

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

Approved Minutes for January 2013

Call Meeting to Order

Meeting called to order by President Jan Smith. All Board members were present.

Minutes of the Last Meeting were read by Secretary, Linda Castle. 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. Volunteers have been working at cutting down and clearing dead trees from the boat ramp area. There is still a need for more volunteer help.

Old Business

Sign up sheets for volunteers for the bylaw committee and deed restriction committee are closing. Committee members will be notified when first meeting will occur and how the chairman will be elected.

Questions about the possibility of a sewer. Is it still in the planning? Deed restrictions committee will be addressing this issue.

New Business

Complaints have been made to the President Jan Smith, about dogs running loose in the park. The President, Jan Smith read the subdivision restrictions, Section #6, concerning rules for pets at SunEagle Bay. The President also talked with owners and gave verbal warnings.

The question was raised about the possibility of a sex offender living within 500 ft of the pool area. The President will call the parole board.

Meeting Adjourned at 10:47 am by President Jan Smith.

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

Approved Minutes for March 2013

Call Meeting to Order

Meeting called to order by President Jan Smith. All board members present.

Minutes of the Last Meeting were read by Secretary, Linda Castle. Motion was made to approve them and was seconded. Minutes were approved.

Treasurer's report was given by Dana Shilling and copies were made available to the members.

Maintenance Report was given by Roger Boisvert. Acknowledgment given to all the volunteers who helped with clean up of the park and various other jobs which needed done around SunEagle Bay. Donna Wooldridge was introduced to the members the person in charge of cleaning the cabana and restrooms. Billy Ray Tillson is in charge of ground maintenance. Team Up Report given. Fund Raiser set for Memorial Day, May 25. Suggestions for activities ask for.

Old Business

Bylaw Committee and Deed Restriction Committee have been formed and the first meeting of these committees will be following this meeting. The purpose of this meeting will be to elect their chair person.

Sex offender was denied residence in the park.

Treasurer to be elected this annual meeting. Nominations will close on May first, anyone wanting to run for this position contact Ardella Norwood.

Kathy Rokusek posed question regarding Talon: Was informed by President Jan Smith that Talon was in no way connected with SunEagle Bay. It was decided to send a letter to Yantis City Council informing them that Talon is in no way connected to SEB.

Meeting Adjourned by Jan Smith, President.

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

Approved Minutes May 18th, 2013

Call Meeting To Order

Meeting called to order by Jan Smith, President. All board members with the exception of Dana Shillings, Treasurer were account for.

Minutes of the Last Meeting was read by Secretary Linda Castle. Motion was made to approve them and was seconded. Minutes were approved.

Treasurers Report was given by Larry Lewis, due to the absence of Dana Shillings and copies were made available to the members.

Maintenance Report was given by Roger Boisvert. The pool will be open beginning Friday, May 24th. Pool hours will be 10AM – 10PM. The pool will be closed on Wednesday. Keith Looney will be maintaining the pool as well as the grounds mowing. New signs have been obtained for the pool as well as for the boat ramp area. Positive feedback was given on the conditions of the bathrooms. Shirley Burgess announced that she had found a pair of prescription sunglasses, which she is keeping on the Security Golf Cart.

Team Up Report was given by Gwen Boisvert. There will be no organized activities this Memorial weekend due to most of the volunteers being involved with family illnesses and other activities. Be prepared for the Golf Cart decorations and parade set for Labor Day weekend.

Old Business

Nominations for positions on the board of directors have been closed as of May 1st. There are 3 positions open and the following individuals are running for those positions. Linda Castle, Larry Lewis, Kathy Rokusek, and Peggy Tracy. Each candidate was questioned by Jewel Kelly and allowed to respond. President Jan Smith gave information regarding the voting and ballot counting procedures.

New Business:

Kathy Rokusek gave a report on the Bylaw and Deed Restriction committees' progress. This was followed by a discussion of the same.

President Jan Smith conducted a discussion about the new speed bumps and the decision was made to consider using the military zip zag approach.

Any SEB equipment borrowed must be signed out on a sign out sheet which will be held by Keith Looney. Equipment may only be used for personal use and must be returned in the same shape as it was checked out. The brush hog may not be used by individuals.

