

Approved Minutes
Sun Eagle Bay Owners Association
550 CR 1977 (Cabana), Yantis, TX 75947 903-393-7900
January 16, 2016, 10 A.M.

Call to Order

Meeting was called to order by President at 10:00 AM. Due to cold weather and 1 or 2 member attendants to meeting was moved to the SEB Office.

A Quorum of Board of Directors was in attendance. All were present except Peggy Tracy.

Reports of Officers

President Update

Pavilion remains unfinished, though 6 permits have expired. Volunteers have not finished work. Any funds donated for work will be requested to finish work and get inspection.

Mandi related that Lake Fork Water rates have increased by \$10, plus \$.50 per thousand.

Previous Minutes were read and approved

Treasurer's Report were read and will be filed for audit. Ending balance in December Operating Balance \$51,556.30, Road \$137,687.39, Boat Ramp \$3,031.02.

Old Business

Roads & Bridges. President stated that replacement of culverts and repairs have begun and completed going into Section II, and midway 5813. Current work at 5813 corner and other sites and some retaining wall work will follow.

New Business

Resignation of Board Member. Linda Castle has submitted her letter of resignation.

President appointed Laurie DeLeon to replace Linda Castle as Vice President until the July Election.

Member Comments Esther Norwood asked about mailbox situation and President related that project is ongoing as we work with the post office on details.

Adjournment Meeting was adjourned by President.

These minutes were recorded by Mandi, and transcribed by Peggy Tracy.

Minutes were read and approved at March 2016 meeting.

Approved Minutes
SunEagle Bay Owners Association
Regular Board Meeting March 19, 2016
P.O. BOX 359 - 550 CR 1977 Yantis, Texas 75947
903-393-7900 10:00 AM Cabana

Minutes were approved at May 21, 2016 meeting.

The meeting was **called to order** by the President at 10 AM. On March 19, 2016
All Board Members were present, including Charles, Mandi, Logan, Peggy and Laurie.

Minutes for January meeting were read and approved.

Treasurer Report was given by Mandi and will be filed for audit. Ending Operating Balance \$43,954.95, Road Fund Balance \$77,945.65 and Boat Ramp/Fishing Pier Fund Balance \$3,031.02.

President Update-

Permits -All property owners/members are required to get a building permit signed by ACC Committee (Leo Hollo, David DeLeon, or Logan Peninger) and visibly displayed at front of Lot. Permit application must include diagram showing setbacks and green permit must be displayed before start of construction.

Handicap Parking – Signs have been vandalized at boat ramp and will be replaced to comply with law. Other areas will also be assigned designated handicap parking and signs will be located to comply with law.

Illegal Dumping – trash and garbage is being dumped at burn pile. Members are to take their trash and garbage home. SEB is not responsible for your trash. Place metal next to fence at burn pile. No tires, TVs, appliances, computers allowed by law. Burn pile is located on SRA property. We will be fined if this continues.

Speeding – Illegal vehicles, unlicensed vehicles continue to be used. They are not allowed at SEB. Some members are driving 40 MPH. SEB is a golf cart only per law. Speed limit is designated 15 MPH throughout SEB. 10 new speed limit signs, 8 new children playing signs have been posted throughout SEB.

Member proposes vending machines. Member Dana Shilling proposes to install and maintain vending machines at her expense and share 50/50 with SEB. A vote of members will be proposed at next meeting in May.

Change Gate Code – will be done in July. Notice will be mailed in the Presidents Letter with annual statements.

Open Carry in SEB Cabana – Notice is given to all property owners/ members/guests in SEB. Signs will be posted. Open Carry is not allowed at Cabana or in Pool Area at SEB.

Game Warden is now and has been giving tickets to those leaving this lake and SEB if your live wells are not drained, or if you boat plug is not unplugged due to law regarding mussels.

Old Business

A Completion of Pavilion – Dana and volunteers will complete this project.

B. Collections Report – continues.

C. Road/culvert/bridge work update. This project continues and some small retaining wall concrete work will be done as we can afford and also some asphalt work throughout the park.

