

## Sun Eagle Bay Owners Association

### Bi-Monthly Meeting

January 21, 2017 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the March 2017 meeting

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

Minutes from November 2016 meeting were read approved as written.

Treasurers report was read by Mandi Peninger and will be filed for audit. December ending balances – General Fund \$61,352.57 Road Fund, \$39,374.03, Boat Ramp \$5042.02 Total \$105,768.62.

#### Old Business

Burn pile – monitor burn pile. People are still putting in household trash. SRA will shut it down if they see plastic and trash. Wood only. Do not put scrap metal down there. We had to pay to have it hauled away. Check with David Autry if you need something hauled away.

Foreclosures – we have 2 lots in section 2. We will sell together. 2 water front lots we are still waiting for the foreclosures. Turned 5 properties to Jack O'Boyle. He will handle the foreclosures for \$1,000 each. 2 lots from Yantis ISD. We will take the best offer for those since they will need some work.

#### New

Check water meters. Someone is using water or the water company is ready the meters wrong. There was an issue in section 2 with water usage when the owner wasn't here. The newer meters are smart meters and the water company may be estimating the water usage for the older meters. Water company also has a new computer system that may be having problems.

Leo – New year for the flag program.

Handicap parking for the boat ramp. Price for asphalt is \$12,000. We may have base brought in and packed in.

Electricity on long pier. Bobby Moore will do the electrical when hunting season is over. He will not charge to run wire from the flag pole.

Donna Wooldridge had open heart surgery. She is doing well.

Meeting was adjourned

## Sun Eagle Bay Owners Association

Bi-Monthly Meeting

March 18, 2017 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at May 2017 meeting.

Meeting was called to order by Mandi Peninger at 10 AM. Three board members present.

Minutes from January 2017 meeting were read approved as written.

Treasurer's report was read by Laurie DeLeon and will be filed for audit. February ending balances – General Fund \$56,344.80 Road Fund, \$40,924.03, Boat Ramp \$5,417.02 Total \$102,685.85.

### Old Business

Updates on foreclosures 5 lots we were working on. We got 1 lot back in SEBs name. Working on 2 more. If no progress, we will turn them over to Jack O'Boyle. Our previous Attorney is now the judge. We need a new attorney. The new attorney requires a \$5,000.00 retainer. The retainer needs to be voted on. The \$5,000.00 is a onetime payment and will be used as needed. The attorney will provide statements detailing where the money was spent. Peggy Tracy made a motion to pay the retainer and was second by Dana Shilling. Motion passed.

Burn pile – we have had to stop people. People and placing items in the burn pile and leaving. The fire is jumping. Watch for people placing items while the fire is burning. Ask them to watch until the items burn down.

Scrap pile – the scrap pile has been done away with. We have had to pay to have the items removed.

### New

Election time 2 spots open. One is for 2 years and Charles spot is open. Not sure if he is running again. Need a nominating committee. Need 1 person to accept emails and forward. Terry Curtis will fill this. Need to have all names by May 19. Individuals need to be prepared to talk at the May meeting.

No ballot amendments on this year's ballots.

Need stamps and envelope donations for yearly mail outs.

Remotes – we now have lady bug remotes. \$35.00 each.

Pool expenses. Repairs are needed. 3 bids for pool leak detection. The company with the lowest bid came out and inspected the equipment and seems the most competent. We would like to set aside a budget of \$10,000.00. Need to fix the leak on the playground side. Terry Curtis proposed to set aside \$10000.00 for repairs. Vote was unanimous.

Hail damage. Hail storm damaged the roof and sky lights. Destroyed turbines and sky lights in section 2. We will only repair the cabana and office. There is a \$1000.00 per building deductible. Dana is working with the insurance company on filing the claim. Working with a new insurance company on a better policy.

Landscaping at the gate. Working on new landscaping. Move the bushes to a new area. The eagle will go back up.

