

Sun Eagle Bay Owners Association

Bi-monthly meeting
January 18, 2020 10:00 AM Cabana
550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes approved at the May 2020 meeting

Meeting was called to order at 10 AM. 3 Board members were present.

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

Treasurers report was read and will be filed for audit. December balances – General Fund \$73,063.41, Road Fund \$98,672.60, Boat Ramp \$0 for a total, balance of \$171,736.01

Old Business

Update on road repairs – We are scheduled for spring with the asphalt companies

Update on foreclosed properties – Judge postponed the hearing until March

New Business

Audit Report – Auditor is scheduled to present audit at the March meeting

Pool Equipment – All the pool equipment needs to be replaced. Motion made to take 10K to repair pool room. Motion carried unanimous. All plywood, electric, and plumbing will be replaced

Savings – we have \$7070.00. We would like to build a 30x40 cover between fire station and pool. Next year, add concrete. We can add picnic tables and have shade. We will build a meeting room a little at a time. A question was asked building a storm shelter instead or a safe area. It depends on how much money we want to put into it. Discussion tabled to the next meeting.

A question was asked about how many have to be present to vote on a motion, such as the 10K for pool equipment. Our bylaws state that a vote is the majority in attendance at a meeting.

We brought in \$1690 in the raffle for the Yeti cooler.

Drawing was held – Scott Gentry was the winner.

Adjournment at 10:17

Sun Eagle Bay Owners Association

Bi-monthly meeting
May 16, 2020 10:00 AM Cabana
550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes approved at the July 2020 meeting

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

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

Treasurers report was read and will be filed for audit. April balances – General Fund \$45411.55, Road Fund \$36675.94, Boat Ramp \$0 for a total balance of \$82,087.49

Taxes – tax assessments went up 1000%. We will appeal all assessments. We will update at the July meeting. All SEB lots went up except the Cabana.

Old Business

Update on foreclosures – we have received the deeds from Scot Taylor

Audit report – Mr. Smith was the auditor for SEB. Mr. Smith passed away in January. We found another auditor out of Quitman. We will have an audit report at the July meeting

Road repair update – Larry Roach did about 25K worth of Demo work and backfill and the 68K in asphalt repair. There is no base under the asphalt. This will be a continuing problem. Will need to continue to patch

Pool update an opening – all pool equipment should be finished. Pool should open on schedule.

New Business

Nomination Committee – Donna presented the following names to run for the board – Terri Reeder, Tony Shamblin, Michelle Fitzgerald, Mary Lucas, and Kim Young.

Introduction of candidates – all candidates were introduced and presented their ideas for working as a board member for SEB.

Recommendations for changes to deed restrictions or bylaws – board has no recommendations this year

Open floor to members discussion of any change recommendations – Recommendation was made to move the due date for member dues. If anyone cannot pay dues on time, let us know and we can work out payment plans. Late fees will be waived

Vote on putting \$100 per year road assessment on 2020-2021 ballot – passed unanimous

Vote on putting \$25 per year boat ramp fess on 2020-2021 ballot – passed unanimous

Long fishing pier sustained damage during a storm. There is a large bow in the walkway. The guy who built the retaining wall will fix for \$3,000. Motion passed unanimously to proceed with the fix.

Questions were asked about properties for sale. We tried the bid process, but this didn't work. We have a lot of people interested in the properties coming up for sale. There are FOR SALE signs posted. We will post the lots in the common areas. A recommendation was made to put the lots up for bid. Bids will be taken for 1 week. There are 2 sets of lots, 2 lots and 3 lots will be sold together. Minimum bid will be \$6,000 per lot. Lot numbers will be posted this weekend. Buyer will be responsible for all taxes. Past dues are written off when a foreclosure is done. Monday week will be the last day for bids. But bid in drop box as the office.

Canvassing and Counting committee – Jill Thomas, Brenda Farnham, Sandra Lochala, Joella Bryant. 2 will need to go to the post office and then to the office to count.

