

SUN EAGLE BAY OWNERS' ASSOCIATION

REGULAR BI-MONTHLY MEETING

MARCH 20TH, 2021 10:00 AM

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. NOVEMBER, DECEMBER, JANUARY, AND FEBRUARY REPORTS WERE READ. FEBRUARY BALANCES – GENERAL FUND \$65,276.39, ROAD FUND \$41,313.21, BOAT RAMP \$5,191.02. FOR A TOTAL BALANCE OF \$111,780.62.

MS. PEGGY ASKED ABOUT COST/EXPENSES OF SEB TAKING PROPERTIES BACK. TREASURE WILL ADD ANOTHER CATEGORY TO TRACK PROPERTY EXPENSES.

PRESIDENT THANKS MIKE LUCAS FOR ALL HIS WORK ON THE BATHROOM REPAIRS AFTER THE ICE/ SNOWSTORM.

FORECLOSURE UPDATE- THE SIX PROPERTIES SCOTT TAYLOR IS WORKING ON- HE IS MOVING FORWARD ON GETTING PROPERTIES BACK OR PAID AND CURRENT. STILL HAVE THE THREE LOTS OF 5808 FOR SALE.

PAVILION IS A CAPITAL IMPROVEMENT ALL WORK NEEDS TO CEASE. PRESIDENT DID NOT KNOW CONCRETE WAS BEING POURED. ALL WORK NEEDS TO STOP UNTIL IT IS VOTED ON IN JULY BY BALLOT. A PLAN/ FINANCIAL IMPACT STATEMENT MUST BE SUBMITTED TO THE BOARD BY APRIL 30, 2021.

FUNDRAISING COMMITTEE – AWNING WAS VOTED ON. BOARD- TO PROCEED IT HAS TO BE VOTED ON BY BALLOT VOTE. AWNING IS ALREADY A CAPITAL IMPROVEMENT. ATTORNEY ADVISED THAT PAVILION NEEDS TO BE PRESENTED AS A MEMBER VOTE. MEMBER MAKES A MOTION TO ADD PAVILION TO THE JULY BALLOT FOR A VOTE- HAVE A SECOND. MOTION WILL CARRY TO ADD THE PAVILION ON THE BALLOT FOR JULY VOTE PENDING THE BOARD RECEIVING THE PLAN SO THE ENTIRE MEMBERS CAN SEE WHAT IS EXPECTED IN FUTURE REGARDING THE PAVILION.

BOARD REQUEST VOLUNTEERS FOR WELCOMING COMMITTEE. WE HAVE NOT RECEIVED ANY VOLUNTEERS. DISCUSSION OF GUIDELINES. WE WOULD LIKE TO HEAR IDEAS FROM THE VOLUNTEERS OF SUCH COMMITTEE. WELCOMING PACKET FOR NEW MEMBERS ADDRESSED. WE NEED VOLUNTEERS.

A LOT OF THINGS GOING ON REGARDING ANIMALS. WE HAVE TO ABIDE BY THE BYLAWS REGARDING ANIMALS RUNNING LOOSE IN THE PARK AND ON OTHER MEMBERS PROPERTY. WE NEED TO MAKE SURE THAT IF WE ARE FEEDING CATS, YOU NEED TO GET THEM FIXED AND KEEP THEM ON YOUR PROPERTY.

WE NEED TO DISCUSS ON MOVING THE LEFTOVER FUNDS SINCE WE ARE A NON- PROFIT. WE HAVE DISCUSSED AS A BOARD TO MOVE FUNDS TO GET SOME WORK DONE ON THE CABANA AND ROADS NEEDING REPAIRED. WE WANT TO MOVE ABOUT \$40,000 INTO THE ROAD FUND. TREASURE STATES WE CANNOT KEEP THAT MUCH MONEY IN THE GENERAL FUND. BOARD WILL DOUBLE CHECK ABOUT MOVING MONEY FROM GENERAL FUND. MEMBER CONCERN AND SUGGESTIONS REGARDING WORK NEEDED AT CABANA AND CABANA RESTROOMS.

PRESIDENT AND VICE PRESIDENT SPOKE REGARDING MEMBERS LEAVING UNWANTED ITEMS AT THE FIRE PIT AND CABANA. THE ONLY THING THAT CAN BE PUT ON BURN PILE ARE BURNABLE ITEMS NOT PLASTIC OR NON BURNABLE ITEMS. DO NOT LEAVE THINGS AT THE CABANA GO DONATE IT.

VICE PRESIDENT SPOKE REGARDING VEHICLES SPEEDING IN THE PARK. SLOW DOWN!!!!

ELECTION AND BALLOT AT THE ANNUAL MEETING. THERE ARE THREE POSITIONS OPEN. LAURIE IS RESIGNING. ARDELLAS TERM IS UP. PRESIDENT WILL BE RESIGNING EFFECTIVE JULY. BOARD NEEDS A NOMINATING COMMITTEE. ANN SHAMBLIN VOLUNTEERED. ANN HAS BEEN APPOINTED AS THE NOMINATING COMMITTEE. IF YOU WANT TO RUN EMAIL OR TALK WITH ANN SO AT THE MAY MEETING YOU CAN INTRODUCE YOURSELF AND YOUR NAME CAN GO ON THE JULY BALLOT.

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MEMBERS BALLOT ISSUES- ACCOUNTABILITY IN ELECTION THAT EVERY BALLOT NEEDS TO BE ACCOUNTED FOR AND THAT EVERY MEMBER RECEIVES A BALLOT. BALLOTS AND DUES CANNOT BE ON THE SAME BALLOT. PROXY VOTE NEEDS TO BE ANNOUNCED. ISSUE WITH RETURN BALLOTS NOT DELIVERED TO MEMBERS MUST GO IN BALLOT BOX.

BOARD- VERY IMPORTANT THAT MEMBERS KEEP THEIR INFORMATION CURRENT AND UP TO DATE WITH THE BOARD. BOARD WILL POST ON FB WHEN THE BALLOTS ARE MAILED OUT.

MEMBER SUGGEST MONTHLY MEETINGS INSTEAD ON BIMONTHLY MEETINGS. BOARD SAID IT WOULD HAVE TO BE DONE BY BALLOT VOTE. MEMBERS MOVE TO ADD MONTHLY MEETINGS TO THE BALLOT. MOTION AND A SECOND TO PUT MONTHLY MEETINGS ON THE BALLOT.

BOARD-COMMITTEE TO ORGANIZE AND RESEARCH BYLAWS AND DEED RESTRICTIONS. BOARD REQUEST A COMMITTEE TO CLARIFY WHAT WE HAVE NOW BEFORE WE CAN CHANGE ANYTHING.

MEMBER- ISSUE WITH MEMBER THROWING TRASH IN DITCHES.

BOARD – ANY OTHER PROPOSED CHANGES TO DEED RESTRICTIONS OR BYLAWS THAT NEEDS TO BE ADDED TO THE JULY BALLOT? NONE.

MEMBER COMMENTS- TERRI REEDER- QUESTIONS AND CONCERNS REGARDING PAVILLON. WHO ON THE BOARD WILL BE WORKING WITH FUNDRAISING COMMITTEE WITH RENTAL OF PAVILION IN THE FUTURE? WHO IS GOING TO OWN THIS BUILDING? THE ACC NEED TO WORK WITH THE FUNDRAISING COMMITTEE WITH THE CONTRUCTION. OUR OFFICE IS NOT LOCATED ON SEB PROPERTY. DEEDS NEEDS TO BE CHANGED. EVERY LOT HAS A PURPOSE AND A SPECIFIC DEED FOR ITS PURPOSE.

