

Minutes
Sun Eagle Bay Owners Association
Yantis, TX 75947 903-393-7900
Bimonthly Meeting, January 21, 2012

Call To Order - Meeting was called to order by President Jewel Kelly at 10:12 A.M. All Board Members were present except for Roger Boisvert.

Minutes of November 17, 2011 were read by Secretary Peggy Tracy.

Treasurer Report

Treasurer Jim Kettler gave the report. Beginning balance November 1, 2011 \$133,108.
Ending balance November 30, 2011. \$120,722, of which \$67,998 is Road Fund.

Kathy Rokusek noted that on the November Profit and Loss statement there is charge for a Litigation Expense \$13,952.42 that was paid to SEB Attorney Larry Wright. President Jewel Kelly asked that the question be held till the end of the meeting.

Although not recognized by the Chair

Member Kathy Rokusek reminded all that the reported payment was part of the previous Treasurer's report. President Jewel Kelly replied that it will be discussed at the end of the meeting.

Although not recognized by the Chair

Member Powell Vickery, said he wanted to hear about it now. President Jewel Kelly said she would respond by making the following statement. President Jewel Kelly said, "It was a legitimate expense, and it was paid". Member Powell Vickery asked for an explanation. President Jewel Kelly replied that it would be for a court of law to decide.

Member Ardella Norwood asked President Jewel Kelly, "If we are paying your legal fees, why can't we pay ours?" Several Members responded to President Jewel Kelly that they have a right to know about how SEB money is spent. President Jewel Kelly reported that the litigation fee was for a lawsuit that was filed for holding an illegal meeting. Member Powell Vickery said that the members have a right to know where this money went and what it was for. Ardella Norwood asked President Jewel Kelly if the court case does not go in her favor, was she going to pay the money back? President Jewel Kelly said she was not going to discuss this. A member asked if President Jewel Kelly has an itemized statement of the fees and President Jewel Kelly responded to the member to send a written request for that information to the Board. A member asked if there was going to be more fees regarding this litigation. Member Kathy Rokusek responded that there is an additional \$4000 budgeted for this litigation.

Not recognized by the Chair

Member Kathy Rokusek reported there is a restraining order which says that the only bills paid by the Board of Directors going forward would be normal operational bills. President Jewel Kelly said we are not going to discuss this and when asked when are we going to discuss it, President Jewel Kelly said again that the legal fee was paid as a legitimate expense.

Ardella Norwood said, "I have had to pay my own legal fees because you sued me", and President Jewel Kelly responded, "I thought your friend was paying it for you".

Kathy Rokusek said, "I move that no further legal expenses be paid by the Board of Directors for this litigation". Member Jesse Wilson and several other members seconded the motion.

President Jewel Kelly said, "Your Deed Restrictions do not require the Board to ask your permission to pay a bill". President Jewel Kelly said, "Motion denied".

Several members including Powell Vickery and Kathy Rokusek told President President Jewel Kelly that she cannot do that and said we need to vote on it. President Jewel Kelly said, "Let's just say we just put it off."

Kathy Rokusek said, "Any question can be brought before the Board can be voted on by the members present." Vickery said, "The motion has been made and seconded and I suggest we take a vote on it". Darryl Crews responded that an on-going legal issue cannot be discussed openly and that the Board has been told they can't say a word. President Jewel Kelly added that she has been told by our attorney that we can't discuss it. President Jewel Kelly added that we are not going to take a vote on this. Several Members disagreed. Jewel responded that she has a right to table it. Powell Vickery said "The people of this Association have spoken and it is your duty to abide by what they have decided to do". He continued "If a motion was made and seconded, we have a right to vote on it". Several members asked Jewel to "step down", and she said, "Forget it, we are moving on". Powell Vickery reminded President Jewel Kelly that the people have spoken and it was her duty to abide by what they decide to do. President Jewel Kelly responded not at this meeting and according to the By-laws and she was not obligated to do it. Rokusek reminded President Jewel Kelly that a motion had been made and seconded. President Jewel Kelly tabled the motion.

