explained the process of the resale certificate and the fact that all POAs charge for property transfers.

Richard asked for volunteers, but nobody raised their hand. Richard said it's not hard or a lot of work, but we need two more board members. We only meet once per quarter, so that's only four meetings per year, plus two semi-annual meetings, for a total of six meetings per year. Monty suggested everyone speak to their neighbors. Jim DeCuir said two positive things have happened to the POA, and that we're in a very good financial position. Jim also said the other positive thing that happened to our POA is the addition of Tamra Torres as the treasurer.

Meeting adjourned at 11:04 am.

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

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Date