MEMBER COMMENTS- DONNA THANKING THE VOLUNTEER FIRE DEPARTMENT FOR THEIR HARD WORK. WE HAVE A GOOD GROUP VOLUNTEERING THEIR TIME. FIRE PIT AND GOLF CART ISSUE ADDRESSED BY DONNA.

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

OLD BUSINESS

UPDATE ON FORECLOSED PROPERTIES

UPDATE ON CONTRUCTION OF PAVILLON

MEMBERSHIP/WELCOMING COMMITTEE

NEW BUSINESS

ANIMAL CONTROL

MOVING LEFTOVER FUNDS TO THE ROAD FUND

DUMPING AT CABANA AND FIREPIT

ELECTION AND BALLOT FOR ANNUAL MEETING

NOMINATION COMMITTEE

PROPOSED AMENDMENTS TO DEED RESTRICTIONS AND BYLAWS

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.

MINUTES -JULY 17, 2021

SUN EAGLE BAY OWNERS' ASSOCIATION

ANNUAL MEETING

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.

IF YOU HAVE A BALLOT TO TURN IN YOU HAVE UNTIL 10:30 A.M. TO TURN THEM IN.

MINUTES WERE READ BY SECRETARY. MINUTES WERE APPROVED.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. MAY AND JUNE REPORTS WERE READ. MAY BALANCES – GENERAL FUND \$54,266.78, ROAD FUND \$44,979.60, BOAT RAMP \$6,176.23. FOR A TOTAL BALANCE OF \$105,422.61. JUNE BALANCES – GENERAL FUND \$87,954.53, ROAD FUND \$62,471.12, BOAT RAMP \$10,549.12. FOR A TOTAL BALANCE OF \$160,974.77. FUNDRAISING COMMITTEE HAS \$3,924.13 AS OF THE END OF JUNE.

OLD BUSINESS-

THE CANVASING AND COUNTING COMMITTEE WILL GO AND PICK UP THE BALLOTS FROM POST OFFICE. A QUICK CHANGE TO COUNTING COMMITTEE -JILL THOMAS IS OUT OF TOWN AND JO ELLA BRYANT IS NOT ABLE TO HELP WITH THE CANVASING COMMITTEE. WE HAVE REPLACED HER. SO, THE COUNTING COMMITTEE CONSIST OF MICHELLE FITZGERALD, ELENA HERNANDEZ, BRENDA FARNHAM AND SUE ELLEN.

IT WAS BROUGHT TO THE ATTENTION OF THE PRESIDENT THAT A LOT OF MEMBERS STILL HAVE NOT REPLACED THEIR STICKERS WITH THE NEW ONES. ED IS WRITING TICKETS. PLEASE GET YOUR NEW STICKERS.

WE HAVE THE PRIVILEGE OF HAVING OUR PROPERTY MANAGER, SCOTT TAYLOR, WITH US TODAY TO DISCUSS THE COLLECTION PROCESS OF OUR PROPERTIES. SCOTT TAYLOR SPOKE- REGARDING THE PROCEDURES HE IS TAKING TO REMEDY MEMBERS IN COLLECTIONS AND THE FORECLOSURE OF PROPERTIES. SCOTT ALLOWED MEMBERS TO ASK QUESTIONS. NO MEMBERS ASKED ANY QUESTIONS OF SCOTT.

MANDI- UPDATE OF POOL EQUIPEMENT ERNIE IS REPLACING THE ACID UNIT AND NEW MOTOR ON THE TABLET CONTROLLER. NEW BRAIN IS UP AND RUNNING. WE RECEIVED ALL CHEMICALS FOR THE POOL TO BE SAFER FOR THE KIDS. WE ALSO ORDERED ENOUGH CHECMICALS FOR THE ENTIRE POOL SEASON. PRESIDENT THANKS MANDY AND SHANE FOR TAKING CARE OF THE POOL.

THE MAIN FRONT GATE HAS BEEN REPAIRED BY BRAD HUFF. THE MEMBER PAID FOR THOSE REPAIRS AND DID NOT COME OUT OF SEB FUNDS.

ROAD REPAIRS-MARY AND JENNIFER MET WITH MR. JENKINS REGARDING WHAT ROADS NEEDS REPAIRED. WE DROVE AROUND AND FOUND THE WORST PLACES. THE CULVERT GOING INTO SECTION TWO WILL BE REPAIRED. WE HAVE MARKED 14 AREAS THAT WE NOTED NEEDING REPAIRED. HE SHOULD START THE ROAD REPAIRS IN THE NEXT TWO TO THREE WEEKS. WHEN HE IS IN THE PARK, WE CAN HAVE HIM LOOK AT OTHER AREAS WE MAY HAVE MISSED.

RESIGNATIONS- JENNIFER LIKELY- EFFECTIVE TODAY, JULY 17, 2021, I AM RESIGNING AS PRESIDENT OF THE SUN EAGLE BAY OWNERS' ASSOCIATION. UPON THIS DATE, I WILL NO LONGER HAVE ANY LEGAL RIGHT TO CONDUCT ANY BUINESS FOR THE ASSOCIATION. I WANT TO THANK ALL THE MEMBERS FOR ALLOWING ME THE PRIVILEGE OF SERVING YALL. ALSO, TODAY WILL BE LAURIE DELEON'S OFFICIAL RESIGNATION DATE.

ARDELLA NORWOOD- HER TERM HAS EXPIRED. THIS IS WHY WE WILL HAVE THREE CANDIDATES THIS YEAR.

ANY MORE BALLOTS. LAST CALL.

OFFICE MODEM FOR THE INTERNET HAS BE REPLACED- CONNECTING TO THE NEW MODEM- NEW NAME IS SUNEAGLEBAY. NO PASSWORD.

MEMBER COMMENTS- DALE AMMONDS- THANK GOD FOR THE COUNTRY WE LIVE IN THAT WE CAN HAVE AN ELECTION PROCESS LIKE THIS. I WOULD LIKE TO THANK THE PEOPLE WHO SUPPORTED AND VOTED FOR ME. I PRAY FOR THE UPCOMING NEW BOARD THAT TAKES OVER, THEY HAVE ALOT OF WORK TO DO. THIS IS A THANKLESS JOB. GETTING OUR BYLAWS AND DEED RESTRICTIONS UP TO DATE AND LEGAL. LOOKING FORWARD TO WHERE THIS PARK IS GOING IN THE NEXT 10, 15 OR 20 YEARS. I PRAY THAT THE NEW BOARD WILL TAKE THAT HEAD ON, ACCEPTS THE CHALLENGE, AND MOVES FORWARD WITH WHAT IS BEST FOR THIS PARK.

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PACKAGE DELIVERY- IF ANYONE IS MISSING PACKAGES THAT HAVE NOT BEEN DELIVERED A LOT OF THEM WERE DELIVERED TO DANA'S HOUSE. FOR DELIVERY MAKE SURE AND PUT YOUR SECTION NUMBER AND LOT NUMBER FOR DELIVERY. IF YOU USE YOUR 911 ADDRESS THE GPS WILL TAKE THEM DIRECTLY TO YOUR PROPERTY.

ALLEN SEIGL REQUEST A MOTION TO HAVE AN ADULT POOL HOUR WITHOUT ALCOHOL.

