

## **MINUTES -MAY 15, 2021**

### **SUN EAGLE BAY OWNERS' ASSOCIATION**

#### **REGULAR BI-MONTHLY MEETING**

**550 CR 1977 YANTIS, TEXAS 75497**

**903-393-7900**

MEETING CALLED TO ORDER AT 10:01 A.M. FOUR OF THE BOARD MEMBERS WERE PRESENT.

PRESIDENT REMINDS ALL MEMBER TO BE RESPECTFUL AND CIVIL DURING THE MEETINGS.

MINUTES WERE READ BY SECRETARY. MINUTES WERE APPROVED.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. MARCH AND APRIL REPORTS WERE READ. APRIL BALANCES – GENERAL FUND \$61,990.97, ROAD FUND \$43,756.87, BOAT RAMP \$5,874.37. FOR A TOTAL BALANCE OF \$111,622.21.

#### **OLD BUSINESS-**

UPDATE ON FORECLOSURE- THE THREE LOTS WERE SOLD THROUGH THE HELP OF A MEMBER. NEW OWNERS HAS ALREADY STARTED WORKING ON NEW LOTS. WE HAVE TURNED OVER SIX MEMBER'S PROPERTIES TO THE LAWYER TO PROCEED WITH LEGAL COLLECTIONS OF THESE PROPERTIES. COUPLE OF THE MEMBERS HAVE PAID. OTHERS ARE BEING FORWARDED TO THE COURT.

CABANA BATHROOM REPAIRS- LAST MEETING DISCUSSED MOVING SOME MONIES TO GENERAL FUND FOR REPAIRS. STILL IN THE PROCESS OF OBTAINING A CONTRACTOR THAT IS BONDED TO DO REPAIRS TO MEN'S BATHROOM. TERRI REEDER SPOKE REGARDING MAKING SURE BATHROOMS ARE COMPLIANT. NOTED BY THE BOARD.

JULY BALLOT- ADDITIONS TO BE ADDED TO BALLOT FOR JULY- CHANGE OUR BI- MONTHLY MEETINGS (ARTICLE 6 SECTION 3) TO MONTHLY MEETINGS. MOTION MADE AND SECONDED. THE SECOND ADDITION WAS TO PROCEED WITH CONSTRUCTION OF THE NEW PAVILON. MOTION WAS MADE AND SECONDED. THIS WILL GO ON THE BALLOT IF A FINANCIAL IMPACT STATEMENT IS PROVIDED. MEMBERS, PLEASE MAKE SURE YOUR ADDRESSES ARE CORRECT BEFORE BALLOTS AND INVOICES ARE MAILED OUT.

#### **NEW BUSINESS-**

POOL- NEW POOL PERSON- SHANE MCCOLLUM IS TAKING OVER THE POOL MAINTENANCE. MANDI AND SHANE HAS BEEN WORKING ON THE POOL TO GET IT READY. DISCUSSION ON REPAIRS NEEDED ON POOL AND POOL EQUIPEMENT. QUOTE ON REPAIRS WILL BE OBTAINED WITH A WARRANTY.

CADIDATE NOMINATION COMMITTEE- INTRODUCTION OF THE MEMBERS THAT ARE RUNNING FOR THE BOARD OF DIRECTORS BY ANN SHAMBLIN. SHE READ THE NAMES OF THE NEW CADIDATES WHICH WERE MANDI PENINGER, DONNA WOOLDRIDGE, DALE AMMONS, ALLEN SEIGL BRAD HUFF AND TONY SHAMBLIN. ALL CANDIDATES SPOKE AND INTRODUCED THEMSELVES TO THE MEMBERS PRESENT AT THIS MEETING.

CANVASSING AND COUNTING COMMITTEE FOR THE ELECTION AND BALLOTS- WE HAVE MICHELLE FITZGERALD, JO ELLA BRYANT, JILL THOMAS, BRENDA FARNHAM, AND ELAINA HERNANDEZ.

FUNDRAISING COMMITTEE REGARDING PAVILON - ANY QUESTIONS- MEMBER ASKED HOW PAVILON WAS ALLOWED. ARDELLA ANSWERED THE CONTRUCTION OF AWNING WAS VOTED ON BY HAND VOTE AT A MEETING FROM PREVIOUS BOARD. SANDRA SPOKE REGARDING THE PAVILON BEING ALLOWED AND HOW IT WAS HANDLED. TERRI REEDER SPOKE REGARDING PAVILON BEING A CAPITOL IMPROVEMENT, COSTS TO SEB, OVERSEEING AND MANAGEMENT OF THE PAVILON.

MEMBERS COMMENTS REGARDING THE PAVILON CONCERNS CONTINUED. PRESIDENT ASKED MEMBERS DO WE WANT TO TAKE THE PAVILLON TO A VOTE TO ADD IT TO THE JULY BALLOT OR TABLE IT FOR NEXT YEARS BALLOT. PRESIDENT STATES WE DO NOT HAVE THE INFORMATION TO ADD IT TO THE JULY 2021 BALLOT. PRESIDENT REQUEST TO TAKE IT TO A HAND VOTE. HAND VOTE OF MEMBERS-AGREED TO PASS TO ANOTHER TIME. PAVILON WILL STAY AS IT FOR NOW.