Reports of Officers

President Jewel Kelly reported that as most of you know, Maintenance Director Thom Hanford has resigned. Roger Boisvert has accepted the position of Maintenance Director. V.P., G.W. Loughmiller has agreed to be on-premise person for Maintenance Director Roger Boisvert. Treasurer Jim Kettler has agreed to do the mowing. Roger understands that he will no longer be paid to do the mowing. He is not here today for personal reasons. President Jewel Kelly reported that the By-laws say that the President appoints the Director. Secretary Peggy Tracy related that she was first informed about Maintenance Director Thom Hanford's resignation today 5 minutes before the meeting. President Jewel Kelly responded that she did not have the opportunity to talk with Secretary Peggy Tracy, and that she did not need Secretary Peggy Tracy's vote or approval. .

Reports of Committees

By-laws Revision Committee – Vickie Crews said the committee was meeting today . President Jewel Kelly said that the purpose of the committee is to gather member participation and asked members to submit suggestions on back of existing By-laws. Mail or drop-box your suggestions or give them to members of the committee. Secretary Peggy Tracy asked, “Will the members have the final vote on the revision of the By-laws”? “ I want this to go on record”. President Jewel Kelly said, “After the Board sees it, and the attorney looks at, it will be put to vote by the members, and it must pass by 2/3 vote.”

Collection Report - President Jewel Kelly reported that on September 14, 2011, our outstanding debt was \$102,481. We have 507 members. 342 members are paid. 165 members are not paid. We have reduced our debt to \$83,924 since Sept 14th. \$8,000 plus, collected were a direct result of these collection letters being sent out. Out of the debt that we have now \$49,000 is due to 50% of those people owing us money for over 5 years, and in some cases 10 years. We have 29 people owing \$49,000, and the remainder are members who owe for 1 or 2 years. \$6,000 of the debt by people believed to be dead and we are working on those situations. There was further discussion on the subject including working with members who were having a hard time paying their assessments and President Jewel Kelly said she has payment agreements with some members.

Security

President Jewel Kelly informed the members that there had been a theft of overhead heater in the cabana women’s bathroom and it was replaced at \$483. Member Mark Meng installed the heater without charge.

There was discussion regarding getting a bank debit card and/or opening an account at Hooten’s with designated users. President Jewel Kelly said that petty cash method did not work because people did not turn in receipts in the past.

Not recognized by the Chair

Member Jessie Wilmoth said that she is tired of reporting her noisy neighbors for keeping her up at late night and President Jewel Kelly told her to call the sheriff.

Secretary Peggy Tracy and Shirley Autry, Security Guard spoke with a member about complaints that her unleashed dog was chasing golf carts, including the security golf cart , and the unleashed dog confronted a member emptying his tank at a dumpsite. The member was cooperative and has since removed the dog from the park.

Old Business Boat Ramp Project

Member, Kent Reeder informed the members that he got 3 estimates for dredging at boat launch. Reeder reported the following: The bids are \$4,200, \$5,500, and \$6,800. Bids include work at the ramps to make it better for when the lake does come back up, which includes digging up to the deep ramp and digging back up to and include taking out the hump at the middle dock. Bid did not include re-distribution of dirt which must be re-distributed above the 403 mark on the lake per SRA according to Kent Reeder.

V.P., G.W. Loughmiller has a bid from A & W Construction using a track hoe with a 57 foot arm on it, which would take care of both docks. They have done work at Lands End and on Hwy 17 at the first bridge. The estimate begins at the middle pier, all the way around to the cove to the boat ramp to the right just past it. He will pile the dirt up and let it dry. He will go in across from the boat ramps and clean all that out. The dirt would have to be piled up and later be spread out. The cost does not include spreading the dirt at the later date. The amount of the estimate is between \$5,000 - \$6,000.

A member asked if we should vote on it. President Jewel Kelly said that there is no reason for a vote that the Board had agreed that this needs to be done. President Jewel Kelly said that it appears that G.W. Loughmiller’s bid is the best and that the plan is to come back out here and see if we can arrange something with him and get as many people from the Board to meet and discuss it. Kent Reeder said that we need to get started on this before the lake comes back up. GW Loughmiller will get permit from SRA , which is necessary before the work is done. Secretary Peggy Tracy asked if the contractor is willing to wait and be paid when the work is done and President Jewel Kelly and G.W. Loughmiller said there would be a contract to make sure there is no mistake or misunderstanding about what will be done.