PRESIDENT- HAND VOTE THAT THERE IS AN ADULT HOUR AT THE POOL ON SATURDAY NIGHT 9-11 P.M. WITHOUT ALCOHOL. ALL OPPOSED- IN FAVOR- PASSED 18 TO 3 WITHOUT ALCOHOL.

MIKE LUCAS- WE NEED VOLUNTEERS FOR THE FIRE DEPARTMENT. PRESIDENT THANKS THE VOLUNTEER FIRE DEPARTMENT.

PRESIDENT TEMPORARY CLOSES THE MEETING UNTIL 2:00 P.M. FOR THE ELECTION RESULTS.

MOTION TO TEMPORARY ADJOURNED THE MEETING.

OLD BUSINESS

1. UPDATE ON FORECLOSED PROPERTIES
2. POOL EQUIPMENT FIXED

NEW BUSINESS

1. GATE HAS BEEN REPAIRED BY BRAD HUFF
2. ROAD REPAIRS ARE IN THE WORKS-JIM JENKINS
3. RESIGNATIONS-JENNIFER LIELY AND LAURIE DELEON
4. TERM HAS EXPIRED- ARDELLA NORWOOD

PRESIDENT RECONVENED THE MEETING AT 2:08 PM. TO ANNOUNCE RESULTS OF JULY 17, 2021 ELECTION:

ROAD FUND FEE: PASSED 142 YES / 24 NO- PASSED BY 2/3 OF THE VOTES COUNTED- YES

BOAT RAMP FEE: PASSED 137 YES / 28 NO- PASSED BY 2/3 OF THE VOTES COUNTED- YES

CHANGE TO ARTICLE 6, SECTION 3 OF THE BYLAWS:

BIMONTHLY MEETINGS TO MONTHLY MEETINGS: PASSED 130 YES / 32 NO

PASSED BY 2/3 OF THE VOTES COUNTED- YES

CANDIDATES:

DALE AMMONS HAD 105 VOTES

MANDI PENIGER HAD 55 VOTES

TONY SHAMBLIN HAD 95 VOTES

ALLEN SEIGL HAD 120 VOTES

DONNA WOOLDRIDGE HAD 96 VOTES

PRESIDENT- DALE AMMONDS

VICE PRESIDENT- MARY LUCAS

TREASURER- DONNA WOODRIDGE

SECRERARY- KIM YOUNG

MAINTENANCE- ALLEN SEIGL

PRESIDENT REQUEST A MOTION TO CLOSE THE MEETING FOR HER LAST TIME.

MEETING IS ADJOURNED.

MINUTES -AUGUST 21, 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.

PRESIDENT OPENED THE MEETING- MRS.KIM IS NOT HERE. SHE WAS EXPOSED TO COVID. PLEASE KEEP HER AND HER FAMILY IN YOUR PRAYERS. SHE USUALLY READS THE MINUTES AND OF COURSE SHE IS NOT HERE AND CANNOT READ THEM. WE ARE GOING TO FORGO THE MINUTES UNTIL THE NEXT MONTHLY MEETING. WE WILL READ BOTH JULY AND AUGUST MINUTES AT THE NEXT MEETING.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. JULY REPORTS WAS READ. JULY BALANCES – GENERAL FUND \$91,732.16, ROAD FUND \$78,107.52, BOAT RAMP \$14,085.78. FOR A TOTAL BALANCE OF \$183,925.46.

MAINTANCE UPDATE: ALLEN SEIGL- WE LOST OUR LAWN CARE GUY. WE HAVE FIVE NEW BIDS FOR LAWN CARE. WE WILL BE BACK ON TRACK ON MONDAY. HE IS GOING TO MOW EVERY 7 DAYS VERSES EVERY 10 DAYS. HAD THE TRACTOR REPAIRED. COST US \$2,400 BUT IT HAS TO BE REPAIRED ONCE PART IS IN STOCK IT WILL BE PICKED UP FOR FINAL REPAIRS. BATHROOMS -IN SECTION TWO. SHOWERS HAVE BEEN SHUT DOWN FOR YEARS. WE ARE GOING TO BRING THEM BACK ONLINE. PLEASE WATCH THE HOLDING TANKS IF THEY NEED PUMPED OUT. DALE SPOKE REGARDING HOLDING TANK SIZE- DOES ANY MEMBERS KNOW HOW LARGE THE HOLDING TANK IS? WE ARE GOING TO ASK YOU TO HELP US MONITOR THE WATER AND HOLDING TANK. ALLEN- WE ARE HOPING TO HAVE THE BATHROOMS UP AND RUNNING WITHIN THE NEXT COUPLE MONTHS.

FORCLOSURE PROPERTIES- COURT DATE OF THIS WEEK AND THE JUDGE SIGNED OFF ON EVERYTHING THEY WILL SET AN AUCTION DATE AT THE COURTHOUSE. WE ARE FORECLOSING ON 7 OWNERS. THESE PROPERTIES ARE MULTIPLE LOTS AND WE HAVENT EVEN STARTED ON THE SINGLE LOTS.

ROAD REPAIRS- HOPEFULLY DONE THIS WEEK. IF YOU HAVE A SPOT THAT YOU KNOW IS BAD LET A BOARD MEMBER KNOW SO WE CAN GET IT TAKEN CARE OF WHILE HE IS IN THE PARK. ONCE HE LEAVER THE PARK IT WILL BE A WHILE BEFORE WE CAN GET HIM BACK IN HERE. HE WAS SUPPOSED TO BE HERE TWO MONTHS AGO. AGAIN, LET US KNOW IF YOU SEE ANYTHING ELSE NEEDING REPAIRS.

BATHROOM REPAIRS- THIS BOARD WOULD LIKE TO MOVE FORWARD WITH REPAIRS. WE HAVE MULTIPLE PROBLEMS IN THE MENS BATHROOM AT THE CABANA. ONCE WE GET THE MENS DONE WE WILL LOOK AT THE OTHER ONE. THOSE BATHROOMS WERE BUILT IN THE 80'S AND HAVENT HAD ANY REPAIRS SINCE. YOU CAN SEE THAT THE BOARDS ARE ROTTED OUT. IF YOU KNOW A CONTRACTOR IN THE AREA THAT CAN TAKE ON A JOB LIKE THIS HAVE THEM CONTACT US SO WE CAN MOVE FORWARD. IT IS GOING TO TAKE A GENERAL CONTRACTOR BECAUSE IT WILL BE PLUMBING, ELECTRICAL WORK, INSULATION WORK. ITS GOING TO BE A BIG DEAL. ONCE WE GET BIDS, WE WILL SEE WHAT ITS GOING TO COST TO DO THESE REPAIRS. ANY QUESTIONS? NO QUESTIONS.

WE AS A NEW BOARD HAVE A LOT OF WORK TO DO. SO, PLEASE GO EASY ON US.

WE HAVE FOUR COMMITTEES FORMED:

ACC COMMITTEE: TONY SHAMBLIN IS OVER THE ACC. THE COMMITTEE CONSIST OF MIKE FARNHAM, BOBBY MOORE, SHANE MCCOLLUM AND BRAD HILL. DALE SPOKE TO TONY THIS MORNING AND THE ACC HAD NOTHING TO SAY. YOU HAVE TO GET A PERMIT IF YOU ARE GOING TO BUILD ON YOUR PROPERTY. GET WITH THE ACC AND GET A PERMIT.

