

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

Meeting was called to Order by President Charles Tillison.

Determine quorum – Charles, Mike and Peggy present.

Introduce Board Member

Mike Hamilton, who has a banking background, was introduced as Treasurer to replace Larry Lewis until the July election.

Minutes Previous Meeting

Minutes were read by Peggy Tracy for November meeting and approved as read.

Treasurer's Report

Mike Hamilton read the Treasurers Report which will be filed for audit. December 31, 2014 ending balance of \$148,283.36, of which \$105,072.30 is the Road Fund. Boat Ramp Fund \$1800.00

Old Business

Pool repairs estimated about \$9,000 and \$7,300 check has not cleared as it was paid in January. Repairs included repair of 8 leaks and replacement of 4 skimmers.

Pavilion at park. President reported that the pavilion permit has expired several times already and SRA has advised that project must be completed. Charles will discuss with Roger Boisvert. Volunteers may be needed.

Collections Report

The collection effort has been ongoing and \$5,300 was collected in December. Not much has come in this month and we are at the point to proceed with liens and foreclosure. Several have responded to and signed up for payment plans. It is important that those in the payment plan, pay as agreed, otherwise you are in default.

New Business President Update

Reported that lake levels continue to go down, over 7 feet low.

Reported that we have about \$35,000 or so to operate through the July 1 Annual Meeting and we need to be more observant and turn off lights and heat and be sure the toilet has quit running, when you leave the bathrooms. If the abuse continues we will take further measures. The money we have saved by having Northeast Texas Disposal come empty tanks every other week does not help us when we have to call because someone leaves a toilet running in the bathrooms in Section II.

Our next large expense the Election and Mailing of Annual Assessments. Please consider making a donation towards this expenditure, legal and regular envelopes self-sealing, Avery mailing labels, copy paper, stamps. Donations will be appreciated.

There has been a request for additional street lights in Section II. We cannot do this at this time for budget reasons.

Charles reported that he has sent out quite a number of letters for members to clean up their properties. 6 trailers have already been removed this week.

It has been reported that members are running their gray water and possibly their black water onto neighbor property or into the common ditch. This is unacceptable and should be reported to SRA who will report it to TCEQ immediately.

Member Comments

The Board may provide an opportunity for interested persons to provide public comment. No action will be taken on any item raised during public comment other than those posted above.

Adjourn Meeting - Meeting adjourned at 11:30 AM

Minutes were taken by Peggy Tracy, Secretary and approved at the March 21, 2015 meeting.

Approved Minutes for  
Regular Board Meeting March 21, 2015

SunEagle Bay Owners Association  
P.O. BOX 359 - 550 CR 1977 Yantis, Texas 75947 903-393-7900  
10:00 AM Cabana

Call Meeting to Order by President Charles Tillison at 10:00 AM, Saturday, March 21, 2015

Board Members present were Charles, Linda, Mike, Peggy and Logan.

Introduce Board Member. Logan Peninger was appointed to replace Roger Boisvert, until election in July, 2015, as Maintenance & Security.

Minutes were read from January, 2015 and were approved as read.

Treasurer's Report was read by Mike Hamilton and will be filed for audit.

Old Business

Completion of Pavilion will be done by Dana Shilling and a group of volunteers on weekend of April 11. Dana received the \$750 from funds raised two years ago by Team Up. It was noted that a final inspection is required by SRA.

Collections Report – President reported that about \$139,000 is owed, of which \$84,000 is possibly collectible and \$40,000 is non-collectable due to death or inability to contact. This has accumulated over 13 years. 14 liens will be filed this week of those in default of non-payment of assessments. Property owner will be responsible for assessments and cost of administration of liens.

Donations – President asked for donations, for example, envelopes stamps, paper, labels for mailing of assessments and ballots.

New Business

President advised property owners to get their 911 numbers and place them at front of their lot/property and informed members that Road Signs had been ordered.