New Business Cabana Roof Repair

Our cabana roof is the original roof and is in bad shape and needs to be replaced. Our insurance will depreciate the roof, but we do not know what amount they will pay at this time. Replacement of asphalt shingles would include removal of old shingles per Member Dana Shilling, and replacement with same.

President Jewel Kelly said that she has one member who wants to put in a bid to replace the roof. Dana Shilling and G.W. Loughmiller and Roger Boivert will be involved in the roof project and will look into the costs for both asphalt and metal roof.

Dana Shilling advised that we might need replacement coverage on our general insurance policy. President Jewel Kelly reported that we may consider changing insurance policies for additional coverage but was waiting to hear about the insurance claim. Annual insurance has been billed and due in February.

Budget 2011-2012

President Jewel Kelly and Treasurer Jim Kettler handed out revised budgets. President Jewel Kelly said that the change is a re-allocation of funds from fixing up the cabana to the dredging and the roof projects. President Jewel Kelly said that is the only change. My goal is to collect \$4,000 to \$6,000 each month before we get into the next time. If we do that we are going to be in good shape. We are not going to be short of money and we have never not been able to pay our bills.

President Jewel Kelly asked if there were any questions about the budget. Kathy Rokusek asked about budget item of proposed \$4,000 for litigation for May, 2012. President Jewel Kelly said it was the best estimate she could put in there from what she knew and the reason it was put in there for May, because that is the first month after the April 16th anticipated trial date. The Road Funds cannot be used to do any other work and has not been done while she has been in office and is not aware of any other administration that has done that either.

A member asked if the debt is still being re-paid regarding the conviction related to old road work not performed and President Jewel Kelly said yes. The court-required payments are credited back into previous year road fund.

Kathy Rokusek asked if the next budget would be presented to the members for suggestions and President Jewel Kelly responded that the new Board will probably have something ready for the September meeting following the election of new officers in July. President Jewel Kelly reported that SEB is in good shape as there is still \$120,000 in the bank. \$67,000 of that belongs to Road Fund.

Member Comments

Kathy Rokusek asked President Jewel Kelly to keep in mind that the court decree indicates that only expenses can be paid that are directly associated with the day-to-day operations and that the legal fees were not day-to-day operating expenses and that President Jewel Kelly could be in contempt of court for paying the legal fees for litigation.

President Jewel Kelly said, "That may be the case, but if you do not think it was a legitimate expense, that will be for a court of law to decide".

Kathy Rokusek said, "There is some concern about spending funds in this situation and I think that the Board should listen to the requests of the membership rather than just tabling the motion". "I know that our By-laws are not specific in outlining what the Board can and cannot do." There was discussion about putting limitations on amounts that the Board could spend without membership approval when amending the By-laws.

President Jewel Kelly adjourned the meeting.

The minutes were approved with corrections on May 19, 2012 in a motion made by Jim Kettler, seconded by Roger Boisvert and a unanimous approval of the board.

Peggy Tracy, Secretary

Minutes
Sun Eagle Bay Owners Association
Yantis, TX 75947
903-393-7900
Bimonthly Meeting, March 17, 2012

Call To Order - Meeting was called to order by President Jewel Kelly at 10:05 A.M. All Board Members were present.

Minutes of previous meeting in November 2011 and January 2012 - Peggy Tracy

November minutes: Minutes will be revised according to Roberts Rules as requested in meeting of March 17, 2012. A member's comment will be stricken from the minutes per request.

January minutes: Comments and responses made by Powell Vickery, Ardella Norwood and Kathy Rokusek will remain in the minutes as requested in their written requests.

Minutes will be revised and submitted in May meeting.

A motion was made by Member Tracy Osborne that only approved minutes be put on the Sun Eagle Bay website. The motion passed with a majority 2/3 hand vote of members.