DEED AND BYLAW COMMITTEE- THAT IS RESEARCHING THIS FOR US- MRS (SANDRA) IS OVER THIS COMMITTEE. SANDRA SPOKE FOR THE DEED/BYLAW COMMITTEE: THIS COMMITTEE HAS BEEN FORMED TO VALIDATING THE CURRENT SEB BYLAWYS AND DEED RESTRICTIONS. WE HAVE COLLECTED ALL 45 DOCUMENTS THAT HAVE BEEN FILED WITH WOOD COUNTY, TEXAS. WE HAVE DEVELOPED WORKSHEETS TO SPEED UP THE PROCESS AND THAT WILL ALLOW US TO COMPARE THE ORIGINAL DOCUMENTS FOR BOTH THE BYLAWS AND DEED RESTRICTIONS AND COMPARE THEM TO WHAT IS ON THE WEBSITE NOW. WE ALSO DEVELOPED A SPREAD SHEET TO CATEGORIZE EACH DOCUMENT FILED IN WOOD COUNTY BY YEAR, DOCUMENT NUMBER AND SUMMARY OF CONTENTS. THAT WILL HELP US TO ANALYZE THIS A LITTLE FASTER. EACH ON OF THESE DOCUMENTS HAVE BE VALIDATED. WE CANNOT LOOK TO THE FURTURE UNTIL WE KNOW NOW WHAT WE HAVE IS VALID. THE BYLAWS CONTAIN 7 ARTICLES AND 34 SECTIONS. I SHARED THE LIST WITH DALE THIS MORNING. WE WILL MOVE FOREWARD WITH THE DEED RESTRICTIONS. ALL CHANGES WILL HAVE TO BE FILED WITH WOOD COUNTY. IF THEY WERE NOT FILED, IT WAS AN ILLEGAL CHANGE. WE HAVE TO MAKE SURE WE HAVE TALLY SHEETS WERE A VOTE TAKEN.

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A LOT OF WORK TO DO BUT WE ARE MAKING HEADWAY NOW. ONCE ALL DOCUMENTS HAVE BEEN VALIDATED, WE WILL START COMPAIRING THEM AGAINST THE TEXAS PROPERTY OWNERS' PROTECTION ACT. THERE WERE A LOT OF CHANGES IN 2021. SO NOW WE HAVE TO MAKE SURE EVERYTHING IS IN COMPLIANCE.

MEMBERSHIP COMMITTEE- BRENDA FARNHAM INTRODUCED HERSELF AND SPOKE- HER COMMITTEE MEMBERS ARE ANITA SEIGL AND TERI REEDER. THE PACKETS CONTAIN HELPFUL NUMBERS AND INFORMATION IN THE PARK. ITS MORE OF AN INFORMATION PACKET. WE HAVE PLENTY. WE WILL BE HAPPY TO HELP YOU OUT IN ANYWAY. PRESIDENT- PLEASE GET A COPY OF THESE PACKETS. THERE IS A LOT OF GOOD INFORMATION AND THERE IS A COPY OF THE BYLAWS AND DEED RESTRICTIONS IN THE PACKETS. NOT SAYING IT IS ALL CORRECT BUT THAT IS WHAT WE HAVE TO GO ON FOR NOW.

DONNA- WOULD LIKE TO THANK THE CREW THAT CAME DOWN AND POWERWASHED, REPAIRED, AND PAINTED ALL THE PICNIC TABLES. WE CERTAINLY APPRECIATE ALL THE ONCES THAT HELPED. THEY LOOK GREAT.

FUNDRAISING COMMITTEE UPDATE- PRESIDENT- IM GOING TO DO THE UPDATE FOR THE FUNDRAISING COMMITTEE SINCE BLAIR IS SHY AND DIDN'T WANT TO TALK. BLAIR SMITH IS THE CHAIRMAN OF THIS COMMITTEE- THE COMMITTEE CONSIST OF LYNETTE JEANS, SUSAN JEANS, ERIN STEPHENS, ELENA HERNANDEZ, AND KYE SULLIVAN. THE PURPOSE OF THIS GROUP IS TO BEAUTIFY AND RAISE MONEY FOR THE PARK. THEY ARE LOOKING TO THE MEMBERS FOR ANY SUGGESTIONS OR IDEAS ON HOW TO SPEND THE MONEY ON THE PARK. THEY WANT TO THANK ALL THE VOLUNTEERS FOR THEIR HELP. THERE ARE A COUPLE THINGS THEY WOULD LIKE TO HAVE. THREE OR FOUR LARGE TRASHCANS. THREE RUBBER MATS TO USE FOR THE FISH FRYERS AND THEY ARE CURRENTLY RAISING MONEY FOR THE SAILS THAT WILL GO OVER THE PLAYGROUND EQUIPEMENT UP BY THE CABANA. THEY HAVE LOOKED AT IT AND THOSE WILL HAVE TO BE SPECIAL ORDERED. THEY ARE LOOKING FOR SOMEONE THAT MAY BE ABLE TO MAKE THEM CHEAPER. I AM GOING TO GIVE YOU A RUN DOWN OF THE MONEY THEY HAVE MADE. THE GARAGE SALE RAISED \$2,378.34, THE ICE CREAM/SNOW CONE SALES \$303.25, KIDS FISHING DIRBY THAT WAS HOSTED BY MIKE AND MARY LUCAS RAISED \$414.00, THE FISH FRY RAISED \$932.00 WHICH IS A SUBTOTAL OF \$4,027.59. THEN THE REMOTE GATE SALES WAS \$225.00 WITH A TOTAL TO DATE OF \$5,667.13. THE LAST FEW EVENTS WERE HELD AT THE NEW PAVILION AND ALL FUTURE EVENTS WILL BE HELD THERE. I WOULD LIKE TO THANK EVERYONE FOR THEIR DONATIONS OF THE PICNIC TABLES IN MEMORY OF A VERY SPECIAL PERSON TO THEM. THE FISHING DERBY WASN'T A FUNDRAISING EVENT BUT WE DECIDED TO HELP WITH IT, AS WELL AS THE OTHER VOLUNTEERS. THIS WAS A SPECIAL EVENT. THE ATTENDEES AND KIDS HAD A GREAT TIME. THANK YOU MIKE AND MARY AND WE LOOK FORWARD TO NEXT YEAR. MARK YOUR CALENDAR FOR THE NEXT EVENT FOR SEPTEMBER 5TH. THE GOLF CART PARADE, BBQ COOK OFF AND DINNER FOLLOWED BY DJ AND MUSIC. THEY ARE TAKING DONATIONS BUT MOST IS ALREADY PAID FOR. ALL MONEY WILL GO TO FUNDRAISING COMMITTEE.

PRESIDENT-THERE IS A SUGGESTION BOX AT THE OFFICE- IF THERE IS SOMETHING THE BOARD IS NOT PAYING ATTENTION TO LET US KNOW.