Fireworks – at boat ramp only. Please clean up when you are done.

Can we get a petition to fix CR1977? The county will fix 1977 after they finish 1970.

Can we vote on the new retaining wall again? Recommendation is that the new board needs to be in place before this is addressed again. The loan approved with the bank is gone. The process will need to be started all over. We have more properties to foreclose that can be sold and the money saved for the retaining wall.

A proposal was made at the January meeting about putting an awning up with money from the fund raiser committee. The intention is to close it in a little at a time to use for meetings. Size is 30 X 40. \$9300 quote to build. Dana will take other bids.

Fire truck – doesn't run and doesn't start. We will need to vote at the July meeting to remove the truck. Building could be added onto for a community center.

Numbers need to be repainted on the dump stations. Jenn will take care of this.

Adjournment at 11:00

Sun Eagle Bay Owners Association

Annual Meeting

July 18, 2020 10:00 AM VIA zoom

550 CR 1977 Yantis, Texas 75497

903-393-7900

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

Thank you to everyone for participating. This is something new but is required to comply with the Governors mandate.

Please let the minutes reflect that the terms of president Charles Tillison and Vice President Dana Shilling will be completed at the closing of this meeting.

There are 2 counting committee members presently at the cabana with extra ballots and will be taking ballots unit 11AM. The remaining counting committee members need to pick ballots at post office at 10:30. Any candidates named representative needs to proceed to the cabana no later than 11AM.

Minutes from the May 20 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. June balances – General Fund \$78,853.11, Road Fund \$23,052.55, Boat Ramp \$325.88 for a total, balance of \$102,231.65

The reappraisal from the tax office tax amounts were protested with Wood County. The original appraisal for all lots was \$125,400 and the settlement value is \$75,440.00 for a savings of \$49,600 on appraised values. Thank you, Jen.

Old Business

Update on foreclosed properties – Lots 934 and 935 were purchased for the minimum bid of \$6K each. We had not bids on lots 433-434-435. The minimum bid was lowered to \$5K each

Audit update – audit complete on July 2nd Audit was read is available for review.

Proposed awning – Fund raising committee agreed to release the funds for the pavilion contingent on a vote by the members to proceed. The vote will take place at the September meeting

Fishing pier – Repairs have been done

New Business

Labor Day activities – there is a BBQ cookoff planned for Labor Day weekend. The organizers are currently working on a plan to keep everyone in compliance with any Governor's mandate in place at the time. Announcements will be made on any details

Fire stations and fire truck – Discussion for the future of the firetruck and fire house will be put on the September agenda and will be open for discussion. We will try to have the Lands End Fire Dept. Chief at the meeting. We need to get more people involved with the fire department.

Meeting was temporarily adjourned at 10:30. Reconvene at 3:00.

Reconvene for results for 2020 elections

Canvass and counting committee

Road Fund passed 82%

Boat ramp Fund passed 84%

Candidates

Teri Reeder - 74

Tony Shamblin - 84

Mary Lucas - 99

Kim Young - 93

Sun Eagle Bay Owners Association

Regular Bi-Monthly Meeting
SEPTEMBER 19, 2020 10:00 AM
550 CR 1977 Yantis, Texas 75497
903-393-7900

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

Minutes from the July 18 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. August balances – General Fund \$78,853.11, Road Fund \$23,052.55, Boat Ramp \$325.88 for a total balance of \$102,231.65

Old Business

Cleanup properties

Can collecting, burn pile and scrap collection

Membership committee

Old SEB flat trailer

New Business

Labor Day activities – there is a BBQ cookoff planned for Labor Day weekend. The organizers are currently working on a plan to keep everyone in compliance with any Governor's mandate in place at the time. Announcements will be made on any details.

Fire stations and fire truck – Discussion for the future of the firetruck and fire house will be put on the September agenda and will be open for discussion. We will try to have the Lands End Fire Dept. Chief at the meeting. We need to get more people involved with the fire department.