Mail box. One member is holding out for the new mail boxes.

Meeting was adjourned at 10:25.

## Sun Eagle Bay Owners Association

Bi-Monthly Meeting  
May 20, 2017 10:00 AM Cabana  
PO box 359 – 550 CR 1977 Yantis, Texas 75497  
903-393-7900

Minutes approved at July 2017 meeting

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

Minutes from March 2017 meeting were read approved as written.

Treasurers report was read by Mandi Peninger and will be filed for audit. April ending balances – General Fund \$52,325.38. Road Fund, \$42,289.03, Boat Ramp \$5,817.02 Equipment Fund \$1,349.10 Total \$101,780.53.

A question was asked about the insurance checks. Insurance check from hail damage - \$19,368. New roof was \$9610. Framers for the new header at the cabana was \$1010, restaining \$2250, balance is \$6498. Remainder will be used for new office, office was totaled. Insurance check for the gate \$10800, The new motor was \$3883 Upgraded motor was \$700 807 for gate, bal 5469, has to be spent at the gate. Upgrade security system.

### Old Business

Legal fees \$5000 retainer for attorney. New attorney is Jackson out of Sulphur Springs. He works in Quitman, too

Long pier light has been repaired by Bobby Moore at no charge to SEB. Bids for repairs for repairing the long dock. The middle dock will be torn down and need to be re-permitted. We will be building it in a T for boat parking

Tractor – Current tractor is gone out. Repairs are more than the value of the tractor. Recommend buying a newer tractor. There will be \$30,000.00 in the general fund. The bank will loan us the funds if we purchase a \$20,000.00 CD. We can get a 25 horse \$18,000 30 horse for 19,700. Proposal was made to buy with the general fund balance. Will require a signed contract for members to borrow. This will ensure that any damages are paid for. Ask a member who is experienced with heavy equipment for assistance. Vote to pay outright or take out a loan. 30 for to pay upfront.

Security Cart - rear end is going out on current security cart. Looking at spending \$4500.00 for a gas cart. Vote on replacing security cart NTE \$5000.00. Motion passed unanimous

Gate Closure – second motor added. Issues with gate not opening. One motor opening and one closing to prevent overheating. Delay is built into the system for security purposes. We may eventually switch to Card openers. There is no battery backup, cost is \$1050. Motion made to spend \$1200.00 for battery backup. Motion passed unanimous.

Foreclosures – 2 properties received. 988 and 929 end to end on 5801 and 5802. We don't have the deed yet, but when we do, the will be \$5,000.00 apiece. We are working on 3 more next to these lots. Whoever buy the lots will have first offer on the 3 other lots.

Pool repairs

Cabana roof repairs were made

Section 2 bathroom roofs repaired

Metal scrap pile – do not put any more metal (or toilets or anything). There is no one to pick up. If you see anyone, please have the take their stuff with them.

Mailbox update – the 1 person holding out changed their mind. The cluster mail boxes are good to go. We will get with the post office.

### New Business

Nomination Committee 2 positions open. 2 people signed up – Dana Shilling and Charles Tillison. No ballot is necessary.

The board does not have any recommendations for changing any deed restrictions and bylaws. Will ask for a committee to review and recommend new deed restrictions and bylaws at the next meeting.

Vote on putting \$100 per year road assessment on 2017-2018 ballot – passed 35 to 0

Vote on putting \$25 per year boat ramp fee on 2017-2018 ballot – passed 35-0

Discuss installing a water slide at the pool, Cost is \$2,000.00. Will install depending on the insurance premium and liability. Motion failed to pass for 10, against 25.

Office replacement – insurance totaled. A new office is required, 12x24 is available for approximately \$5400.00 for the shell. No electricity or drywall. Will not spend more than what the insurance company gave us. The plan is to put the new office right behind the old one and extend the parking area. The wood chips around the playground will be replaced with the rubber chips.