LABOR DAY- JULY 4TH WAS MESSSED UP OUT HERE. WE HAD SECURITY ISSUES. THE BOARD IS LOOKING FOR A COUPLE MORE VOLUNTEERS TO HELP OUR SECURITY GUY. IF YOU ARE INTERESTED LET THE BOARD KNOW. IF YOU ARE GOING TO HELP YOU HAVE TO BE SOBER. I DON'T WANT ANOTHER JULY 4TH IT WAS BAD. ED IS GOING TO NEED SOME HELP. IF YOU ARE INTERESTED LET US KNOW. DISCUSSION AS TO LOCATION OF COOK OFF. BLAIR SPOKE ON PREVIOUS EVENT LOCATION. PRESIDENT STATED THIS IS PUT ON BY THE FUNDRAISING COMMITTEE. IT IS THEIR DECISION TO DECIDE. YOU CAN GO OR NOT GO. IF YOUR WORRIED ABOUT COVID THEN DON'T GO OR WEAR A MASK. ENOUGH OF BEATING THIS DEAD HORSE. OUR ATTORNEY TOLD US NOT TO DO ANYTHING ELSE TO THE PAVILION BECAUES IT IS A CAPITOL IMPROVEMENT. IT HAS TO BE VOTED ON. ONCE WE RECEIVE A FINANCIAL IMPACT STATEMENT TO SEE WHAT THAT PAVILION IS GOING TO COST US, WE CAN MOVE FORWARD. IN THE MEANTIME, THE ELECTRICITY HAS BEEN ADDED. I THINK PEOPLE ARE WORKING UNDER THE IMPRESSION THAT IT IS EASIER TO GET FORGIVENESS INSTEAD OF PERMISSION. THAT WAS A FREEBE AND THE LAST ONE. NO MORE. NOTHING ELSE IS TO BE DONE TO THAT PAVILION UNTIL THE PEOPLE IN THIS COMMUNITY CAN VOTE ON IT. WITH THAT BEING SAID I THINK IT NEEDS ELECTRICITY, IT NEEDS CEILING FANS, IT NEEDS GUTTERS, BUT THAT IS SOMETHING THAT US AS A COMMUNITY IS GOING TO HAVE TO DECIDE AS A WHOLE. THE WIRING THAT WAS ALREADY DONE WAS DONATED. WHEN AND IF WE GET ELECTRICITY IN THE BUILDING, WE WILL USE A LICENSED CONTRACTOR TO DO IT SO IT IS LEGAL AND WE CAN FALL BACK ON HIM IF NOT DONE PROPERLY. IN THE LONG RUN WHETHER WE AGREE TO IT OR NOT. IT IS SEB PROPERTY AND WE CANNOT LET IT RUN DOWN.

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MONTHLY MEETING – AUGUST 21, 2021
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WE HAD A LITTLE INCIDENT AT THE CABANA WITH VANDALISM. THOSE INDIVIDUALS WERE CAUGHT. THE BOARD DECIDED THAT THEY WOULD LOSE THEIR CABANA AND POOL PRIVILEGE FOR THE REST OF THE SEASON. BOTH ARE DOING 20 HOURS OF COMMUNITY SERVICE FOR THIS PARK. WE WILL NOT TOLERATE THIS. WE HAVE PEOPLE THAT LIVE HERE AND COMING HERE ON THE WEEKENDS TO ENJOY THE PARK. PLEASE BE RESPECTFUL OF THE BATHROOMS. WE DON'T NEED ANYONE MAKING MESSSES IN THE BATHROOMS. IF YOU HAVE ANYONE COMING INTO THIS PARK YOU ARE RESPONSIBLE FOR THAT PERSON.

MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

MIKE LUCAS- I REPRESENT THE FIRE DEPARTMENT. WE GOT A NEW TRUCK FOR THE COMMUNITY. THE WHITE ONE OVER THERE. YOU CAN COME OVER AND PLAY WITH IT AFTER THE MEETING. ROB, BRAD HUFF, BRAD'S DAD, MIKE MANN, MARY LUCAS ARE ALL VOLUNTEERS. WHEN WE HAVE EVENTS AT THE NEW PAVILION DON'T BLOCK THE DOORS SO WE CAN GET OUT AND MOVE SO THERE AREN'T ANY DELAYS. THE NEW TRUCK IT IS KEPT AT OUR SHOP. ANY EMERGENCIES CALL 911 OR CALL US WHATEVER IS BEST. WE ARE LOOKING FOR VOLUNTEERS AS LONG AS YOU ARE OVER 18. THERE IS SOMETHING ANYONE CAN DO. WE NEED VOLUNTEERS. MARY- THE VOLUNTEER FIRE DEPARTMENT IS BECOMING MORE IMPORTANT IN THE PARK BECAUSE WE ARE GROWING SO FAST. I SUGGEST THAT YOU KEEP YOUR GRASS AND WEEDS MAINTAINED. WE ARE SEEING MORE FIRES AND IN THE FALL WE WILL SEE EVEN MORE. KEEP YOUR LOTS MAINTAINED AND CLEARED.

PRESIDENT- IF YOU STILL HAVE THE FIRST STICKERS THAT YOU RECEIVED WHEN INVOICES WENT OUT COME BY THE OFFICE AND GET THE NEW STICKERS. THE FIRST ONES WEARS OFF AND CANNOT BE SEEN.

DONNA- THE GREIF SUPPORT GROUP MEETS EVERY SUNDAY BY TERRY'S TREE AT THE END OF THE BOAT RAMP. WE HAVE BEEN ABLE TO HELP ONE ANOTHER OUT. ANYONE IS WELCOME. WE MEET EVERY SUNDAY AT 9:00 A.M. IT HAS BEEN A BIG HELP FOR SO MANY OF US.

DONNA- IT WAS BROUGHT TO MY ATTENTION AND I WILL BRING IT TO YA'LLS ATTENTION THAT A PLAQUE HAS BEEN MADE IN MEMORY OF BILLY RAY AND ELAINE TILLISON. THE PLAQUE HAS BEEN DONATED. CAN WE PROPOSE A SHOW OF HANDS THAT IT IS ACCEPTABLE? IT IS A PLAQUE AND IS NOT ADDING ANY IMPROVEMENT JUST A PLAQUE. I JUST WANT TO MAKE SURE I SHARED THE INFORMATION THAT WAS SHARED WITH ME AND DIDN'T WANT ANY CONFUSION. NO HAND VOTE NEEDED PER PRESIDENT.

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

MEETING IS ADJOURNED.

Old Business

- 1. Update of Foreclosure Properties**
- 2. Road Repairs- Jim Jenkins**
- 3. Bathroom bids-Cabana-Update**

New Business

- 1. New Board Members**
- 2. Chairperson named for committees**
- 3. Suggestion box**
- 4. Section 2 bathrooms update from ACC or Board.**
- 5. Extra security for Labor Day.**
- 6. Pavilion update-electricity and gutters.**
- 7. Tractor update-repairs/ returned.**
- 8. Update for guidelines and rules**
- 9. Incident at cabana-lost privileges and community service.**
- 10. Lawn Care in the Park- Jose no longer doing SEB mowing. Accepting bids and bids received.**

MINUTES -SEPTEMBER 18, 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 – JULY AND AUGUST MINUTES WERE READ BY SECRETARY. CORRECTIONS WERE NOTED AND MADE. JULY AND AUGUST 2021 MINUTES WERE APPROVED.

DONNA- TO FOLLOW UP ON THE PAVILION PLAQUE, THERE WAS NO INTENTIONS OF MISLEADING ANYONE. I JUST FELT YOU HAD THE RIGHT TO KNOW ONE WAS BEING MADE. IF I MISLEAD ANYONE THAT IS ON ME.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. AUGUST REPORTS WAS READ. AUGUST BALANCES – GENERAL FUND \$89,460.63 ROAD FUND \$80,715.76, BOAT RAMP \$14,737.78. FOR A TOTAL BALANCE OF \$184,914.17.

MAINTENANCE UPDATE: PRESIDENT WILL COVER MAINTENANCE SINCE ALLEN IS NOT HERE.

ROAD REPAIRS- WE GOT THE ROADS FIXED THE BEST WE COULD. WILL LOOK INTO GETTING ADDITION REPAIRS NEXT YEAR.