SUN EAGLE BAY OWNERS ASSOCIATION

**REGULAR BI-MONTHLY MEETING
NOVEMBER 21ST, 2020 10:00 AM
550 CR 1977 YANTIS, TEXAS 75497
903-393-7900**

MEETING WAS CALLED TO ORDER AT 10 AM. FOUR (4) BOARD MEMBERS WERE PRESENT.

MINUTES FROM THE SEPTEMBER 19TH MEETING WERE READ AND APPROVED AS WRITTEN.

TREASURERS REPORT WAS READ AND WILL BE FILED FOR AUDIT. SEPTEMBER BALANCES – GENERAL FUND \$91,835.17, ROAD FUND \$42,140.08, BOAT RAMP \$5,097.73. FOR A TOTAL, BALANCE OF \$139,072.98.

PRESEDENT REQUEST TO KEEP MEETING CIVIL.

DOG RUNNING AROUND THE PARK ISSUE ADDRESSED.

FUNDRAISER COMMITTEE REQUEST AN UPDATE/REPORT ON MONIES RAISED BY COMMITTEE MONTHLY.

BATHROOMS MAINTENANCE/ USE ISSUES BY MARY LUCAS

UPDATE ON FORCLOSED PROPERTIES- STILL AVAILABLE \$15,000 FOR ALL THREE.

FUNDRAISING COMMITTEE UPDATE- MONEY RAISED, FINANCIALS AND FUTURE CONSTRUCTION PLAN FOR NEW CABANA. UPDATE OF FUTURE UPCOMING EVENTS.

OLD SEB FLAT TRAILER- SOLD FOR \$500

CULBERT HAS BEEN FIXED. STILL NEED ROAD TOPPING APPLIED

MEMBERSHIP COMMITTEE- READY TO ACCEPT VOLUNTEERS. GIVE NAME TO ONE OF BOARD MEMBERS AND WE WILL MOVE FORWARD WITH THIS COMMITTEE.

ACC COMMITTEE UPDATE- WE HAVE FIVE MEMBERS ON THIS COMMITTEE. MEMBERS WERE ANNOUNCED. DISCUSSION ON NUMBER OF PEOPLE ON THE ACC COMMITTEE. WE AS THE BOARD SEE FIVE PEOPLE ON THE ACC AS A BLESSING. MEMBERS DISCUSSION ON RESTRICTIONS/BYLAWS REGARDING NUMBER OF PEOPLE ON ACC COMMITTEE. BOARD HAS DECIDED TO MOVE FORWARD WITH FIVE INDIVIDUALS ON THE ACC.

FUNRAISING MEMBERS CONCERNED WITH OBTAINING COPY OF FINANCIAL INFORMATION FROM BOARD MEMBER. ISSUE WITH FUNRAISING SAVINGS ACCOUNT-ISSUE ADDRESSED.

MEMBER TERRI REEDER- INFORMATION/CONCERNS REGARDING AWNING ON COMMUNITY CENTER WITH COMPLIANCE ISSUES AND WORKING WITH ACC COMMITTEE.

RENTAL OF CAMPERS IN THE PARK IS NOT ALLOWED - MUST STOP IMMEDIATELY.

MISS DONNA SPOKE REGARDING PARK MEMBERS IN THE FUTURE WORKING TOGETHER IN UNITY AND CLOSED MEETING WITH PRAYER.

MEETING WITH AJORNED.

OLD BUSINESS

UPDATE ON FORCLOSED PROPERTIES

FUNDRAISING COMMITTEE UPDATE

PROPOSED AWNING BETWEEN FIREHOUSE AND POOL

FIRE STATION AND FIRE TRUCK

ACC COMMITTEE UPDATE

NEW BUSINESS

MEBERSHIP COMMITTEE

ACC COMMITTEE UPDATE