Treasurer Report - Jim Kettler

Beginning Balance as of 12/01/11 \$120,722

Ending Balance as of 2/29/12 \$119,290. \$69,278 of that amount is the Road Fund. Report was approved and will be filed for audit.

Reports of Committees

By-Laws Revision Committee – Chairperson reported that work was still in progress.

Team Up Committee – It was reported that they are still working on the Pavillion project using fundraising funds and currently have about \$600.

Old Business

Mail Box Project- Post Office requested that SEB mail boxes needed to be a standard height and kept in same order. The committee suggested that we stick with same format we have now. Any other solutions would be up to the box owners.

Boat Dock Dredging Project – It was reported that the boat ramp is now open on the steep side and the dock is usable, but unable to dredge the cove and will place poles at the end of the new platform. Both sides are now open.

Cabana Roof Repair – Our Insurance company claim paid and depreciated our old roof at 50% and gave us \$4,600 which will be applied to a 25 year shingle roof bid by Triple A @ \$6,600.

Cabana Electrical Repair – Clawson Electric gave us a bid @ \$2,700 and will replace attic fans. They suggested that we close soffit and vent areas as solutions to moving air in the bathrooms.

Kathy Rokusek rescinded a motion made in previous meeting to restrict the Board of Directors from paying any further legal bills associated with this litigation without member approval, and said she would not give up.

New Business

Nomination Committee President Jewel Kelly appointed Dana Shilling, Kay Vaughn, Erin Hanford, Gwen Boisvert to the committee. Two Board positions are open. Jewel Kelly and Tom Hanford's term is up.

Adjournment Meeting was adjourned at 12:05 P.M.

Minutes were approved at the May 19, 2012 meeting in a motion made by Jim Kettler and seconded by GW Loughmiller and unanimously approved with corrections by the board.

Peggy Tracy, Secretary

Minutes
Sun Eagle Bay Owners Association
Yantis, TX 75947
Sun Eagle Bay Office
Board of Directors Called Meeting, April 28, 2012 10: A.M.

The meeting was called to order by President Jewel Kelly at the cabana to accommodate Sun Eagle Bay Association Members who wanted to attend. All Board Members were present. President Jewel Kelly announced that only Board Members were allowed to speak during the meeting.

Discuss and Finalize Proposed Bylaws

The final draft of the proposed bylaws was submitted by the Chairperson of the Bylaws committee to the board for review. No copies were provided to Members in attendance. The proposed revisions to the current bylaws included a Code of Ethics and a Conflict of Interest document. Suggestions discussed by the board will be documented in the proposed bylaws and the revised document will be sent to the board for review. Board members were asked to respond to the President regarding the typed, suggested revisions by Wednesday, May 2, 2012. The President will then forward the document to Mr. Larry Wright, SEB attorney, the following day. A copy of the final, approved proposed bylaws will be placed on the official SEB website after it is returned from Mr. Wright.

The President thanked the Bylaws Committee for their work.

Meeting was adjourned by President Jewel Kelly.

These minutes were approved at the May 19, 2012 meeting in a motion made by Jim Kettler and seconded by Roger Boisvert and a unanimous approval from the board.

Peggy Tracy, Secretary

Approved Minutes
Sun Eagle Bay Owners Association
Yantis, TX 75947 903-393-7900

Bimonthly Meeting, May 19, 2012

Call To Order – The meeting was called to order by President Jewel Kelly at 10:10 AM. The following Board Members were present: Jewel Kelly, Roger Boisvert, GW Loughmiller, Peggy Tracy and Jim Kettler. Mark Meng opened the meeting with a prayer.

Minutes of Previous Meetings – Peggy Tracy

Jim Kettler made a motion to approve the September, November, and January bimonthly meeting minutes with corrections. The Board unanimously approved those minutes. Peggy Tracy read the March minutes. A motion was made by Jim Kettler to approve the minutes for the March after making a correction saying that both boat ramps were open. The minutes of the executive board held in April to discuss the proposed bylaws were read and unanimous approved by the Board after a motion was made by Jim Kettler.