Donna Wooldridge reported that there is an open house by the Lands End Fire Department this afternoon until 3pm.

Jewel Kelly reported that her trailer had been egged and she would review her security camera and stated that she was going to prosecute the individual.

Meeting adjourned at 11:26am by President Jan Smith.

Sun Eagle Bay Board of Directors
PO Box 359 – 550 CR 1977
Yantis, Texas 903-393-7900
Annual Meeting July 20, 2013

Call Meeting to Order

The Meeting was called to order by Jan Smith, President, at 10:05 AM. All board members with the exception of Linda Castle were present and accounted for.

Jan Smith gave direction on how the ballots would be handled and how the votes would be counted. She announced the members on the ballot counting committee – Elaine Tillison, Tracie Osborne, Erin Hanford, Ginny Bertrand and Jean Glover.

Minutes of the Last Meeting in May were read by Larry Lewis, VP. Motion was made to approve the minutes and seconded. Minutes were approved.

Treasurers Report was given by Dana Shilling, Treasurer and copies were made available to the members. Dana reported an ending June bank balance of \$56,514.20. This included the road fund balance of \$21,676.30 and the main membership account of \$34,837.90.

Maintenance Report was given by Roger Boisvert. There is concern about recent vandalism in the park. There was damage to the toilets and a holding tank at one of the dumping stations. The damages and the repair cost affect the whole park. Mr. Boisvert asked members to report any suspicious activity in the future.

Member Suggestions were made by members about the rental of a dumpster and the scheduling of an annual cleanup. Another suggestion was to include non removable vacuum breakers to prevent contamination at the dumping stations. Additional suggestions were to: Post signs at the boat ramp area prohibiting the parking of boats and a second sign asking members to clean up after their dogs.

10:30 AM – Election was Closed and the counting committee left the membership meeting to tally the results in the office.

Team Up Report was given by Gwen Boisvert. She read the notice for the Team Up Events scheduled for Labor Day weekend. The notice will be posted at various sites at the park and on our website. Additional info was given for ordering t-shirts for the event. Order forms were available at the meeting and additional forms could be found in the office. Kathy Rokusek announced an additional event-a craft contest open to all members. Notices are posted in the park for this event.

Old Business Kathy Rokusek reported on the progress with the Bylaws and Deed Restriction Committees.

New Business No new business introduced because of the election.

Meeting was adjourned at 11:30 AM to reconvene at 2:00 PM to announce results of the election.

Meeting reconvened at 2:00 PM and results of the election were announced by Tracy Osborn. Linda Castle had 104 votes, Larry Lewis had 86 votes, Kathy Rokusek had 74 votes and Peggy Tracy had 83 votes. The road Fund assessment was approved.

Linda, Larry and Peggy were elected to the Board. A meeting was announced to determine the offices to be held by the Board for 2013-2014, and meeting was held at the office following adjournment by Jan Smith at 2:20 PM.

Sun Eagle Bay Board of Directors
Yantis, Texas
Board Meeting July 20, 2013

A meeting of the Board of Directors of Sun Eagle Bay was held immediately following and in conjunction with the annual meeting to determine officers on the Board as a result of the election of three board members, and was called to order by President, Jan Smith. Directors present were Jan Smith, Larry Lewis, Roger Boisvert and Peggy Tracy. Linda Castle was absent. Therefore, a quorum was present. At the Annual Board Meeting three officers were elected by the membership. Larry Lewis and Linda Castle were re-elected and Peggy Tracy was elected by a ballot majority of the Membership of Sun Eagle Bay Owners Association.

By Board majority vote: Jan Smith will remain President, Roger Boisvert will be responsible for Maintenance & Security, Larry Lewis will remain Vice President and states he will take on responsibilities as needed. Peggy Tracy will take the Treasurer's position and Linda Castle will remain Secretary. Linda was advised per phone call by the President.

In addition, each Director will post their office hours on the SEB Office Door.

The meeting was adjourned by the president.