President proposed the following items to be placed on the 2015 Annual Meeting Ballot:

1. Ballot Vote for Election of Board Members – 2 places for 3 year terms.  
Motion was made and approved to place candidate names on ballot for 2015. Please submit your name in writing to Kim Hamilton. Contact Information can be found on [suneaglebay.com](http://suneaglebay.com). Names must be submitted by April 30, 2015. Property owners/ members should have no felonies or charged with acts of moral turpitude.
2. Propose Ballot Vote on Road Repair Assessment for 2016 – 2017.  
Motion was made and approved to place on the ballot for 2015.
3. Propose Ballot Vote to Amend Subdivision Restrictions regarding Size of Storage Building on Sun Eagle Bay lot and increase size to 200 SF. Building must meet materials and setback requirements and have approved ACC Permit.  
Motion was made and approved to place on the ballot for 2015.

Memorial Weekend Pool Opening Prep will begin end of April and President asked for volunteers weekend of May 1, 2 to clean and power wash the pool.

Member Comments

Tom Beasley requested that A Proposed Vote be put on the Agenda in May for the May ballot to add a \$25.00 assessment for exclusive use on the boat ramp improvements. This item will be placed on the May Agenda. Members voted to put it on the May Agenda for discussion and approval to be placed on the 2015 ballot.

Meeting was adjourned by President Charles Tillison.

Minutes were approved at May 16, 2015 meeting. Peggy Tracy, Secretary

Approved Minutes  
Sun Eagle Bay Owners Association  
550 CR 1977, Yantis, TX 75947 903-393-7900  
Regular Bi-Monthly Meeting at the Cabana, May 16, 2015

Call to Order was called to order by President Charles Tillison at 10:10 AM. Board Members present were Logan Peninger, Mike Hamilton, and Peggy Tracy. Linda Castle was a few minutes late

Minutes of previous meeting Minutes from March meeting were read and approved.

Treasurer Report Report was given for March and April. Per BTP reconciled balance end of April, \$128,825.26, of which \$105,668.34 is Road Fund and \$1,800 is Boat Ramp Fund, and remaining operating balance is \$21,356.92. Report was approved and will be filed for audit.

President SEB Update

Annual Statements will be mailed in the next two weeks. Payment is due July 1. Our fiscal year runs July 1 through June 30, each year. New stickers for 2015-2016 and guest passes will be enforced August 1, 2015.

Ballots will be mailed in the next two weeks, with instructions.

There have been several recent emergencies in Sun Eagle Bay.

President strongly suggested that members get their 911 address from East Texas Council of Government. (ETCOG) Post this number on the front and back of your property at a level that vehicle can see and made of reflective material. You may also want to post your lot number. **Emergency vehicles use only the 911 address.**

ETCOG 903-888-373-9028 (Ask them for your 911 number. You must give them the lot number you live on. Each lot has a 911 number.

This phone number for ETCOG is also found on the contact list on susneaglebay.com.

Recent heavy rains are filling community holding tanks. Tanks will be emptied every week by our current hauler, but the blue tarps are to be put back over the inlet after you empty your blue canoe, and until we get some kind of cover to disperse rain water.

Fourteen liens have been filed at Wood County for past due accounts. Debt will also incur collection and lien fees. 20 more liens will be filed in the next couple of weeks.

34 street signs have been made and others re-made, some of which due to theft, and or old and faded. Theft of street signs continues and recent ambulances have been unable to find emergencies.

We plan to place a permanent map at front gate to help find properties.

Pool will open today, once new signs are posted, and open for regular hours by Memorial Day.

Old Business

Election and Ballot for Annual Meeting:

Nomination Committee – Kim Hamilton. A motion was made to end nominations for positions on Board of Directors. All Candidates were introduced to the Members. Ginny Bertrand, Robert Herring, Logan Peninger, Mandi Peninger submitted their names as candidates for two vacant board positions. Each were given a few minutes to talk about themselves. Clarification was given that our attorney advised there is no conflict of interest regarding spouses running at the same time, or being paid for other work not performed as a board member. Only requirement is that there is candidate have no felony or proof of act of moral turpitude according the Texas Property Code.

