



Loon Bay
Property Owners Association
PO Box 5275
Mabank, TX 75147

address updates: Secretary@LoonBayPOA.net
annual dues: Treasurer@LoonBayPOA.net
general inquiries: LoonBayPOA@mail.com
website: www.LoonBayPOA.net
phone: 430.477.1040

To: Members of the Loon Bay Board of Directors
From: Brynja Burns, Secretary
Subject: Minutes of the Board of Directors Meeting
Date: January 22, 2026

President, Richard Siemens, called the meeting to order at 17:43 pm at 600 W Gun Barrel Ln, Gun Barrel City, Texas. A quorum was present. This meeting is a regularly scheduled quarterly Board of Directors meeting. The pledge of allegiance was recited, and the meeting began with an invocation.

Board Members present were as follows:

President: Richard Siemens
Vice President: Jakki Knepper
Secretary: Brynja Burns
Treasurer: Tamra Torres
Board Member at Large: Alfred Hargitai attended via phone
Board Member at Large: Monty Jones

Guests present were: Jay Scherer and Grant Lein.

Approval of Previous Meeting Minutes. The minutes from the September 18, 2025, meeting were approved by the Board of Directors via email on October 6, 2025. Minutes from the Emergency Board Meeting, which was held on September 26, 2025, were distributed to the board members. Motion was made by Monty Jones to approve the minutes from the September 26, 2025, meeting as written. The motion was seconded by Jakki Knepper. All board members were in favor, and the motion carried.

Public Comment (limited to three minutes) – Grant Lein asked about the sale of a portion of North Park to the City of Mabank, and Monty explained everything to him.

Treasurer's Report –

Tamra distributed the Profit and Loss statement and the Balance Sheet, and our current assets are \$375,000. Tamra also updated the board regarding Delinquent Accounts. 128 letters were mailed via CMRRR and regular mail in September and October, and 29 were returned as undeliverable. To date, Tamra has been able to collect \$13,000 in past dues during 2025 and an additional \$2,500 in outstanding past dues during 2025 for members on payment plans.

Tamra raised the question of when we should send out a second letter threatening to place a Lien on properties where owners have not paid. The delinquency letter we discussed would be a third (LaToya sent the first letter 1 in 2024, and Tamra sent a second letter in the fall of 2025). The decision was to work with our attorney to draft the letter to send.

Tamra said she has collected \$23,000 in 2026 dues to date, and \$27,000 is still outstanding. Reminders will go out Monday, January 26, 2026.

Regarding the legal issue that was discussed in closed session on September 26, 2025, Jakki made a motion to retain our attorney to assist the Gun Barrel City Police Department with the POA's legal issue. Monty seconded. All were in favor and the Motion passed.

a. Property Tax Dispute

Loon Bay POA was inadvertently charged full property taxes in 2024. Tamra filed a protest and attended a phone hearing. The Appraisal Board ruled that taxes would be corrected and a refund issued from both Henderson and Kaufman Counties. The total refund should be \$6,000.

Committee Reports:

Security – we don't have a security committee, so there was no report.

Welcome – Tamra has sent 27 welcome packets to new residents in 2025.

Events – We haven't had any events for a while. We really need to have one or two events every year for people to get to know each other. Tamra suggested we start planning and putting something on the calendar. Jay will ask a lady he knows at Big Daddy's Flea Market that cooks chicken to see if she would be available to cater the semi-annual meeting in April.

Parks –

- a. City of Mabank Project Update – Monty spoke with Randy Teague last week; all paperwork has been turned into the water board and is taking time to go through that process. He does not know when work will begin, but hopefully soon. Jay will contact Booth Electric to get estimates to redo the conduit with metal conduit properly fastened according to code. Jakki made a motion that we go ahead with the foam; Monty seconded. All were in favor and the motion passed.
- b. Playground Equipment Covers – no bids have been obtained yet. The gravel and mulch are in place.
- c. Light Pole Permit/Moving – Jay suggested we get our own solar lights in the parks and in and around the boat ramp at a cost of approximately \$125 per light and have Oncor come get their pole and light. Jay will send us all an email regarding this.

Communications/Website – Tamra has added short-term rental information on the website. She updated pics from Trash Bash.

Old Business

- a. Electricity Provider Options (see above). Jay said he would love the neighborhood to be brighter, but that would be very expensive.

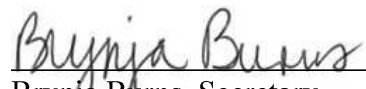
New Business

- a. The property behind the cabinet shop is up for sale. The new owner will most likely not be happy that there is a Loon Bay sign on the property. Tamra will ask the lawyer about the sign being there and see if we can find out who the realtor/title company is to speak to them about the sign before the sale goes through.
- b. Prospective BOD member – Grant Lein introduced himself and told the board a little about himself. He has lived in Gun Barrel City for five years. He said he is interested in joining the board of directors. Brynja made a motion to invite Grant Lein to join the board of directors. Jakki seconded. All were in favor, and the board agreed to bring Grant Lein on the board.
- c. Next of Kin project (Brynja) – Tamra gave the 29 undeliverable letters to Brynja, and Brynja will try and find good contact information for the owner(s) or their representative.

The next regularly-scheduled quarterly Board of Directors meeting will be held on March 26, 2026. The next Semi-Annual Membership Meeting will be held April 11, 2026, with a rain date of April 18, 2026.

Meeting adjourned at 18:57 pm.

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



Brynja Burns, Secretary

March 26, 2026
Date