Member (Hill), who has built the house at the cul-de-sac area has agreed to pay for half the work of repair of the circle and entry to that circle of the cul-de-sac due to damage by his construction vehicles.

New Business

- A. Consider Mailbox Request by Post Office- Vote by members in attendance at the next meeting to replace mailboxes with podium style keyed mailboxes at request of Postmaster Letter regarding conditions of existing mail box problems. Each podium costing @ \$1,100, of mailboxes contains 16 mailboxes and 2 package boxes. A

one-time assessment to mail box recipients of \$100 will be assessed. Alternative is one level Metal Frame with mailboxes. This project must be signed off by 100% of existing users.

- B. Annual Payment of SEB Insurance for SEB. Cost is up 60%, not including 30% previous year. Premium \$5,500.
- C. *Propose Ballot Vote for Election of Board Members – 2 for three year term and Appoint Nomination Committee. Jessie Wilmoth was appointed to chair the Nomination Committee. Notice will be posted and placed on the website for members to submit their names and contact info to be a candidate for the two director positions. Your name must be submitted before May meeting and emailed or written and given to Jessie Wilmoth. Nominees will be announced at May meeting. Jessie’s contact will be located through the park and on the website, suneaglebay.com. Motion was made by member and there was unanimous approval by those in attendance at the meeting, to place on Ballot for Annual Meeting.*
- D. *Propose Ballot Vote on \$100 Road Repair Assessment for 2017-2018 Proposal was discussed and approved by majority vote to be placed on the July 2016 Annual Meeting Ballot. Motion was made by member and there was unanimous approval by those in attendance at the meeting, to place on Ballot for Annual Meeting*
- E. *Propose Ballot Vote on Boat Ramp Assessment of \$25 for 2017-2018. Motion was made by member and there was unanimous approval by those in attendance at the meeting, to place on Ballot for Annual Meeting*
- F. *Propose Ballot Vote to amend SunEagle Bay Owners Association “Bylaws, and Amend SunEagle Bay Subdivision “Subdivision Restriction” recorded at Wood County, Texas, and add the following: Propose additional Annual Dues/Assessment be increased by marking the ballot and choose option of \$10, \$15, or \$20 for each lot to current lot assessments. Additional Assessment will begin annual billing for fiscal year 2017-2018. . Amount will be non-expiring. Motion was made by members and there was unanimous approval by those in attendance at the meeting, to place on Ballot for Annual Meeting*
- G. *Discuss/Consider, propose Ballot Vote and amend SunEagle Bay Owners Association “Subdivision Restriction”.*
 - a. *Delete camping requirement.*
 - b. *Require Permanent/Full Time Resident’s property be self-sufficient, meaning mandatory utilities per Code. Permanent/Full Time Resident /property owner is required to maintain and provide proof of water & meter service, & electricity. Exception for sewer if certified by SRA or Licensed Installer that you are unable to install OSSF. Permanent/Full Time resident must either, install and maintain their own OSSF, i.e., holding tank, or aerobic system, OR, pay a permanent residency fee in lieu of an OSSF. If permanent resident installs an OSSF later on, Permanent Residency Fee will cease upon proof of installation retroactive to date.*
 - c. *Establish Permanent/Full Time Resident Fee of \$100 annually and will be non-expiring. Motion was made by member and there was unanimous approval by those in attendance at the meeting, to place these items on Ballot for Annual Meeting.*
- H. *Nominating Committee Jessie Wilmoth was appointed to chair the Nomination Committee*
- I. SEB is taking Sealed Bid on Property returned to SEB announcement and details. On PR 5807, Lots 531 and 532 are now owned by SEB due to foreclosure. Please mail your sealed bid to PO Box 141, Yantis Texas 75497. Mail to this address only. No other bids will be received. Committee will pick up sealed bids and open them at next meeting in May. Highest bid wins. Minimum bid is \$2,000.
- J. Discuss position for Cleaning Bathrooms. SEB is taking applications for cleaning person.
- K. Memorial Weekend Pool Opening Prep is ongoing. Pool will be open weekend of May 30th.
- L. Discuss/Consider Rental/Lease of Property at SEB. Property owners/members may not rent their property. Rent to own properties remain in the name of deed holder filed at Wood County. You are not a property owner/member unless you have a deed filed at Wood County, and therefore have no privileges at SEB.
- M. Discuss/Consider Actions regarding SEB Boat Ramps. Middle fishing pier is in extremely poor condition. Volunteers please to repair/rebuild pier. Weekend to be announced for this repair. Volunteers to rebuild and to provide sandwiches and drinks for workers. Electrical repairs made last year were vandalized by some youths, leaving live electrical wiring exposed. You are responsible for anything done by your family and guests. _Please report. Thanks you for your help.