Proposed Ballot items for July 2015 Annual Meeting Ballot:

1. Propose additional assessment for 2016 – 2017 of \$25.00 per member for Boat Ramp, Fishing pier and docks Fund. A motion was approved to place this item on the July Ballot. Each following year will have to be voted on.
2. Propose \$500 minimum fine for those owners and/or contractors who do not acquire proper permits signed by a member of ACC Committee, to build on their lot/property. Completed Green Permits must be posted and visible at site.

The following is just a review of additional items approved at March meeting to be put on the Ballot:

3. Propose Ballot Amendment of Deed Restrictions regarding increasing size of storage buildings to 200 SF and meet setbacks and material requirements.
4. Propose Ballot Vote for two Board Members for three year term. The following nominees are candidates for those positions and you will soon get a ballot in the mail with instructions: Ginny Bertrand, Robert Herring, Logan Peninger, Mandi Peninger
5. Propose Ballot Vote on Road Repair Assessment for 2016-2017 fiscal year. Each following year will have to be voted on.

New Business

Appoint Canvassing and Counting Committee for Election and Ballot. President appointed the following members of the committee. Melissa Mowl, Michelle Fitzgerald, Kay Lewis, Kim Hamilton.

Pavilion is not completed. Materials are needed. Rain has prohibited progress on finish. A final inspection is required by SRA.

Pool will open today for several hours over the next weeks and will officially open Memorial Weekend.

Member Comments

JoElla Bryant thanked and congratulated our volunteer fire department and other local fire departments who assisted, with regard to response to fire on PR 5800. Donna Wooldridge, located at Lot 571, of PR 5806, announced that LFA, a non-profit organization has been established to help identify pets and assist in rescue and placement of lost pets. Events will be posted. Donations are greatly appreciated. Caps and t-shirts are available.

President adjourned meeting at 11:14 AM.

Minutes were approved at July 18, 2015 meeting.

Approved Minutes  
Sun Eagle Bay Owners Association  
550 CR 1977, Yantis, TX 75947  
903-393-7900  
**Annual Board Meeting at the Cabana, July 18, 2015, 10 AM**

**Call to Order**

President called meeting to order and determined that all board members were present, except Linda Castle. President called for all Hand-delivered Ballots by 10:30 AM. Two members of the Canvassing and Counting Committee left for the post office to pick up ballots.

At 10:30 President called for the balloting be closed. The Canvassing and Counting Committee left to verify and count votes to the SEB Office.

**New Business**

President's Update

President dissolved current ACC Committee. Some members had not written any permits. He re-named Leo Hollo, and GW Loughmiller. He added David DeLeon to 2015 SEB ACC Committee. Their contact info is in suneaglebay.com and on front door of office and at the cabana. President reminded committee members that a "drawing of location on property is required, and a pre-building inspection and follow-up inspections are required. Deviation from application may cause a tear-down.

Review "Quiet Time" – Wood County Sheriff, Jim Brown who informed President that since Wood County had no set time for a noise curfew, he would recommend SEB not have a set time, thereby member could call sheriff anytime. If member calls Sherriff, the call will be handled according to the Penal Code. Report and investigation could be seen as "breach of peace", or, "disorderly conduct" First call the sheriff may issue a warning. 2<sup>nd</sup> call, a ticket might be written. President asked that SEB members be considerate and talk to your neighbors regarding any issues.

Labor Day – Discussion that Mandi and Logan would post a flyer regarding events. Saturday would be BBQ cook-off near the boat ramp. J & J meat store in Yantis, offered a discount for briskets for the entrants, ordered a week in advance. Sunday, will be the Annual Golf Cart Contest and Parade. Refer to Flyer which will be posted on suneaglebay.com, and in the Park.

**Reports of Officers**

Minutes were approved on May meeting and will be posted on website.

Treasurer's Report was read and will be filed for audit. Bank balance 7/13/15	\$193,842
	<132,316> Road Fund
	< 2,289> Boat Ramp
General Fund BAL	\$ 59,237

**Old Business**

Road Repairs President reported that bids were still being taken. A member suggested that we wait another year and do a whole road in its entirety. President said we still would have to do spot repairs.

