

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

January 20, 2018 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the March 2018 meeting.

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

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

Treasurers report was read and will be filed for audit. December balances – General Fund \$38,261.62, Road Fund \$39,688.03, Boat Ramp \$8,295.02 for a total balance of \$86,244.67

Old Business

Mailboxes – no cooperation with the post master at the Yantis Post office. Will give them to the end of the month to get the locks installed. We will pull our business from them and file a complaint.

New office – will be where the pavilion was. Almost done, need to seal the floor. We used insurance money to remodel, went over budget by \$800.00. Old office will be destroyed or sold. At the march meeting, we will make a proposal for the new playground. We are working on the plans. Looking to install new equipment and picnic tables. We will also be discussing pool repairs.

New Business

ACC issues – having issues with people building without permits and putting fences on other people's property. Looking for a couple other people for the ACC committee. Need someone that lives here or is down here a lot.

Bids on SEB Lots – Bids ended at 9 AM. Mr. Lenckus submitted winning bids on the waterfront lots. We have 3 lots available on the main road

March meeting will be a big meeting. We encourage everyone to attend.

Meeting was adjourned at 10:17

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

March 17, 2018 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the May 2018 meeting

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

Minutes from January 2018 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. February balances – General Fund \$35,829.23, Road Fund \$7,108.03, Boat Ramp \$8,770.02 for a total balance of \$51,707.28

Old Business

Updates on Foreclosures – 3 properties available, 2 more in the works. All will be together as you come in the gate. Whoever buys the 3 will get first shot at the other 2. Will go after more after 2 more sets on 5802 and 5808.

New Office – the new office is finished. We are waiting on the phones and internet to be connected. Everyone is welcome to come see and we will try to have an open house at the May meeting. The office was built with insurance money. The old office will need to be torn down.

Mail Box update – new mailboxes are up. We have about 8 or 9 left. We will purchase a new box as soon as these are full.

New Business

Nomination Committee – Need someone with an email to head the nomination committee. 2 spaces are available. Ardella volunteered to head the committee. We will post her email for those interested in running

Proposed Ballot amendments – no new ballot proposals

Postage stamps for election and invoice mail out – we are spending a lot of money sending out invoices and elections, run about \$500.00. There will be a \$10.00 charge on 2nd invoice, \$20.00 for 3^d invoice. We have 35 members who have not paid last years due. We are looking at purchasing QuickBooks to do our own invoices. We are required to have a paper trail for each owner.

New playground proposal – Dale presented a proposal for the new playground. Need retaining walls by the street and pool. The swings and other equipment will be refurbished. New mulch will be rubber, pest resistant. Total cost will be around \$10,000.00 for materials. A horse from the swings was presented after it had been sandblasted and painted. This money comes from property that has been foreclosed on and sold. A motion was made and 2nd to approve no more than \$10,000.00. The motion passed unanimously.

Pool repair proposal – the pool has ad issues for several years. The gunite is rough and the rebar is coming through causing rust stains. A proposal was made in 2010 and 2011 and it has only gotten worse. The scope of work is – drain the pool, shoot new gunite, retile the edges, clean all the drains, replace the old lights with LED lights, scrub the pool and fill the pool. 3 bids have been received, our recommendation is to approve \$21,000.00 for these repairs. Electrical room for the pool and bathrooms will need to be done later. We got \$9,000.00 from the insurance company for the pool. The rest of the funds will come from the sale of properties. The pool is a big attraction for proposed buyers. Reminder – last years we passed a requirement that the property owner must be present at SEB for guests to use the pool and boat ramp. A motion was made and 2nd to allocate funds to repair pool. The motion passed unanimously.

A question was asked about the recordings and minutes. One the minutes are approved, they are put on the Sun Eagle Bay website.

Will the pool be ready by Memorial Day – the answer is yes.

Are there copies of the current by-laws? These are available at the office or on the website.

Comments were made about people coming in without stickers. A visitor pass is required for using the common areas but not for coming and going to visit someone. We are looking and getting manufactured speed bumps and putting them throughout the park. The will be staggered to get a golf cart through.

Comments made about parking boats between boat ramps. We will make sure the sign is there.

