

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

March 16, 2019 10:00 AM Cabana

PO box 359 – 550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the May 2019 meeting.

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

Minutes from the November 2018 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. February balances – General Fund \$62,909.64, Road Fund \$54,459.12, Boat Ramp \$20,827.09 for a total balance of \$138,195.85

Old Business

Updates on foreclosures – Scott Taylor is taking over our foreclosures. We have 13 left to take over. Another lot, (166) was taken over and will be cleaned up and put up for sale

Playground update and volunteers – Work was delayed due to rain. New tentative date is April 6th. Will be announced on SEB Facebook, Lunch will be provided for the volunteers.

Dogs and leash law – issues with dogs and dogs not on leashes. Wood county does not have an animal control officer. Wood county sheriff will only come out for aggressive dogs that pose a danger. We have a by-law that states that dogs must be leashed or in a fenced area. Please be courteous and keep dogs on a leash or in a yard.

Fishing pier update – we have a bid from M&W to take out middle pier, dredge to long pier and build a retaining wall. Boat parking will be all along the wall. Total bid is \$24,000.00. Dredging will be to the channel and 7 foot deep. Wood wall with 6x6 posts. Waiting on a warranty. Boat ramp fund is a little short right now. Finish time would be about 2 weeks from start. Probably could take additional funds from property that is sold. Bid for retaining wall from Ron Taylor's dock to the long pier for \$92,000.00. May see if SRA will allow us to slant the bank and put heavy rock.

Board member updates – Matt Hess moved and didn't turn in a resignation. Jennifer Likely has stepped in as an interim board member. This spot will come up for this year's election. 2 positions open. 3 Year terms

New Business

Election and ballot for annual meeting 2 positions opens. Send email to Terry Curtis by 10pm the Friday (May 17) before the meeting if you are interested in running for the board.

Nomination committee –

Postage stamp for election time and invoice mail out - need donations for upcoming mailouts. We need envelopes, printer cartridges and stamps.

Proposed amendments to deed restrictions and by-laws – member comments

Bobby Moore asked about a special election, Matt Hess did not turn in resignation, this meeting was the 3d meeting missed, so a special election was not needed. Allen Seigl proposed motion to put on the May agenda to bring up at the May meeting the by-law stating that owner's children can't use the facilities without the owner present. This will be discussed on wording and voted on the July meeting. Keith Smith asked about communicating with owners. Suggest an email group together and emails sent to all members. Don Whitely request a ban on burning plastic in the park. There is a ban on burning household trash. People are still putting those items in the burn pile. He also suggested a dog park. We don't have the money for a dog park. There is a park at the boat ramp. There is extra liability in a dog park. Speed bumps were requested. We will request the asphalt company put back in next time they do work. Gaston's trash service is using a truck that is tearing up our roads. They will need to use a smaller truck or owners will need to use another company. Country Boy Trash uses a regular truck and trailer. A complaint was made regarding the dog days of summer. Request was made that dump stations be covered up when it's going to rain. The tanks fill up with rainwater. Tarps and covers are provided.

Meeting was adjourned at 10:45.

Sun Eagle Bay Owners Association

Bi-Monthly Meeting

May 18, 2019 10:00 AM Cabana

550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes were approved at the July 2019 meeting.

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

Minutes from the March 2019 meeting were read and approved as written.

Insurance premiums went from \$5300.00 to over \$11,000.00 per year. This is because of the pool. We must carry 1M in liability. We shopped around and the best price was \$8300.00 and put it on a payment plan. We will work with another agent to find a better policy.

Treasurers report was read and will be filed for audit. February balances – General Fund \$65,629.18, Road Fund \$58,529.26, Boat Ramp \$21,333.99 for a total, balance of \$145,492.43

Old Business

Retaining wall update – Revisions to wall from Steep ramp to long pier. Will be dredged out 7 feet deep at the wall. Cost is \$37K. We have \$21K in boat ramp. We have enough in General fund to get the wall constructed. There will be a 20-year warranty. Need member approval. Estimated start date is July 22. Bobby Moore made a nomination to move funds to cover the expense. Motion passed unanimously.

Playground update – continue to work. We have prices for powder coating. Will take the pieces apart and take to be sand blasted and powder coated on Monday. They expect to have it for a week. Merry go round will be sand blasted and then spray painted.

Pool opening – will open on Memorial Day weekend.

New Business

Nomination committee – 6 people signed up to run for office. There are 2 positions. Laurie DeLeon, Jennifer Likely, Bobby Moore, Allen Seigl, Keith Smith, and Don Whitely.

