

MINUTES -OCTOBER 16TH, 2021

MONTHLY MEETING

SUN EAGLE BAY OWNERS' ASSOCIATION 550 CR 1977 YANTIS, TEXAS 75497 903-393-7900

MEETING CALLED TO ORDER AT 10:00 A.M. FOUR OF THE BOARD MEMBERS WERE PRESENT.

MINUTES – OCTOBER MINUTES WERE READ BY PRESIDENT, DALE AMMONDS. OCTOBER 2021 MINUTES WERE APPROVED.

TREASURER'S REPORT- SEPTEMBER FINANCIALS WERE UNAVAILABLE FOR OCTOBER MEETING DUE TO BANK CHANGING BANK STATEMENT AVAILABILITY. FINANCIALS WILL BE AVAILABLE AT THE NEXT MEETING.

MAINTENANCE UPDATE: CABANA IS STILL IN THE WORKS. STILL HAVING PROBLEMS GETTING BIDS. CABANA GUTTERS HAVE BEEN CLEANED. GATE HAS BEEN REPAIRED, NEW BELT AND WE HAVE ORDERED NEW UPGRADED CHAIN. ALSO, NEW LAWN GUY DOING AN OUTSTANDING JOB.

FORECLOSURES- WE DID HAVE A FORECLOSURE SALE ON OCTOBER 5TH. 2021. WE SOLD TWO PROPERTIES AT THE AUCTION AND GOT TWO PROPERTIES BACK. THE TWO THAT WERE SOLD WE PUT \$24,000.00 IN THE BANK. ROUGHLY \$20,000.00 WAS PROFIT. THE TWO WE HAVE FOR SALE IN THE PARK ARE BOTH SINGLE LOTS. WE ARE ASKING \$7,000.00 AS STARTING BID PER LOT. TURN IN A SEALED BID IN WRITING TO THE BOARD. THE HIGHEST BIDDER GETS THE LOT. ON AN AVERAGE IT IS COSTING US \$2,500.00 FOR LEGAL FEES TO FORECLOSE ON A PROPERTY.

CABANA BATHROOM UPDATE- WE CANNOT EVEN GET A CONTRACTOR TO CALL US BACK. IF YOU KNOW SOMEONE, PLEASE LET US KNOW OR HAVE THEM CONTACT US.

NOISE COMPLAINT- WE HAD A COUPLE COMPLAINTS LAST WEEKEND. PEOPLE PLEASE BE COURTEOUS OF YOUR NEIGHBORS. LET'S WORK TOGETHER IN THAT. QUIT TIME INSIDE THE PARK WAS ALWAYS A RULE NOT IN OUR BYLAWS. FIREWORKS BEING AN ISSUE EVEN NOT ON HOLIDAYS. THE ONLY THING IN OUR BYLAWS IS IT HAS TO BE DONE BY THE WATER NOT WHEN. COMMUNITY POLICING WILL HELP WITH THIS MATTER. SECURITY- MR. ED HAS HAD SURGERY. HE IS BACK HOME. MR. SULLIVAN IS FILLING IN FOR US UNTIL ED GETS BACK ON HIS FEET.

FUNDRAISING COMMITTEE: UPDATE FROM MARY ON UPCOMING EVENTS IN THE PARK.

ACC COMMITTEE: NO UPDATE FROM COMMITTEE. MEMBER COMMENT THAT A PERMIT LAST 90 DAYS FROM TIME IT WAS ISSUED BY ACC. MRS. SANDRA WILL VERIFY THIS. MEMBERS IF IT IS EXPIRES GO GET ANOTHER ONE FROM THE ACC.

MEMBERSHIP COMMITTEE- NO UPDATE FROM BRENDA

DEED AND BYLAW COMMITTEE- MRS SANDRA SPOKE- WE ARE IN A REAL GOOD POSITION WITH OUR DOCUMENTS. THEY HAVE ALL BE VALIDATED. IF THEY WERE ILLEGAL, THEY HAVE BEEN REMOVED. SHE FEELS REAL CONFIDENT THAT EVERYONE WILL BE VERY PLEASED ONCE THIS PROCESS IS COMPLETED. WE ARE NOT GOING IN THERE CHANGING ANYTHING. IT HAS TO BE DONE BY A VALID BALLOT VOTE.

PRESIDENT SPOKE- EVERY MEETING THE MEMBERS WERE UPDATED ON THE PROPERTIES BEING SOLD THROUGH FORECLOSURE. THE MEMBERS WERE INFORMED. IF YOU WANT TO GET INVOLVED. GET INVOLVED IN OUR COMMUNITY. THIS BOARD WILL CONTINUE TO BE TRANSPARENT. WE ARE GOING AFTER 20 PLUS PROPERTIES WITH THE HELP OF OUR PARALEGAL.

USE OF TRACTOR- THE TRACTOR IS TO BE USED FOR PERSONAL USE ONLY BY A MEMBERS ON THE MEMBERS PROPERTY ONLY. THE TRACTOR IS NOT TO MAKE MONEY BY A MEMBER OR FOR A MEMBER'S BUSINESS. IT IS FOR PERSONAL USE ONLY.

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MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

POSTING OF FORECLOSED PROPERTIES AND LOTS FOR SALE AT THE CABANA IN THE FUTURE.

SPRING CLEAN UP IN THE PARK- GETTING DUMPSTERS FOR LOT CLEAN UP.

DENISE- SPOKE REGARDING HER PARTICPATION WITH THE FUNRAISING COMMITTEE AND INCIDENT THAT HAD HAPPENED BY THE BOARD. SHE FELT EVERYONE DESERVES HONESTY AND RESPECT. HER MAIN REASON FOR SPEAKING WAS TO LET EVERYONE KNOW THE REASONING OF THE FUNRAISING COMMITTEE POSITION AT THIS TIME.

MRS. REEDER- SPOKE REGARDING LOTS FOR SALE AND PAST DUE AMOUNTS OWED ON THESE LOTS. SHE WOULD LIKE TO KNOW IF THIS BOARD HAS THOUGHT ABOUT THIS? SHE WOULD LIKE THIS BOARD TO PUT THIS IN WRITING AS TO WHAT THEY REQUIRE. DALE-SPOKE REGARDING THE POSITION OF THE BOARD REGARDING PAST DUE MEMBERS THAT HAS NOT PAID. THE BOARD'S GOAL IS GET 100% OF THE MONEY BACK THAT IS OWED TO SEB IF AT ALL POSSIBLE.

MIKE LUCAS- HE IS SELLING RAFFLE TICKETS FOR THE FISHING TRIP.

PRESIDENT REQUEST A MOTION TO ADJOURNED THE MEETING. DO I HAVE A SECOND?

MEETING IS ADJOURNED.

Old Business

1. Past due property owners/foreclosure properties.
2. Cleaning up properties.
3. Seeking bids on cabana bathroom repairs
4. Closing of pool for season.
5. Speed limit in the park.
6. Usage of bulletin boards.
7. Mailbox update.
8. Suggestions for small park improvements.
9. Pavilion memorial plaques.

New Business

1. Update -Foreclosure Properties
2. Cabana bathrooms
3. Noise complaints

Fundraising Events: Update

ACC Committee: Update

Membership Committee: Update

Deed Restrictions/Bylaw Committee- Update

Member Comments- Signup sheet must be signed before the meeting begins.