No children under 13 are allowed to drive a golf cart without an adult.

Meeting was adjourned at 10:50

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

May 19, 2018 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at July 2018 meeting

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

Minutes from March 2018 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. April balances – General Fund [REDACTED], Road Fund [REDACTED], Boat Ramp [REDACTED] for a total balance of [REDACTED]

New Business

Nomination Committee – 2 nominees for board – Ardella Norwood and Matt Hess. There are 2 openings and 2 people running so no ballot is necessary.

Proposed Ballot amendments – Someone asked about deed restrictions for living in SEB. That was changed in previous year. A question was asked if RVs were still required. The answer is yes – all structures must have a RV attached. Questions were asked about children driving golf carts. A child under 13 can drive with a parent present. Over 13 without an adult – parent is still responsible for their child.

Current deed restrictions are available at the office and at the courthouse.

Vote on \$100.00 per year road assessment on 2018-2019 ballot. – passed unanimous, will be on the ballot

Vote on \$25.00 per year boat ramp on 2018-2019 ballot – one per lot owner – passed, will be on the ballot

Appoint Canvassing and Counting Committee for ballot at the July meeting – Ann, Michelle, Cheryl and Melissa

Fireworks – only at the boat ramp, make sure you clean up afterwards.

Old Business

Pool Repair update – is almost done. One electric box for the lights has been shattered and it has been ordered. We were \$1019.00 under budget for the repairs. Pool will open Friday before Memorial Day. Bids have been received to replace the fence. Questions was asked about having an adult only time at the pool.

Playground update – materials are here. Still need to do some leveling. Weed barrier and mulch will be here. Need to have the equipment sand blasted. Dale will work on Saturday if anyone wants to help. Hot dogs will be sold on Saturday to help pay for a pool sweeper. Frankie is collecting cans to help pay for the sweeper. Sweeper will cost about \$1400.00.

Property liens and foreclosure updates -2 foreclosures are almost complete. Ardella posts property for sale on the website and on the SEB owners Facebook page. Web site is WWW.SUNEAGLEBAY.COM.

A question was asked about a retaining wall for the park. We have applied for grants, but it must be a public domain to receive grants. Its 658 feet and it must be done at once. Last estimate was over \$300k a few years ago.

A comment was made about voting on the boat ramp and road fee every 3 years instead of once a year. Current invoices will be mailed out shortly and are due by July 1st.

Meeting was adjourned at 10:37

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

September 15, 2018 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the November 2018 meeting.

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

Minutes from July 2018 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. August balances – General Fund \$111,152.40, Road Fund 41064.86, Boat Ramp \$16,959.15 for a total balance of \$169,176.41

New Business

Playground update – Dana shilling is taking over the playground renovation. Volunteers are needed.

Fishing pier update – will start taking bids to update the middle pier. We will try to get a T or L shaped pier for parking boats. Will look at a floating pier.

Update on foreclosed properties – all foreclosures are completed. We have 5 properties up for sale. The attorney went up on the fees from \$2200 to \$3800. We are also responsible for back taxes on foreclosed lots. A cease to desist letter was written. We will need a new attorney. Looking for recommendations. Fee is per owner

Old Business

Bids for old golf cart and mower – no bids received. We will lower the minimum bid and accept bids at the November meeting

Labor Day fundraiser results – 1167.00 was received from the craft sale and hot dog sales. New patio furniture was purchased for 1007.50. Remainder will be put into the general fund. BBQ cookoff went well. 1872.00 check was presented for the Cookoff and T-shirts. More money is due for T-Shirts. Band cost \$500.00. Money will go into the boat ramp fund.

Meeting was adjourned at 10:17

Sun Eagle Bay Owners Association

Annual Meeting
July 21, 2018 10:00 AM Cabana
PO box 359 – 550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes were approved at the September 2018 meeting

Meeting was called to order at 10 AM. All board members present, Charles Tillison, Dana Shilling, Mandi Peninger, Laurie DeLeon and Dale Ammons. Mandi and Dale have completed their terms on the board. New board members will be Ardella Norwood, Treasurer and Matt Hess, Maintenance.