Introduction of candidates – candidates were introduced. Don Whitely withdrew his name,

Vote on \$100 per year road assessment – Passed unanimously

Vote on \$25 per year boat ramp fee – Passed unanimously.

Road damage – trash company that caused damage is no longer doing business in SEB.

Appoint canvass and counting committee for election and ballot – Michelle, Ann, Brenda, Jill, and Joella

Fireworks – at the boat ramp and park area only. Everyone please clean up your mess.

Open floor to members discussion of any change recommendations – standard parliamentary procedures. Everyone is allowed 3 minutes.

Kent Reeder – boat parking right beside the boat ramp.

Allen Seigl – Proposed to change to bylaw that families be allowed to use amenities of the park. Owner should be responsible for any guests. Should be adults only.

Bobby Moore – gate repair – where the post is cut. This is for park modules that are too wide to prevent damage to the gate. The wider modules allow for more handicap access. There is no rule specifying the width of a trailer. Motion made to not allow wider than 12 feet vote for 5 against 55. It was recommended to find a better way to secure the gate.

In the issue of families being allowed to use the facilities alone. We have had to call the sheriff multiple times prior to the new rule. The Sheriff has only been called once since the new rule went into effect.

A motion was made to leave section 2 of the by-laws as written - for 41, opposed 20.

Meeting was adjourned at 11:00.

Sun Eagle Bay Owners Association

Annual Meeting

July 20, 2019 10:00 AM Cabana

550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the September 2019 meeting.

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

Minutes from the May 2019 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. February balances – General Fund \$89,270.62, Road Fund \$82,045.46, Boat Ramp \$27,063.03 for a total balance of \$198,379.11

Maintenance – Replace toilet seats and repairs to sinks

Welcome to new members

We have a lot of new members, please be aware that the speed limit is 15 MPH. Permits – new construction requires a permit. Adding on does not require a permit as long as a permit was received for the original structure. Please adhere to the 5 ft off property line.

Stickers and visitor passes - Blue and white stickers are expired.

Towing enforcement – we have a towing company out of Quitman. We have a few visitors that park in the members only area at the boat ramp. No parking in the grass area next to the shallow ramp

Fireworks – clean-up has not been done. Please clean up after yourself or come the next morning to help clean up

Old Business

Retaining wall update – Dredging has begun, Estimated time to complete is 12 days from the day it begins

Playground update – playground is done. Thank you to the volunteers. We will add a fort and more mulch when it cools down.

We had a fund raiser during the 4th of July Proceeds were used to buy new umbrellas and chairs for the pool

Update on foreclosed properties - 2 properties filed for foreclosure this week, 2 lots each. When we receive them back, they will go up for sale.

New Business

Audit – Mandatory year for audit – every 3 years. We will get ahold of the auditor. It costs around \$3,000.00 and takes around 4 months. He should issue the report at the January meeting.

Counting committee was released to the office to count ballots.

Appoint a fundraising committee – for check and balances See Charles after the meeting if you are interested

Road repairs – issue with contractors. Latest contractor does not have access to a grinder. Jenn contacted 6 companies, on 2 responded and neither showed up to give an estimate.

Labor Day activities – golf cart parade and craft fair are scheduled. Get with Dana and Christina. No BBQ cookoff this year.

Retaining wall company will be at Lake Fork for a year. The south shore is eroding around 5ft a year. Once he gets done, we would like to get a bid on the retaining wall and vote at the next meeting on proceeding with a loan, Contractor can get us back about 10 feet. Current wall is 270 feet approximately. There is a 20-year warranty. Cost is about \$37K. We can take money from foreclosed properties and pay the loan. Details will be at the next meeting.

Member comments

Brad Hill – made comments that Jennifer Likely is an illegal board member and is not a property owner. She was added to the deed for the lot she occupies. A copy of the deed restriction was filed with the incorrect date stating that the member must be present for guests to use the facilities. Comments made that a shed was made of wood, it's made of hardiboard. Comment made that a used building can't be brought into the park, the old office was moved inside the park.

Terri Reeder – if we continue to add people to lots, we take a hit on dues and assessments. We need to police visitors instead of owners and families.

Diane – we need a MIC for meetings. There needs to be notification other than Facebook.

Terri – believes that anything affects the by-laws should be in writing. Should be one vote per family.

Gift cards were given away by drawing names.

Meeting was temporarily adjourned at 11:00. Reconvene at 2:00.

Reconvene for results for 2019 elections

Canvass and counting committee

Road Fund passed 186 to 37

Boat ramp Fund passed 185 to 39

Candidates

Keith Smith - 28 votes

Allen Seigl – 65 votes

Bobby Moore – 64 votes

Jennifer Likely – 138 votes

Laurie DeLeon – 131 votes

Results will be filed at the courthouse by Wednesday.