Appoint Canvassing and counting committee for election and ballot – Michelle Fitzgerald will chair.

Fireworks – many complaints about fireworks. Fireworks at the boat ramp area only

Meeting was adjourned at 11:15.

## Sun Eagle Bay Owners Association

Annual Meeting  
July 15, 2017 10:00 AM Cabana  
PO box 359 – 550 CR 1977 Yantis, Texas 75497  
903-393-7900

Minutes approved at the September 2017 meeting.

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

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

Minutes from May 2017 meeting were read approved as written.

Treasurer's report was read by Mandi Peninger and will be filed for audit. June ending balances – General Fund \$37,111.22 Road Fund, \$57,489.03, Boat Ramp \$9,767.02, TOTAL \$104,367.27. This is the end of our fiscal year.

Maintenance – broken water lines in the park. The water company came out and noticed water hoses from trailers to ditches and creeks. You cannot put a water hose in a creek or culvert. Gray water can drain on your property, but not into a creek.

### Old Business

Burn pile and scrap pile. No one picks up. We have to pay to have it picked up. Please stop people from putting tires and trash by the bull pen. We will put a camera there to capture who is dumping.

Fishing Dock updates – approximately 2 weeks, Larry Roach will redo the long dock. We will redo the middle dock later. We will tear that down and make a T shaped dock to park boats. This needs SRA approval. There continues to be a problem with people parking boats between the boat ramps. Do not park there. It causes problems with loading and unloading boats.

Update on mail boxes – Waiting on post office to get master locks. One time charge will be between 105 and 110. We will let everyone know when they are ready. It will be your responsibility to remove your old boxes. The slab is there for new boxes as needed.

Update on foreclosed properties – working on 3 foreclosures. 2 lots street to street for sale. We had one low offer, will advertise in the paper for sale.

### New Business

Labor Day activities and cook off – Smoke on the water, BBQ contest. Need help with serving. BBQ cookoff on Saturday and Parade on Sunday. Tony Shamblin requested to move the cookoff to Sunday. Need Judges and volunteers. Get together after the meeting to determine the details.

Guests and Guest passes – Stickers are for property owners only. Guest passes are for those you visit. Get your guest passes back from your visitors. You are responsible for your guests and damages they might cause. The passes are for immediate family, son, daughter, sister, brother and grandkids as defined by law.

Proposal to change Article 1, Section 2 in the bylaws – changed to read member/property owner must be present on Sun Eagle property at all times that family member or guests to use common areas. Any member in arrears more than 90 days will forfeit the right to use the common facilities. – Motion passed FOR-44, against-0.

Proposal to change Deed Restriction #12 – changed to read that appliances or outdoor kitchens are allowed on a deck if under an awning. Removed requirement for SEB members to sign the deed restrictions. Motion passed – FOR-49, against – 1.

Office Proposal – Insurance company totaled our office. Still working on a decision on a new office. This will come out of the insurance funds only

Budget review – will be at the September meeting. Accountant is on vacation for 2 weeks

Bids for tractor -bids will be taken for 60 days. It's a late 60s model. The clutch pressure plate is out. \$1100 is the cost to fix. Will be announced at the September meeting. We purchased a new tractor and a new cover. The insurance company will only allow 5 drivers to be listed as drivers. The cost of the tractor was \$18,500 and is still under warranty. The drivers will be Billy Tillison, Kent Reeder, Dana Shilling, and Logan Peninger. Will check with insurance to verify the number of drivers.

Drawings were held for door prizes. Proceeds came from the vending machine profits.

Meeting was adjourned at 10:56.

Meeting was reconvened at 12:30.

1. Proposed Road Fund assessment for 2017-2018 of \$100 – passed – 79%
2. Proposed Boat Ramp/pier/dock assessment for 2017-2018 of \$25.00 passed – passed 80%

## Sun Eagle Bay Owners Association

### Bi-Monthly Meeting

September 16, 2017 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the November 2017 meeting.