Treasurer Report Jim Kettler gave the following report:

Beginning balance	March 1, 2012	\$119,290
Ending balance	April 30, 2012	\$105,971.

Ms. Kelly reported that as of yesterday, we have a bank balance of \$54,200, of which \$17,000 is the remainder in the Road Fund. Peggy Tracy made motion to accept Treasurer’s Report and it was approved unanimously by the Board. Ms. Kelly also reported that our collection efforts have reduced the outstanding debt from \$100,000 last September, to \$69,000.

Reports of Officers

Announcement – Ms. Kelly reported that GW Loughmiller had resigned, effective today as VP, due to health reasons, but would remain on the Architectural Board and would supervise the small retaining wall construction near the deep boat ramp. Ms. Kelly thanked GW for his service. Ms. Kelly reported that this opens a third position open on the Board. That information has been posted on the official website. Ms. Kelly announced that she was appointing Jan Smith to serve out GW’s term, and introduced Jan to the members. Jan is a licensed insurance adjuster and has owned her current business for 10 years. She has 25 years of previous experience in the farm and ranch business and has a college degree in secondary education and political science. Jan has been property owner in SEB for about a year and looks forward to running for a place on the Board in July.

Ms. Kelly announced that the pool would open today, after the meeting. Pool hours are 7 AM through 10 PM. The pool will be closed Wednesdays. There is still one lighting repair to be made. Stan Khun has been hired to take care of the pool. Tina Corwin has been hired to clean the bathrooms. William (Andy) Day is mowing twice a month, or as needed. Ms. Kelly thanked member Kay Vaughn for power washing the cabana and informed members that Kay, and others, would be staining and sealing the cabana soon. Kay is also working on the mail box project.

Reports of Committees

Nomination Committee - Nominees To Date – Dana Shilling introduced the following candidates for 3 positions on the Board of Directors of Sun Eagle Bay Owners Association: Roger Boisvert, Linda Castle, Larry Lewis, Bobbie McCormick, Kathy Rokusek and Jan (Mary) Smith. Each nominee was asked to introduce him or herself and tell the members present why they would like to be a member of the SEB board. The deadline to submit your name for nomination is June 2, at 5 PM. Each member

Team Up Fund Raiser – A Memorial Day Weekend Celebration will be held on Saturday, May 26, 2012 – Gwyn Boisvert invited all members to participate. There will be a Bar-B-Q plate lunch and an auction. All money received will be a donation to the Team Up pavilion project. Ms. Boisvert asked for donations of food, drinks and items for the silent the auction and invited everyone to join in

a great celebration at the new Pavilion next Saturday at noon. Roger Boisvert reported that the electricity had been installed at the Pavilion.

Old Business

Road Work: Ms. Kelly reported that the Road Work is completed. The asphalt company put in some requested speed bumps.

Retaining Walls

1. Small retaining wall: Ms. Kelly reported on the small retaining wall project that is being built. This wall is being built by the dock next to the steep boat ramp. The original bid of \$5 – 6,000 to dredge the docks and cove was reduced to \$1,100 because the cove could not be dredged after the rain. Funds to pay for the retaining wall were reallocated from the dredging project.
2. Large retaining wall project: Ms Kelly discussed the large retaining wall project which would run down the west side of the park around to the north side up to the fishing pier. This area is about 800 plus feet in length and 10 to 12 ft deep. Ms. Kelly reported that there were 3 bids: Concrete \$240,000, Vinyl \$72,000, and Treated Wood \$38,000. The last option is a bid from the same company building the small retaining wall at the boat ramp. Due to the cost of materials, the offer of \$38,000 is only good for 30 days. Ms. Kelly reported that we, the board, needs to consider the idea of putting a proposal before the members to take the road fund money left over from this past year (\$17,000), and what would be coming in next year, and using it for the retaining wall. Should the board decide to put the proposal before the members, it would be voted on at the July 2012 annual meeting, and if it passes by a 2/3 vote of the voting members, we could convert the funds from the road fund to the retaining wall project. If does not pass, the funds would remain in the Road Fund. The SEB attorney will be consulted regarding this subject prior to making a decision to be sure this can be legally done. A member asked about borrowing funds to do this project. Ms. Kelly said she did not believe we could do that at this time. A member asked how using the road funds would impact the road work and Ms. Kelly said that theoretically, we would probably have to skip a year of doing anything to the roads.