BATHROOM REPAIRS- THE BATHROOMS IN SECTION 2- WE ARE GETTING COST TOGETHER TO SEE WHAT IT IS GOING TO COST US TO GET THAT BATHROOM UP AND RUNNING.

THE POOL WILL BE CLOSED THIS MONTH DEPENDING ON CHEMICALS.

DALE- ANYONE HAVE ANY QUESTIONS ON MAINTENANCE? DALE ANSWERED MEMBERS QUESTIONS.

DALE- I WOULD LIKE TO THANK MIKE MANN ON THE BBQ COOK OFF. HE DID A HELL OF A JOB WITH BBQ COOK-OFF. ALSO, WOULD LIKE TO THANK THE FUNDRAISING COMMITTEE. THE LAST NUMBER I GOT WAS \$993.00 JUST FROM THE BBQ COOK-OFF AND THAT DOES NOT INCLUDE T-SHIRTS. RIGHT NOW, WITHOUT T-SHIRT MONEY, BBQ COOK-OFF MADE A LITTLE OVER \$2000 FOR THAT ONE WEEKEND. THE VOLUNTEERS WORKED THEIR BUTT OFF AND IT WAS HOT. ALSO WANT TO THANK MIKE LUCAS FOR DOING THE PIES AND DESERTS.

THE ONLY OTHER THING I WANT TO COVER IS THE BATHROOMS. WE HAD SOME INCIDENTS THAT SOMEONE WENT IN THERE AND MADE A MESS. IF YOU WALK IN THE BATHROOM AND YOU SEE A MESS. WALK BACK OUT, STAND IN FRONT OF ONE OF THOSE CAMERA, WAVE YOUR ARMS AND REACH OUT TO ONE OF THE BOARD MEMBERS. THAT WILL GIVE US A TIMELINE TO WHEN IT HAPPENED. RIGHT NOW, WE HAVE NO IDEA WHEN THESE MESSES OCCURRED. THIS WILL GIVE US A TIME STAMP AND TRY TO TRACK DOWN THE PERSON MAKING THESE MESSES. WE HAVE NO SMOKING SIGNS IN THE BATHROOMS. THIS IS A COMMUNITY PARK. IF SOMEONE IS SMOKING IN THE BATHROOMS ASK THEM POLITELY TO LEAVE. IF THEY WANT TO GET NASTY CONTACT SECURITY OR A BOARD MEMBER. WE ALL HAVE TO DO SOME COMMUNITY POLICING.

LABOR DAY WENT GOOD IT WAS A NICE QUIET WEEKEND. I THINK IT IS BECAUSE OF THE ADDED SECURITY. THANKS TO THE VOLUNTEERS FOR YOUR HELP. I THINK WE WILL MOVE FORWARD WITH EXTRA SECURITY FOR THE HOLIDAYS NEXT YEAR.

FORECLOSURES- THERE IS AN AUCTION SET FOR OCTOBER 5TH. IF NO ONE BIDS ON THOSE PROPERTIES WE WILL BE GETTING THOSE PROPERTY BACK AND THE BOARD WILL PUT THEM UP FOR SALE. THE BOARD HAS ALREADY DECIDED WE ARE GOING AFTER ANYONE THAT HAS A BALANCE OF \$2000 OR MORE. WE HAVE SOME SINGLE LOTS MEMBERS THAT HAVE NOT PAID IN 18 YEARS. IN THE PAST IT WAS NOT FEASIBLE TO GO AFTER THEM BECAUSE OF THE COST OF LAWYER'S FEES. IT IS NOW FEASIBLE FOR US TO GO AFTER THEM WITH THE NEW PARALEGAL. ONCE WE GET FINISHED WITH THE AUCTION WE ARE GOING AFTER THOSE 21 PROPERTIES. WITH AN AVERAGE COST OF \$5,000 PER LOT, DEPENDING ON WHATS ON THE LOTS, BUT WITH THAT AVERAGE GETTING THOSE PROPERTIES BACK IS AN AVERAGE OF \$105,000.00 GOING BACK INTO SUN EAGLE BAYS BANK ACCOUNT. IT IS AMAZING TO ME THAT WE HAVE PEOPLE THAT HAS NOT PAID DUES IN 10, 15, 20 YEARS. WE ARE ALSO GOING TO SEND LETTERS TO MEMBERS TO GET THEIR PROPERTIES CLEANED UP. WE ARE GOING AFTER THEM TOO. IN THE PAST THERE HAS BEEN NO REPERCUSSIONS IN OUR BYLAWS TO MAINTAIN YOUR PROPERTIES.

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MONTHLY MEETING – SEPTEMBER 18, 2021

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THE ONLY WAY THE BOARD SEES TO COMBAT THAT PROBLEM IS TO SET A FINE SCHEDULE. HOPEFULLY, THIS WILL PRESSURE SOME PEOPLE TO CLEAN UP THEIR LOTS. WE HAVE OVER 100 PEOPLE LIVING HERE NOW. WE HAVE TO GET THESE LOTS CLEANED UP AND MAKE OUR COMMUNITY LOOK BETTER.

CABANA BATHROOM- WE ARE TALKING ABOUT A COMPLETE REMODEL. THAT THING WAS DONE IN THE 80'S. I HAVE REACHED OUT TO THREE CONTRACTORS IN THE AREA. CANNOT SEEM TO GET A PHONE CALL BACK. IF YOU KNOW OF ANYONE, PLEASE PUT THEM IN CONTACT WITH US SO WE CAN REACH OUT TO THEM. WE WOULD LIKE TO GET IT DONE IN THE DOWN SEASON OF THIS YEAR SO THAT NEXT YEAR STARTING IN THE SPRING WE WILL HAVE A NEW MENS BATHROOMS AND LOOK TO GETTING THE OTHER BATHROOMS REMODELED TOO.

SPEED LIMIT IN THE PARK- 15 MILES AN HOUR. THAT INCLUDES GOLF CARTS. GUYS MOST PEOPLE THAT SHOW UP TO THESE MEETINGS ARE NOT THE OFFENDERS. TALK TO YOUR NEIGHBORS AND FAMILY. SLOW THEM DOWN.

USAGE OF BULLETIN BOARDS- WE HAD AN INDIVIDUAL TAKE IT UPON HIMSELF TO POST HIS BELIEFS AND OPINIONS ON THE BULLETIN BOARD. I DON'T HAVE A PROBLEM WITH THAT BUT AT LEAST SIGN IT. IF YOU HAVE SUGGESTIONS, WE HAVE A SUGGESTION BOX. PUT IT IN THE BOX SO THE BOARD CAN WORK ON IT.

MAILBOX UPDATE- POST OFFICE PUT LOCKS IN YESTERDAY. COME TO OFFICE TO RESERVE YOUR MAILBOX.

SUGGESTIONS FOR SMALL PARK IMPROVEMENTS. PUTTING IN ADDITIONAL MAILBOXES WITHIN 6 MONTHS WE WILL NEED ADDITIONAL BOXES IN THE FUTURE.