President called for all hand-delivered ballots by 11:30 a.m. A member of the Canvassing and Counting Committee left for the post office to pick up ballots.

Minutes from May 2018 meeting were read approved as written.

Treasurers report was read by Mandi Peninger and will be filed for audit. June ending balances – General Fund [REDACTED], Road Fund, [REDACTED], Boat Ramp [REDACTED], TOTAL \$ [REDACTED]. This is the end of our fiscal year.

Old Business

Middle pier update – we should have enough funds for replacement this fall. About \$15,000.00 is needed. Pier will be extended out. Next project will be to repair the ramp.

Playground update – Retaining wall has been started. Playground equip will be repainted

Boat parking at boat ramp – no boat parking between boat ramps. Hopefully new ramp will give more room to park.

Fireworks and trash pickup – fireworks at boat ramp only. Pick up your own trash. Dues do not include cleanup. Volunteers usually clean up the next day.

Speed limits – 15MPH in the park. Watch speed coming in the gate. Kids are walking and playing in the streets.

Update on foreclosed properties – 4 lots total on main road coming in the gate. Can sell 2 and 2 or all together. No water on lots.

Pool rules and hours – new hours have been posted. No longer closed on Wednesday, open at 12. Friday and Saturday hours are 10 to 10. No food, drinks or smoking inside the pool area (inside fence). Cans are being collected to raise money for more patio furniture.

New Business

Review Guidelines for policies and procedures – Texas property code supersedes current by-laws and deed restrictions. Deed restrictions and by-laws have been updated and are on the web site. Any requests to change to the current by-laws and deed restrictions need to be made at the May meeting and voted on at the Annual meeting in July.

Review updated bylaws and deed restrictions – copies provided

SEB open records policy – meeting have been audio recorded are available at the office

Guests and Guest passes – must have new guest pass with owner name and lot number

Update on towing enforcement – towing company posted. 2 warnings will be given the vehicle will be towed. Not 3d ticket will be given, you will be towed. Emptied trailers can be parked at the top of the hill by the office. Phone number for towing service is posted on the signs.

Bids for security cart and mower – open bids will be posted at the office. Bids will start at \$1500.00. Winning bid will be announced at the September meeting. Items must be removed from the park. Bids close at 9:30 the morning of the next meeting.

Budget review – budget for the next fiscal year provided. Project balance next year is \$44,000.00 at the end of the year.

Labor Day activities and cook off – Tony Shamblin is in charge of the BBQ cook off. He will provide copies of the rules. Cook at your own place. A band will play after dinner. Rules will be posted on the web site and at the cabana.

Member comments – The board was thanked for the work on the pool and ramps. The playground is looking rough but can see progress.

Comments made regarding communication with members. A suggestion was made about contacting all members via email. Need more options for making payments online. Suggest ballot votes for all changes. Other comments were made that owner must be present for guests to use facilities was in the by-laws previously, but disappeared at some point.

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

Meeting was adjourned at 11:00, will reconvene at 1:00 for ballot results

Meeting was reconvened at 1:00

1. Proposed Road Fund assessment for 2018-2019 of \$100 – passed 112 to 27
2. Proposed Boat Ramp/pier/dock assessment for 2018-2019 of \$25.00 - passed 108 to 31.

Ballot results certified by canvassing and counting committee

Forgot to bring up at regular meeting. At the March meeting, there were 2 no votes on the pool repairs - need to amend the March minutes – this doesn't change the outcome.

Meeting adjourned.

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

November 17, 2018 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the March 2019 meeting

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

Minutes from September 2018 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. October balances – General Fund [REDACTED] Road Fund \$ [REDACTED], Boat Ramp \$ [REDACTED] for a total, balance of \$ [REDACTED]

New Business

Fishing pier update – Looking at a floating pier or a T shaped pier. Getting bids

Update on foreclosed properties – 5 lots received back. 1 has been sold, 4 are available.

Old Business

Bids for old golf cart and mower -no bids received. Will put on Craig's list to sell.

New board member -Matt Hess resigned. Jennifer Likely will take his place on the board.

Meeting was adjourned at 10:09