By Laws Report – Ms. Kelly read a letter from Vickie Crews, Chairperson of the Bylaws Committee, explaining what the committee did over the last 9 months while working on the project. Bylaw committee members present at this meeting were Kathy Rokusek, Bobbie McCormick and Jessie Wilmoth. The proposed amendments to the bylaws were submitted to Ms. Kelly by Ms. Crews, on behalf of the Committee. Ms. Kelly provided a copy to the Board for review at an April executive board meeting, after which, additional questions/or suggestions from the Board were noted and the proposed bylaws were submitted to SEB Attorney, Larry Wright for final approval. When the proposed approved bylaws are returned from Mr. Wright, they will be put out on the official website. Ms. Kelly offered a sign-up sheet for those wanting copies of the proposed bylaws sent to Mr. Wright. Ms. Kelly reported that she has not heard back from Mr. Wright regarding the document. Ms. Kelly thanked the Bylaws Committee for their hard work.

Member Comments

Kathy Rokusek asked about notices being sent to members via the suneaglebay.com website and Ms. Kelly responded that Ardella had been providing that service if a member requested updates be sent to them and thanked Ardella for her work. Ms. Kelly plans to work with the secretary and re-vamp the membership form, and at that time, add the email addresses to the form. Invoicing for next year's dues is scheduled to start June 1, 2012.

Kathy Rokusek volunteered to head committee to identify problem dead trees on members' property. Ms, Rokusek was asked to submit a copy of her proposed letter to members for review prior to it being mailed out. Ms. Kelly explained that if a tree could potentially fall onto an electrical wire, Wood County would cut it down at their cost, if properly notified and they agree it is a threat to their power lines. Jessie Wilmoth discussed the tree hanging over the mail boxes outside SEB and was advised to contact the Attaways if the tree is located on their property.

Phillip Wells introduced himself as a new member and was welcomed by the members.

Ms. Kelly adjourned the meeting about noon.

Approved Minutes

SunEagle Bay Owners Association
P.O. BOX 359 - 550 CR 1977
Yantis, Texas 75947
903-393-7900
Annual Meeting, July 21, 2012

Call Meeting to Order

President Jewel Kelly called the meeting to order around 10 AM. Jewel Kelly, Jim Kettler, and Jan Smith, were present. Roger Boisvert was absent.

Information Related to Ballots/Voting Jewel Kelly stated that all ballots for the election of four new directors and other votes must be turned in by 10:30 A.M., at which time the counting committee made up of Elaine Tillison, Charlotte Keating, Kay Ross, and Molly Johnson will count the votes. Harold Sanders was included as part of the counting committee.

Minutes of the Meeting were read and approved with one correction by Jan Smith.

Close Voting 10:30 Voting was closed by the president and the committee left to go to the office to tally the votes.

Treasurer's Report Barry Carlson/ BTP gave the annual report, year 2011 – 2012, which is attached. Jim Kettler gave bank balances for May and June.

Collections\ Other

Appreciation Recognition was given by the President for the service of Board Members and other members of SEB for their contributions throughout the year.

TCEQ/SRA President Kelly reported that TCEQ had lifted our original violation.

Ballot Results The meeting was temporarily adjourned until 2 PM at which time the election and vote results will be returned and announced by the Counting Committee

The President reconvened the meeting about 2 PM and asked the Counting Committee to give the results.

Kay Ross read the results as follows:

Linda Castle, Roger Boisvert, Larry Lewis, Jan Smith were elected by majority vote and are the new Board Directors.

Number of votes were as follows: Linda Castle 108, Roger Boisvert 101, Larry Lewis 97, Jan Smith 94, Jewel Kelly 89, Kathy Rokusek 91, Bobbie McCormick 86, Ardella Norwood 79.

The following proposals voted on by members of SEB must pass by a 2/3 majority.