Meeting was adjourned at 11:30.

Approved Minutes
Sun Eagle Bay Owners Association
Regular Board Meeting May 21, 2016
P.O. BOX 359 - 550 CR 1977 Yantis, Texas 75947
903-393-7900 10:00 AM Cabana

Minutes were approved at July 16, 2016 meeting.

Meeting was called to order by President at 10 AM. All board members were present.

Minutes from previous meeting were approved from March 2016

Treasurer's Report was given by Mandi Peninger and will be filed for audit. April ending balance road fund \$73,588.49, Operating balance \$28,914.29, Boat Ramp Fund \$3,031.02, Total \$105,533.80.

Old Business - President Charles Tillison reported that on advice of attorney, delete proposed ballot vote, on Permanent Resident at this time, until proposed ballot vote on Delete Camping Requirement is approved.

President took a vote to install vending machines at the canine on a 6 month trial basis by Dana Shilling who proposes to install and maintain vending machines at her expense and share 50/50 profits with SEB. It was a unanimous vote to approve by those in attendance at the meeting. Attendance sheet attached.

Completion of Pavilion was done by Mr. DeLeon, paid for with funds from Dana Shilling.

Collections Report – continues and liens and foreclosures are being pursued.

Road/culvert/bridge work update – continues.

Update/Consider Mailbox Request by Post Office. President discussed with members regarding options and took two hand votes by those in attendance. It was unanimous vote of all who attended meeting to approve and choose installation the apartment-style secure mail boxes. Members (those choosing to have a mail box) will be notified regarding cost estimated to be around \$100.00. A copy of meeting attendance is attached.

President reported received/picked up at post office by committee – Sealed bid on Property returned to SEB announcement and details. There was one submittal and it was for 3,200.00 by Robin & Yvonne Sheuster. He will be notified.

President announced additional properties returned to SEB, sealed bids will be taken. Place envelope marked sealed bid through mail slot in door of SEB office. For lots 655, 656 on 5805. Please submit your bid with a minimum of \$4,000.00.

To Reset water meter will cost only \$600.00

No one has submitted a request for open positions for Cleaning Bathrooms and Security.

There was discussion about Memorial Weekend Pool Opening Prep. Pool will open and there will be a water slide and hot dog sale.

New Business

President appointed the 2016 Canvassing and Counting Committee – Melissa Mowl, Michelle Fitzgerald, Ms. Farnham, Shelly Tillison.

Per Jessie Wilmoth Nominations Committee Chairperson, Announce Nominations for 2 Board Positions. Since only two names were submitted Laurie DeLeon and Peggy Tracy were submitted, there will be no elections. They will be installed at annual meeting.

President reviewed the Ballot for 2016 Annual Meeting. A ballot vote will be sent/mailed to members to vote on the following

1. Propose Road Fund Assessment for 2017-2018 \$100
2. Propose Boat Ramp/pier/dock Assessment for 2017-2018 \$25.00
3. Propose deleting Only Camping section/paragraph of #7 of Subdivision Restrictions.
4. Propose additional dues/assessments to Subdivision Restrictions and Bylaws under Dues and Assessments. Choose one of the following \$10 or %15 or \$20 per each lot. This amount will be added to current dues in the amount of \$96, lot1, lot2 \$72, lot 3 \$48 and additional lots \$24.

Adjourned Meeting @ 11:30.

Approved Minutes
Sun Eagle Bay Owners Association

Annual Meeting
July 16, 2016 10:00 AM Cabana
P.O. BOX 359 - 550 CR 1977 Yantis, Texas 75947
903-393-7900

Minutes approved at September 17, 2016 meeting.