MEMORIAL PLAQUES- WE DID HOLD A HAND VOTE TO ALLOW THE PLAQUES. THE FIRST PLAQUE WAS A MEMORIAL PLAQUE BUT IT ALSO NAMED THE PAVILION. WE DID NOT VOTE ON THAT. IF THE COMMUNITY WANTS TO NAME THAT PAVILION IT NEEDS TO BE ON A BALLOT VOTE BY THE WHOLE COMMUNITY. TO STOP ALL THE PROBLEMS IN THE FUTURE, IF YOU WANT TO DO A MEMORIAL PLAQUE IT WILL BE 4 X 6 RECTANGULAR SHAPE. REACH OUT TO THE BOARD AND WE WILL GET THEM HUNG. WE ARE DECIDING HOW THOSE NEED TO BE HUNG WITHOUT CAUSING DAMAGE AND LEAKS TO THE PAVILION. SO, ANY QUESTIONS ON THAT? NO

ACC COMMITTEE: TONY SHAMBLIN UPDATE-MAINLY REMINDING EVERYONE YOU HAVE TO GET A PERMIT. IT WILL PREVENT A LOT OF PROBLEMS. IF YOU'RE GOING TO BUILD OR BRING IN A BUILDING YOU HAVE TO GET A PERMIT.

FUNDRAISING COMMITTEE: MOST OF THE FUNDRAISING COMMITTEE IS GOING TO TAKE A STEP BACK FOR A WHILE. THEY HAVE DONE A HELL OF A GREAT JOB THE LAST TWO YEARS. THEY HAVE RAISED TONS OF MONEY TO HELP BEAUTIFY THIS PARK AND THEY HAVE TAKEN A BEATING OVER IT. IF ANYONE WANTS TO VOLUNTEER TO HELP WITH ANY FUNDRAISING EVENTS GET WITH ONE OF THE BOARD MEMBERS.

MEMBERSHIP COMMITTEE- BRENDA FARNHAM SPOKE- IF YOU DIDN'T GET A MEMBERSHIP PACKET AT THE LAST MEETING LET ME KNOW. WE ARE TRYING TO UPDATE EVERYONES INFORMATION WHICH HELPS THAT BOARD KEEP UPDATED INFORMATION REGARDING OWNERS. YOU MAY GET A PHONE CALL FROM US JUST TO GET UPDATED INFORMATION ON EVERYONES LOTS.

DEED AND BYLAW COMMITTEE- MRS SANDRA SPOKE. THE GOOD NEWS IS TONY YOU ARE GOING TO HAVE SOME HELP BEFORE LONG. LAST TIME WE HAD COLLECTED ALL THE DOCUMENTS THAT HAS BEEN FILED WITH WOOD COUNTY. WE HAVE NOW COLLECTED ALL THE NEEDED BALLOTS AND BALLOT TALLYS THAT WERE MISSING FROM THOSE DOCUMENTS SO WE CAN VALIDATE THE BYLAWS AND DEED RESTRICTIONS. AT THIS POINT WE HAVE DONE ALL OF THE BACKGROUND WORK ON BOTH DOCUMENTS. WE HAVE GOT ONE MORE PASS THROUGH OF OUR NOTES TO MAKE SURE THAT WE HAVE EVERYTHING CORRECT. ONCE WE DO THAT, WE WILL BE ABLE TO HAND WHAT WE HAVE OVER TO THE BOARD. HOPEFULLY, WITHIN THE NEXT MONTH THEY WILL BE ABLE TO START WORKING ON GETTING THOSE DOCUMENTS IN PRINT AS TO WHAT IS LEGAL AND WHAT IS NOT LEGAL. WE DO HAVE SOME THINGS THAT WERE NOT LEGALLY DONE. WE COULD ONLY VALIDATE WHAT WE HAVE DOCUMENTS FOR. WE ARE VERY CLOSE TO HAVING IT FINISHED, DELIVERED TO THE BOARD AND THE SUGGESTION FOR THE CHANGES WILL BE MADE ALSO.

MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

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MIKE LUCAS- I AM RAFFLING OFF TICKETS TO RAISE MONEY FOR PARK BEAUTIFICATION. RAFFLE WILL BE FOR A GUIDED FISHING TRIP. THE TICKETS ARE \$5 EACH OR 5 FOR \$20. I WILL HAVE THE DRAWING AT THE CHILI COOK-OFF WHICH IS THE SAME DAY AS THE OCTOBER MEETING. IT WILL BE ANNOUNCED AT BOTH PLACES.

PRESIDENT\MARY- WE ARE STILL HAVING THE CHILI COOK-OFF. GET WITH MARY OR KEYE AND LET US KNOW WHO ALL IS GOING TO COOK AND WHAT YOU ARE GOING TO BRING. IT WILL BE OCTOBER 16TH. WE ARE GOING TO DO THE COOK OFF ABOUT 5 O’CLOCK IN THE EVENING. OCTOBER 9TH IS THE COMMUNITY GARAGE SALE. WE JUST OPEN THE GATE AND PUT SIGNS OUT. YOU WILL BE RESPONSIBLE FOR YOUR STREET.

PRESIDENT- THE BOARD’S NEW FACEBOOK PAGE - ONLY BOARD MEMBERS ARE ADMINS ON IT. THERE ARE NO COMMENTS ON IT. ALL WE DO IS POST INFORMATION ON THERE. IT IS FOR DEED OWNERS OR THEIR SPOUSES ONLY. WE ARE NOT GOING DOWN THE ROAD TO EXTENDED FAMILIES. YOU WILL BE VERIFIED AS A DEED OWNER WITH WOOD COUNTY BEFORE BEING ACCEPTED. A LOT OF GOOD INFORMATION IS ON THE PAGE.

PRESIDENT- DOES ANYONE HAVE ANYTHING ELSE? NO COMMENTS.

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

MEETING IS ADJOURNED.

OLD BUSINESS

1. NEW BOARD MEMBERS
2. CHAIRPERSON NAMED FOR COMMITTEES
3. SUGGESTION BOX
4. SECTION 2 BATHROOMS UPDATE FROM ACC OR BOARD.
5. EXTRA SECURITY FOR LABOR DAY.
6. PAVILION UPDATE-ELECTRICITY AND GUTTERS.
7. TRACTOR UPDATE-REPAIRS/ RETURNED.
8. UPDATE FOR GUIDELINES AND RULES
9. INCIDENT AT CABANA-LOST PRIVILEGES AND COMMUNITY SERVICE.
10. LAWN CARE IN THE PARK- JOSE NO LONGER DOING SEB MOWING. ACCEPTING BIDS AND BIDS RECEIVED.

NEW 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.

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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MONTHLY MEETING – OCTOBER 16TH, 2021
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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.

MINUTES -NOVEMBER 20TH, 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 – NOVEMBER MINUTES WERE READ BY SECRETARY. NOVEMBER 2021 MINUTES WERE CORRECTED AND APPROVED.

TREASURER'S REPORT- SEPTEMBER AND OCTOBER FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. SEPTEMBER BALANCES- GENERAL FUND \$100,425.74, ROAD FUND \$41,087.53, BOAT RAMP FUND \$15,049.54. SEPTEMBER TOTAL BALANCE OF \$156,562.81, OCTOBER BALANCES- GENERAL FUND \$109,557.94, ROAD FUND \$43,460.29, BOAT RAMP FUND \$15,346.14. OCTOBER TOTAL BALANCE OF \$168,364.37.

OLD BUSINESS:

MAINTENANCE UPDATE: STILL TRYING TO GET CABANA BATHROOM BIDS. SHOWERS IN SECTION TWO- WORKING ON GET THEM UP AND RUNNING. SEVERAL HEATERS WERE PURCHASED, REPLACED, AND INSTALLED.

PRESIDENT COMMENTS: ROB IS FILLING IN FOR SECURITY UNTIL ED IS RELEASED FROM DR.