A representative from ASAP spoke and explained the holding tank and aerobic process and distributed business cards. Discussion - Size of tank to be installed can be estimated at 30% of daily water usage. To dump is about \$ .19 per gallon. President issued a Temporary adjournment. Meeting will resume about 12:30 PM

President called meeting back to order around 1:18 PM and read the following results for the Ballot: See attached TALLY document signed by each committee member of Canvassing and Counting Committee.

President thanked members of the committee and welcomed new Board Members Logan and Mandi Peninger.

**Adjournment**

President adjourned meeting

Attachment: TALLY from Canvassing and Counting Committee for 2015 Ballot – SEB Meeting was filed at Wood County and located on their website and suneaglebay.com.

Minutes were approved in 9/19/15 meeting

Approved Minutes  
Board of Directors Meeting to determine officers  
Following the Annual Meeting 7-18-15 in SEB Office

President Called meeting to Order immediately after Annual Meeting at 1:25 PM.

Board Members were present, Charles Tillison, Peggy Tracy, and newly elected board members Logan Peninger and Mandi Peninger. Linda Castle was absent from both meetings.

New Business

Appoint Officers - Charles Tillison will remain President. Linda Castle will remain VP.

Peggy Tracy will remain Secretary. Logan accepted position of Director of Maintenance. Mandi Peninger accepted position of Treasurer.

President reminded Board Members that current stickers and guest passes are in effect. Discussed immediate maintenance issues and need for help to continue collection project.

Filing of Amendments of Restrictive documents voted by majority vote, and Management Certificate will be filed with Wood County.

Meeting was adjourned by President  
Minutes were approved in 9/19/15 meeting

Approved Minutes  
September 19, 2015

Sun Eagle Bay Owners Association  
550 CR 1977 (Cabana), Yantis, TX 75947 903-393-7900

Call to Order

President called meeting to order about 10 am and established a quorum present. All Board Members present with exception of Linda Castle.

Reports of Officers

President Update – President announced the resignation of GW Loughmiller who has been on the ACC Committee for many years. President and members thanked GW for his service.

Charles appointed David DeLeon to the ACC Committee. Leo Hollo remains on the ACC Committee.

President reported that the pool would close end of September. He also reported that there have been a number of reported property sales being financed and just wanted property owners to know that properties will only be transferred when deed is filed at Wood County. Advised members that there continues to be maintenance issues which must be budgeted for, pool maintenance, coping and cabana – header issues.

Minutes were read from annual meeting in July and approved as read.

Treasurer's Report was given and will be filed for audit.

Per BTP reports, End of August balance \$203,027.74

Road Fund <141,092.84>

Ramp & Pier Fund < 2,450.00>est

Op Balance 59,484.90

Old Business

Maintenance – Logan asked for volunteers to install new street signs.

Reports of Committees

Fundraisers – Mandi reported that profit from the Labor Day Weekend Events, which included Golf Cart Contest, Hot Dog Sale, Auction Sales, Kid's Bike Chances, Sale of T Shirts, Donations made at the BBQ amounted to \$1,975.00. After expenses, a deposit in the amount of \$ 642.02 was made into the Ramp & Pier Fund.

Adjournment was about 10:28 AM.

Minutes were approved at the November 14, 2015 SEB Meeting, with the addition of appointment of David DeLeon to ACC Committee and that Leo Hollow remains on the ACC Committee.

Approved Minutes

Sun Eagle Bay Owners Association  
550 CR 1977 (Cabana), Yantis, TX 75947 903-393-7900  
November, 2015, 10 AM

Minutes were approved at the January 16, 2016 Board Meeting.

Call to Order Meeting was called by President Charles Tillison to order at 10:00 AM.

Quorum of Board of Directors Charles, Mandi, Logan and Peggy were present. Linda Castle was absent for third meeting.

Reports of Officers

President Update – Collections continue and liens will be filed for non-payment of assessments.

Minutes for September meeting were read and approved.

Treasurer's Report was given by Mandi Peninger and will be filed for audit.

Reports of Committees

Fundraisers – None will be held due to lack of support.

Adjournment Meeting was adjourned at 10:30 AM.