1. The Bylaws proposal did not pass. 106 yes and 81 no
2. The Retaining Wall proposal did not pass. 102 yes and 89 no
3. The Road Fund proposal did pass. 138 yes and 53 no.

Adjourn Meeting President Kelly adjourned the meeting and closed by saying the new Board of Directors would have a meeting in the office following the annual meeting to assign positions and duties.

These are the approved minutes taken by Linda Castle.

Sun Eagle Bay Board of Directors Meeting
Yantis, Texas July 21, 2012

The meeting was called to order. Board members present were Jan Smith, Linda Castle and Jim Kettler. Larry Lewis and Roger Boisvert were absent.

The meeting was held to determine each officer's position. Jan Smith agreed to be President, Jim Kettler will remain Treasurer. Linda Castle agreed to be Secretary. Roger Boisvert will remain Head of Maintenance. Larry Lewis agreed to be Vice President.

These minutes will be read at the September meeting. Meeting was adjourned by President Jan Smith.

Transcribed by Linda Castle, Secretary

Sun Eagle Bay Owners Association
P.O. Box 359 – 550 CR 1977
Yantis, Texas 75497
903-383-7900

September 15th, 2012, 10:00 AM Meeting

Approved Minutes

Call Meeting to Order - President Jan Smith called the meeting to order at 10:00 AM. She then introduced all the new officers – Secretary-Linda Castle, Treasurer-Dana Shilling, Maintenance-Roger Boisvert, Vice President-Larry Lewis, and herself.

Minutes of the previous meeting were read by Linda Castle-Secretary, and were approved with no corrections.

Treasurer's Report was read by Dana Schilling, which included an itemized income expenses, and capital outlay.

President Jan Smith stated that a new budget would be ready by the next meeting.

Improvements and Maintenance Report was discussed by Roger Boisvert. Dead Trees are a potential danger and plans were made to post warnings and phone numbers of individuals who can be hired to remove dead trees. Members have been asked to check the trees on their property and tag them with plastic ribbon provided by the park. Wood County Electric should be notified of any dead trees which could fall on power lines.

The bathrooms in section two were also discussed. It was noted that new latches are need on the doors to keep them shut. The prospect of installing an aerobic system for the bathrooms in section two was discussed and tabled for further discussion in the future.

The new retaining walls need repair and the need to talk to the contractor was discussed.

Team Up Report - Gwen Boisvert gave a report on the TEAM-UP success with the golf-cart parade and pot-luck. The event was a success and Gwen asked members to think of other fundraisers they would enjoy.

Volunteers at the park were praised and thanked for their efforts. The cabana area was stained with the time and effort of volunteers

Member Comments: Time was permitted for the comments and concerns.

Adjournment: President Jan Smith adjourned the meeting at approximately 11:00 A.M.

SunEagle Bay Owners Association
P.O. Box 359 – 550 CR 1977
Yantis, Texas 75497
903-393-7900

Approved Minutes for the November 17, 2012 Meeting

Call Meeting to Order

Meeting called to order by President Jan Smith. All board members were present except for the secretary, Linda Castle.

Minutes of the Last Meeting was read by the Vice President, Larry Lewis. Motion was made to approve them and was seconded. Minutes were approved.

Treasurers Report was given by Dana Shilling and copies were made available to the members.

Maintenance Report was given by Roger Boisvert.

Old Business

Comments were made about flyers posted warning of falling trees. Members have responded and are taking care of the damaged trees on their property.

There is a need to re-post flyers in some areas.

Retaining wall repairs have been made and there is a one year warranty.

New Business

The proposed budget for the year July 2012 – July 2013, was read by Dana Shilling. Copies were available to the members.

President Jan Smith told the membership we had 90 days to reopen the Deed Restrictions and By-Laws per the lawsuit mediation agreement.

A sign-up sheet was available at the meeting for those who wish to serve on the Deed Restriction and By-Law Committees. A newsletter will be posted on the website in December, giving those members who were not at the meeting an opportunity to contact the Board members that they would like to serve on the committees.

Meeting Adjourned at 10:50 AM by President Jan Smith.