Meeting was called to order by President at 10 AM. All board members were present.

President called for all hand-delivered ballots by 10:30 a.m. Two members of the Canvassing and Counting Committee left for the post office to pick up ballots. All ballots and sealed bids will be cut-off at 10:30.

Board Member Peggy Tracy has resigned. There is 1 board member position available. Charles asked for volunteers to fill this position.

Minutes from May 2016 meeting were read and approved.

Treasurer's Report was given by Mandi Peninger and will be filed for audit. At the end of our fiscal year we had a balance of \$20,272.03. We used 96.98% of the annual budget. Balance as of July 15 includes what we have taken in in July - road fund \$85,750.10, Operating balance \$47,969.44, Boat Ramp Fund \$9,517.02, Total \$143,236.56.

Old Business – A little over \$400.00 raised during Memorial Day weekend. This will go to the boat ramp and fishing pier repairs.

Wood county electric will install new meter posts and vapor lights at the piers with overhead wires for \$370.00. Long fishing dock will be rewired.

2 Jobs available - security and cleaning. Person must live here. There is 1 person interested and Charles will talk to them.

Money raised on foreclosed lost can be put into the boat ramp fund. The lake will need to go done to complete the repairs to the piers.

Sabine River Authority approved the pavilion.

Cluster mailbox update-SEB individual went to post office and threatened legal action. We pulled minutes and sign in sheets and took them to the post office. The matter is in the legal department of the US Post Office. SEB will not make money on the installation of the mail boxes.

New Business Audit required every 3 years. Auditor will do same audit as 2010 and 2013. Ensure that the funds coming in match the funds being paid. He will pick one year to pick apart and review every lot owner. He will review our bank accounts. The audit could take 3 months. He should be able to announce the results at the November meeting. The audit cost \$3500.00, the same as 2013 and 2010.

Labor Day – we usually have the golf cart parade and BBQ cook-off. Volunteers needed, Dana Shilling will coordinate the parade and Tony Shamblin will coordinate the cook-off.

Gate Code will change in September. The new code will be on your receipt when you pay. Remotes will stay the same.

We will start sending 2nd and 3rd notices for dues and for old campers that are falling apart.

Vending Machines have profited \$102.00 in the first month. Thank you Dana.

Selling of property and filing deeds. People not notifying the office and bills and letters are being sent to the wrong person. New buyers are not aware of back dues or rules and restrictions.

Boat parking – people are parking in front of boat ramp. The wind blows the boat to prevent boats from being loaded or unloaded. There is a sign that says no parking between boat ramps. Someone had their rope cut.

At 10:30, the president called for the balloting to be closed. The canvassing and counting committee left to count and verify votes at the SEB office. Committee also opened sealed bids for lots 655 and 656 to determine highest bidder.

Faucet in lady's bathroom going to the boat ramp isn't working. Parts have been ordered because it's a specialty faucet.

Meeting temporarily adjourned and will reconvene at 1:00.

Meeting was reconvened at 2:00

1. Proposed Road Fund assessment for 2017-2018 of \$100 – passed – YES 143 NO 27
2. Proposed Boat Ramp/pier/dock assessment for 2017-2018 of \$25.00 passed – YES 139 NO 30
3. Proposed deletion of the camping only section/paragraph #7 of subdivision restrictions – passed – YES 126 NO 45
4. Proposed increase of dues/assessments - \$10.00 per lot increase
 - a. \$10.00 100 votes for
 - b. \$15.00 20 votes for
 - c. \$20.00 24 votes for

Sealed bids for lots 655 and 656 – Winner was Dana Shilling – bid was \$5310.00

Petrified wood on lots 655 and 656 was auctioned off – Winner was Dana Shilling in the amount of \$375.00

Meeting was adjourned.

Approved Minutes

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

September 17, 2016 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the November meeting.

Meeting was called to order by President at 10 AM. All board members were present.

Minutes from July 2016 meeting approved as written.