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MEMBERS DISCUSSED OUR OFFICE NOT BEING ON SEB PROPERTY AND BYLAWS. RECOMMENDATIONS FOR CHANGES TO DEED RESTRICTION OR BYLAWS- A COMMITTEE WILL BE WORKING ON THESE MATTERS.

FUNDRAISING COMMITTEE SPOKE REGARDING WORK GOING TO BE DONE TO THE PLAYGROUND AND UPCOMING EVENTS IN THE PARK.

PRESIDENT CLOSED ALL COMMENTS REGARDING PAVILLON AND OTHER TOPICS.

PRESIDENT REQUEST A MOTION TO PUT \$100 YEAR ROAD ASSESSMENT FEE ON THE JULY BALLOT. ALL IN FAVOR. ALL OPPOSED. MOTION WAS PASSED.

PRESIDENT REQUEST A MOTION TO PUT \$25 PER YEAR BOAT RAMP FEE ON THE JULY BALLOT. ALL IN FAVOR. ALL OPPOSED. MOTION WAS PASSED.

WELCOMING COMMITTEE- BRENDA FARMHAM HAS VOLUNTEERED. SHE IS NEEDING VOLUNTEERS FOR THIS COMMITTEE. PLEASE GET WITH HER IF YOU WOULD LIKE TO HELP IN WELCOMING NEW MEMBERS IN THE PARK.

PRESIDENT SPOKE REGARDING ISSUES IN THE PARK- THE TRACTOR- IT BEING USED AND LEFT IN FOUR-WHEEL DRIVE. MAKE SURE WE TAKE IT OUT OF FOUR-WHEEL DRIVE SO WE DON'T TEAR IT UP. ED SWEENEY, ALLEN SEIGL AND MIKE LUCAS ARE THE ONES ALLOWED TO USE TRACTOR.

IT HAS BEEN REQUESTED MANY TIMES THAT WE HAVE AN ADULT NIGHT AT THE POOL ON SATURDAY NIGHTS FROM 9:00 TO 11:00PM WITH ALCOHOL. TAKE A VOTE ON HAVING AN ADULT AFTER HOURS. ALL IN FAVOR. ALL OPPOSED. DID NOT PASS. NO ADULT AFTER HOUR TIME WITH ALCOHOL AT THE POOL.

PLEASE MAKE SURE YOU ARE NOT CLEANING YOUR FISH IN THE BOAT RAMPS. MAKE SURE YOU PUT BONES IN THE WATER NOT ON THE BOAT RAMP. THIS IS DANGEROUS.

MEMBERS SIGN UP TO SPEAK AT MEETING: TERRI REEDER SPOKE REGARDING ROAD ASSESSMENT FEES BEING UNFAIR AND UNEQUAL TO MEMBERS IN SUN EAGLE BAY. ARDELLA ADVISED TERRI WE HAVE THE ROAD AND BOAT RAMP ASSESSMENT FEES ON THE BALLOT FOR THIS YEAR. IN ORDER TO CHANGE THE WAY THESE FEES ARE HANDLED IT WOULD HAVE TO BE DONE ON NEXT YEARS BALLOT FOR ANY CHANGES. ARDELLA WILL MAKE RECOMMENDATIONS TO THE NEW BOARD COMING IN JULY 2021.

ALLEN CURTIS SPOKE- THANKED EVERYONE IN THE PARK THAT HELPED HIM DURING HIS LOSS OF TERRI.

ANOTHER MEMBER SPOKE REGARDING THE MEMBERS WE HAVE LOST THIS YEAR IN SEB AND MEMBERS STEPPING UP HELPING THESE MEMBERS WHEN THEY NEED IT.

PRESIDENT CLOSES THE MEETING. MOTION TO CLOSE MEETING AND ADJOURNED.

OLD BUSINESS

1. UPDATE ON FORECLOSURES
2. BIDS ON REPAIRS ON CABANA
3. ADDITIONS TO BALLOTS FOR JULY
4. ADDRESS CHANGES FOR MAILOUTS

NEW BUSINESS

1. POOL MAINTENANCE
2. NOMINATION COMMITTEE – REPORT ON CANDIDATES.
3. INTRODUCTION OF CANDIDATES
4. RECOMMENDATIONS FOR CHANGES TO DEED RESTRICTIONS OR BYLAWS.
5. VOTE ON PUTTING \$100 PER YEAR ROAD ASSESSMENT ON 2020-2021 BALLOT.
6. VOTE ON PUTTING \$25 PER YEAR BOAT RAMP FEE ON 2020-2021 BALLOT.
7. APPOINT CANVASSING AND COUNTING COMMITTEE FOR ELECTION AND BALLOT.