Meeting was called to order by President at 10 AM. A majority of board members were present

Logan Peninger resigned. There is one opening on the board for maintenance and security. Term will be through July 2018. See Charles if you are interested.

Minutes from July 2017 meeting were read by Dana Shilling and approved as written.

Treasurers report was read by Mandi Peninger and will be filed for audit. August ending balance – \$148,935.00

#### Old Business

Front Gate - Everything on the front gate has been complete except for the security system. A new good quality security system will be installed. Current bid is around \$3000.00.

Fishing pier update – changed contractors. A new bid for \$1000 less has been received and the work will begin soon.

Mail Box update – postal service got the locks but not the screws. Special screws are needed and will order the screws.

Update on foreclosed properties – received properties back and waiting on the deeds. We received the 2 water front lots on the cul-de-sac with lease back. Lot numbers are 42 and 43. Lots will be put up for bid starting at \$40,000.00. There has been a lot of interest in them. 2 lots on main road 1101 and 1 on 1102 altogether. 2 have been cleared and the other is still all wooded. Trying to determine if there is a water connection on the lot. Will get these posted on our website.

#### New Business

Tractor Bids – 3 bids on the tractor. Bids opened at meeting. Winning bid Frankie Foust for \$750.00

Golf Cart Paths – path redone with new gravel.

Asphalt – our company is currently working on I20. They will continue our work when they are available. The owner of the house will pay for 50% of repairing the cul-de-sac.

New ACC members are Frankie Faust and Erin Stephens. There is 1 opening in the ACC committee. It is their responsibility to ensure that all building is in compliance with the deed restrictions and by-laws. A trailer must be included in any building.

Fund Raiser – Smoke on the water, T-Shirts, and Raffle – Tony Shamblin presented the proceeds for the raffle, \$90.00 and T-shirt sales, \$800.00. The dinner netted 678.00 from the dinner after the band was paid.

Road signs – 5811 doesn't have a road sign. Need a volunteer to put up about 20 new signs.

Meeting was adjourned

## Sun Eagle Bay Owners Association

### Bi-Monthly Meeting

November 18, 2017 10:00 AM Cabana

PO Box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the January 2018 meeting.

Meeting was called to order by President at 10 AM. A majority of board members were present

Minutes from September 2017 meeting were read and approved as written.

Dale was introduced as our new Board Member for Maintenance

Treasurers report was read by Charles and will be filed for audit. October balances – General Fund \$54,786.72, Road Fund \$71,128.53, Boat Ramp \$7,995.02 for a total balance of \$133,912.27

#### Old Business

Security System at front gate – is in and up and running, total of \$876.00 instead of \$ 3000.00 There is an app for your phone that you can review who comes and goes. A security system was installed at the cabana and at the burn pile to catch illegal dumping. If you want the app on your phone please

#### New Business

Vandalism at the cabana – someone tore up ceiling fans and other items in the men's bathroom. Reward is being offered for the names of the individuals involved. Hopefully this won't happened again with the new security system that has been installed.

New office - office will be relocated to the pavilion. Insurance money will be used to remodeled. Old office will be torn down and the playground expanded. Working with SRA on covered parking.

Questions:

Progress on the roads - working on the roads. Cul-De-Sac is finished. Will be here next week to work on the long road. Contractor may not have the proper equipment to grind up and repair the roads properly.

Can we get speed bumps – people are going too fast on 5807. There are no speed bumps on that road. Will have the asphalt company look at putting some in.

Update on mail boxes – Screws are in, waiting on the postmaster to install the new locks.

Dogs attacked by bigger dogs coming into the park. Don't feed the dogs, this is why they are coming over here. Owner will only say I'm sorry. They are white great pyrenees. There is no leash law in Wood County. We cannot enforce a leash law. You have the right to protect your property and family if the dog is aggressive.

Meeting was adjourned