Old Business

Foreclosure update – 2 more lots in section 2 on 5820 will be put up for sale. They have electric, but no water. Price will start at \$5000 per lot and negotiate from there. 2 more lots on main road 5800 from Yantis ISD. Need backfill if anyone has any. Lots will be for sale once they are cleaned. 3 more properties will be finished for foreclosure. Hope to be announced at the next meeting. Lots are waterfront, lots 42 and 43. 50% of money earned will go into the general fund, 25% in the road fund and 25% in the boat ramp fund.

Mailbox update/Canvas survey – the Post Office will send out a canvas survey to each owner. Will come from Wood County. Please fill out the survey. 52% approval needed to pass.

Trash – at boat ramp and outside the gate. You cannot burn household trash in the ditches. Trash service is \$22.00 a month. To enforce rules, we need to pass in the bylaws fines enforcing the rules in our deed restrictions. Noncompliance can result in liens against the property.

Burn pile – people are dumping everything. SRA will shut down the burn pile if they see the materials in the burn pile.

New

Water company hours have changed to Monday thru Friday 8-4.

Visitor Passes – please have all visitors use visitors passes at the pool and boat ramps.

Pier replacements – Fishing pier between boat ramps is in need of replacement. We have 2 bids to move ramp 2 feet from the tree and replace the dock. Larry Roach has given a bid of \$6200 to replace the dock. A vote was taken and approved to move forward with the project.

Labor Day fund raiser – raised \$1375.00. These funds will go into the boat or equipment fund.

Meeting was adjourned at 10:35 am.

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

November 19, 2016 10:00 AM Fire House
PO box 359 – 550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes approved at the January 2017 meeting

Meeting was called to order by President at 10 AM. All board members were present.

Minutes from September 2016 meeting were read approved as written.

Treasurer's report was read by Mandi Peninger and will be filed for audit. October ending balances – General Fund \$83,124.83, Road Fund, \$77,394.17, Boat Ramp \$10,625.01 Total \$170,784.01. Equipment fund has \$949.00 (from vending machines and gate remotes)

Mr. Tom Smith was introduced as the auditor. The audit was performed from July 2013 to June 2016. Bylaws require audit every 3 years. Owners concerned about monies going in and monies going out. This is where the limited scope audit focused. Matched collections to payments and looked at expenses. Internal controls were established and maintained. Looked at all payments to board members for backup documents. Every check had 2 signatures. Ensured that the association was protected. No violations of fiduciary responsibility. No board member has financially benefited from their position on the board.

Old Business

Mail box/Canvas survey update – No surveys have been received. Need to check with the post office for updates. Wood county will send out the surveys.

Trash at the boat ramp – trash and beer cans at the boat ramp and gate. Stop putting metal and batteries at the burn pile. We have been having to pay to have the trash removed. No more scrap pile.

Burn pile – house hold trash is not allowed at the burn pile. There is a sign

Foreclosure update – 1st Tuesday in December we should be able to get our deeds. 5 More properties will be turned over to the new attorney. He can do the foreclosures for around \$1000.00 each. We got 13 lots back this year. 2 Lots for sale in section 2 asking \$4000.00 each.

New fishing pier – approve \$6200.00 for pier. Had an issue with the retaining wall. Approved \$2000.00 for new wall to prevent further washout.

Had a confirmed case of West Nile virus. Use precaution. Get rid of standing water.

New

Please donate to the volunteer fire department

Gate – new gate and motor was installed paid for by insurance from the person who hit the gate. Gate will be painted. New landscaping will be installed. Lights will be installed.

Can a sign be installed on CR1977 indicating Sun Eagle Bay ahead? Will check with property owner if we can put up a sign.

New Fishing pier is done. Getting quotes on the long dock. New electrical will be run to the end of the pier.

Can deed restrictions be made to enforce 15 MPH speed limits? We are doing what we can to let people know the speed limits.

Had an issue with a long time resident building without a permit. He continued work after being told that he needed a permit. SEB will file a complaint for failing to follow the deed restriction. \$41.00 filing fee and \$75.00 to have him served. Deed restrictions are filed with Wood County and exist for property owner's protection.

Meeting was adjourned at 10:40 am.