Sun Eagle Bay Owners Association

Bi-monthly meeting
September 21, 2019 10:00 AM Cabana
550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes approved at the November 2019 meeting.

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

Minutes from the July 2019 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. August balances – General Fund \$101,810.47, Road Fund \$95,013.49, Boat Ramp \$30,232.61 for a total, balance of \$227,056.57

Committee Reports

Membership committee - Teri Reeder is in charge of membership committee. Membership committee members, Teri Reeder, Amy Ramage, Brenda Farnham, Ann Shamblin, and Donna Wooldridge, met to discuss duties and responsibilities. Current issues that are being discussed. Email any ideas or concerns to sebmembers@gmail.com. Need everyone's input. Current issues include – who can be a member, Different types of membership, how to apply for membership, criteria for membership and member voting rights. Membership defines by SEB by-laws. By-laws can be changed at the annual meeting. The annual meeting in July 2020 will be when the committee propose any changes to by-laws concerning membership.

Fund Raising committee – Alivia Shilling is in charge of fund-raising committee. See her if you have any ideas. Lynette Jeans reported on the Labor Day fund raiser. We raised \$1,537.00 after expenses, total was \$1,437.00. Thank you to everyone who helped.

Old Business

Update on foreclosed properties – Scott Taylor is in charge of recovering properties. We have 2 scheduled for October to recover. We have a person interested in one of the lots. 3 lots behind

Update on road repairs – roads are in bad shape. We have talked to at least 12 companies. Only bid is for \$72K for one road. Other option is to have Larry Roach or someone else, demo the road, bring in road base and then have asphalt people to pave the road. The cost should be about \$40k. \$32K was demo work. We have an estimate for \$17K for some patch work.

Update on retaining wall – talked to James. His machine has been broke down. We have a sand bar between the creek and the wall. His original work order was to dredge to the creek. He will get rid of the sand bar next week. We will make sure that is right. We add some ladders and bollards to the wall for boat parking.

New Business

Details of wall bid – M&W submitted a bid of 105,000 from long pier to Ron Taylors property, 800 feet.

Explanation of loan proposal – BTH bank has agreed to an interest only loan. No monthly payments. Non collateral loan. SEB will pay down the note as follows, first payment in 6 months, hopefully \$25,000. All the funds from foreclosed properties will go to pay this loan. Details were handed out at the meeting along with Questions that may be asked.

Vote on how SEB owners want to move forward – do we want to put it on a special ballot to be announced at the November meeting or wait until the Annual Meeting in July. We get a \$16k discount if we have the wall built while the contractor is at Lake Fork. Work is contingent of him correcting the dredging issues at the current wall.

Questions:

What will be used to keep boats from hitting the wall. Some places use old tires.

Ground cover for the area – SRA must approve anything planted

Member Comments

Terry Draughon commented that we should save for the wall instead of financing. It is a want and not a need item.

Teri Reeder – member ship committee will be hosting a fund raiser. Looking for ideas such as fishing tournament or poker and domino tournament to help pay for welcome packets. They will be supplying all their own office supplies

Any plans to correct the step down to the long pier. Need to put a ramp. Any plans to put up a fence or something to keep someone from driving into the lake. Hopefully the bollards will help prevent any issues.

Keith Smith – thanked to board for putting the details for the wall. We need to do something now to keep further erosion from taking more land. Need better communication and ask questions in the right way. Treat everyone with respect and dignity.

Question – will the new wall have the same warranty> – yes, 20 year warranty.

Question – will bollards affect the warranty? – no we were even given permission to put tie downs on the wall. Bollards are the best course of action.

How will the load be paid if we don't sell enough properties? We have a surplus of \$50k right now. After 1 year, we can put \$50k in a CD. This should not affect the current operating funds.

Bobby Moore made a motion to do a special written ballot, 2nd by Keith Smith – (written ballot) – 41 yes 0 No.

Ballots will be mailed back to the special PO box. All ballots must be received by the Friday before the November meeting. Details will be included with the mail out. SEBs email will be included for any questions. DO Not bring ballots to the office.

All ballots will be mailed and not handed out.

Counting committee – Michelle Fitzgerald, Ann Shamblin, Brenda Farnham, Terry Draughon. Ballots are numbered and names are not included. Texas property owners act says you cannot deny any behind on their dues the right to vote.

The audit is being done. Hopefully, it will be done by November. If not, he will present the audit in March. Price has gone up to \$4,000.00.

Charles read a statement regarding accusations and a possible lawsuit. No question will be taken on advice of our attorney.

Meeting was adjourned at 11:06.