Minutes were approved at meeting September 21, 2013

Linda Castle, Secretary

**SunEagle Bay Owners Association
P.O. Box 359 550 CR1977
Yantis, Texas 75497**

Approved Minutes for September 2013

Call Meeting to Order:

Meeting called to order by President Jan Smith at 10:05 am. All board members were present.

Introduction of New Officers:

The results of the July 2013 election were: Larry Lewis, Vice President; Linda Castle, Secretary; and Peggy Tracy, Treasurer. These members were introduced to the membership.

Minutes of the last meeting were read by the Secretary Linda Castle. Motion was made to approve them and was seconded. Minutes were approved.

Treasurers Report was read by Peggy Tracy. Copies were made available for the membership.

Maintenance Report was given by Roger Boisvert. Mr. Boisvert gave a report on various repairs needed including the bullpen door and the entrance bulletin board.

Committee Reports:

Team up report was given by Gwen Boisvert. The fund raiser was a great success. Money available is \$4200.00. Volunteers are need to help finish the outside of the pavilion in the park.

Deed Restrictions and Bylaws report was given by Kathy Rokusek. A discussion ensued regarding the new Texas Property Laws. Mrs. Rokusek stated all questions and comments of the membership will be taken to the new Lawyer to be reviewed.

New Business:

Jan Smith read the proposed budget of 2013-2014. The new budget was based on the last 3 years with a 10% increase. The increase in the budget is to cover increased insurance premiums replacement of old office equipment, also to cover the expense of making the building Handicap accessible. A new Lawyer has been hired for SEB, his name is Jeff Fletcher. With the help of Mr. Fletcher, a draft will be written of the bylaws and deed restrictions and posted of SEB Website. A meeting will be scheduled where the members can ask questions of the lawyer.

The CPA audit will be done by Thomas Smith. He was chosen do to the fact that out of 5 letters sent out asking for service he was the only one to answer. The audit is required every 3 years.

Boat Ramp Repair:

Jan Smith had ask Victor Castle, a member of SEB to investigate the cost of repairing the ramps and having the boat ramp area dugout to allow launching and loading. A cost of \$13,500.00 was the estimate he was given, which he relayed to the membership.

Bobby Moore wanted to investigate building a new boat ramp which he said would run out from the point into 18 feet of water. He volunteered to get the estimate. He also questioned the cost of the handicap parking area.

This will take further investigation.

A discussion ensued regarding recent thefts which have taken place in the park. Suggestions included security cameras and use of a key card system. A member of SEB said he would get an estimate.

Meeting Adjourned at 11:50.

**SunEagle Bay Owners Association
P.O. Box 359 550 CR 1977
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Approved Minutes for November 2013

Call Meeting to Order:

Meeting was called to order by Larry Lewis, Vice President at 10:05.

Resignation and Appointment of Officers:

Jan Smith has resigned her office as President and Peggy Tracy has been appointed by the board members as her replacement. Kathy Rokusek has been appointed as her replacement.

The Management Certificate, required by the Texas Property Code, has been filled out and turned into Wood County.

The Bank Resolution has been updated and returned to the Bank.

The Unapproved Minutes of the last meeting were read by Secretary Linda Castle and approved by the members.

Treasurers report was read by Treasurer, Kathy Rokusek.

Maintenance and Security report was given by Roger Boisvert. There was a discussion concerning the problem of thefts taking place in SEB. Action now includes asking for three bids for installing Security Cameras. Report on the cost of a card reader security system was given at \$17,000.00 dollars.

Committee Reports:

Team Up Committee was about the structure in the park and its progress toward completion.

Bylaws/Deed Restrictions Committee report was given by Kathy Rokusek. Activities of the committee are on hold until the Texas Property Code is in complete compliance.

Old Business: Peggy Tracy is working on the audit. The Attorney will be working with the committee on bylaws and restrictions.

Kent Reeder conduct a discussion concerning the boat ramp and due to the fear of the continuing drought all plans for the ramp have been postponed.

Discussion continued concerning collections of past dues owed.

New Business: More discussion concerning Security Cameras and vandalism.

It was announced that members will be able to vote online once the work on revision of the bylaws and restrictions was completed for it.

Meeting was adjourned at 11:35