FORECLOSURES: NO UPDATE. WE HAVE TURNED OVER QUITE A FEW PROPERTIES TO SCOTT FOR COLLECTION.

NOISE COMPLAINTS: ITS GETTING COLDER AND HAS QUIETENED DOWN SOME WITH LESS PEOPLE OUT HERE.

NEW BUSINESS:

BOAT/TRAILERS: WE STILL HAVE BOAT TRAILERS PARKED BY THE OFFICE. THIS IS NOT A STORAGE. THESE TRAILERS ARE NOT TAGS AND DON'T HAVE LICENSE PLATES. IF THEY BELONG TO YOUR NEIGHBORS TELL THEM THEY NEED TO BE REMOVED.

SEB MAILBOXES: WE ARE TAKING BIDS TO INSTALL A COVER FOR A NEW SET OF MAILBOXES AT THE FRONT GATE. WE ARE GOING TO NEED MORE MAILBOXES IN THE NEAR FUTURE. IF YOU KNOW ANYONE, PLEASE HAVE THEM REACH OUT TO THE BOARD AND SUBMIT A BID.

BURN PILE: PLEASE DO NOT LITE THE BURN PILE. MIKE HAS CAME DOWN SEVERAL TIME AND IT HAS BEEN LITE.

FUNDRAISING EVENTS: UPDATE FROM MARY- WE RAISED \$140.00 AT THE CRAFT SALE, \$241.00 ON THE CHILI COOKOFF AND \$490.00 ON THE RAFFLE TICKETS. TERI REEDER WON THE RAFFLE. WE ARE HAVING OUR THANKSGIVING POTLUCK DINNER AT 3:00 P.M. TODAY PLEASE JOIN US. LIGHT UP THE PARK WILL BE IN DECEMBER WILL POST ADDITIONAL INFORMATION AT A LATER DATE.

ACC COMMITTEE: TONY REMINDED EVERYONE PLEASE GET A PERMIT BEFORE BUILDING ON YOUR PROPERTY OR BEFORE BRINGING BUILDINGS INTO THE PARK.

MEMBERSHIP COMMITTEE: NO UPDATE FROM BRENDA

DEED AND BYLAW COMMITTEE: DALE SPOKE -MRS SANDRA AND ANN SHAMBLIN HAVE FINISHED UP DOING WHAT THEY WERE ASKED TO DO. THEY PROBABLY HAVE CLOSE TO 200 HOURS IN DOING THIS STUFF. THEY DID AN OUTSTANDING JOB. THE BOARD IS REVIEWING THE PROVISIONS AND SUGGESTIONS. THE BOARD WILL BE GETTING TOGETHER THE FIRST OF DECEMBER TO ANALYZE AND MAKE CORRECTIONS BEFORE FORWARDING IT TO AN ATTORNEY FOR FINAL LEGAL REVIEW. DON'T KNOW IF WE CAN GET ALL OF THIS DONE IN TIME TO HAVE A SPECIAL ELECTION THIS WINTER. IF NOT, IT WILL BE ON THE JULY BALLOT FOR A VOTE TO CHANGE WHAT WAS DONE WRONG IN THE PAST AND TO CLARIFY THE DEED RESTRICTIONS. AFTER WE GET FINISHED WITH THE DEED RESTRICTIONS WE WILL START ON THE BYLAWS.

MEMBERS COMMENTS: JO ELLA BRYANT REQUESTED ROAD SIGNS BE PUT UP ON THE ROADS THAT DO NOT HAVE THEM. MS. PEGGY HAD SUGGESTIONS REGARDING DUMP STATION TARPS. DALE STATED HE WOULD LIKE TO PUT COVERS OVER DUMP STATIONS IN THE NEAR FUTURE.

MARY ASKED THE MEMBERS TO NOT TURN THE HEATERS ON HIGH IN THE BATHROOMS. PLEASE LEAVE THEM ON LOW. THEY ARE TO PREVENT THE PIPES FROM FREEZING.

MINUTES
MONTHLY MEETING –NOVEMBER 20TH, 2021
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OLD BUSINESS

1. UPDATE -FORECLOSURE PROPERTIES
2. CABANA BATHROOMS
3. NOISE COMPLAINTS

NEW BUSINESS

1. REMOVAL OF BOAT AND BOAT TRAILERS
2. UPDATE OF BATHROOMS
3. UPDATE OF CABANA
4. SEB MAILBOXES
5. BURN PILE

FUNDRAISING EVENTS: UPDATE
ACC COMMITTEE: UPDATE
MEMBERSHIP COMMITTEE: UPDATE
DEED RESTRICTIONS/BYLAW COMMITTEE- UPDATE

MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

PRESIDENT REQUEST A MOTION TO ADJOURNED THE MEETING.

DO I HAVE A SECOND?

MEETING IS ADJOURNED.

MINUTES -DECEMBER 18TH, 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 – NOVEMBER MINUTES WERE READ BY SECRETARY. NOVEMBER 2021 MINUTES WERE APPROVED.

TREASURER'S REPORT- NOVEMBER FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. NOVEMBER BALANCES- GENERAL FUND \$98,547.66, ROAD FUND \$43,460.29, BOAT RAMP FUND \$15,346.14. NOVEMBER TOTAL BALANCE \$157,354.09.

OLD BUSINESS:

REMOVAL OF BOAT AND BOAT TRAILERS- BOAT TRAILERS HAVE BEEN REMOVED.

SEB MAILBOXES – ONE BID HAS BEEN RECEIVED ON BUILDING A NEW COVER FOR MAILBOXES. WE ARE STILL ACCEPTING BIDS.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING SECTION 2 BATHROOMS. THEY ARE UP AND RUNNING. WE HAD TANKS PUMPED DECEMBER 17, 2021. WE DID HAVE A CONTRACTOR TO GIVE A BID ON BATHROOMS AT CABANA. OTHER BIDS WILL BE ACCEPTED. GOLF CART TRANSMISSION REPAIRS DONE.

NEW BUSINESS:

SECURITY- AS OF NOW WE HAVE TWO DAYS WITH NO SECURITY. THE BOARD HAS DISCUSSED THIS AND AS OF NOW WE WILL HAVE SECURITY SEVEN DAYS A WEEK. IF YOU HAVE A PROBLEM CALL 911 THEN REACH OUT TO SECURITY OR A BOARD MEMBER. WE HAVE HAD PROBLEMS WITH CERTAIN INDIVIDUALS IN THE PARK. WE AS A BOARD HAVE DECIDED TO ADD ON AN ADDITIONAL SECURITY GUARD. WE WILL HAVE ROB AND ED AS OUR SECURITY GUARDS. WE HAVE HAD THEFTS AND PHYSICAL ALTERCATIONS. THE COST WILL BE \$1,300.00 PER MONTH FOR BOTH SECURITY GUARDS. THEY WILL BE ON A 3-4-3 SCHEDULE AND WILL ROTATE EVERY OTHER WEEK SO THEY HAVE THE SAME NUMBER OF HOURS PER MONTH. THEY WILL ALSO BE USING THEIR OWN GOLF CART AND DO THEIR OWN MAINTENANCE TO THEIR GOLF CARTS. SECURITY GUARD PAY INCREASE AND THEIR DUTIES WERE DISCUSSED BY MEMBERS AND BOARD.

DEED RESTRICTION: THE DEED RESTRICTIONS, SUGGESTIONS AND WORDING HAS BEEN SENT TO THE LAWYER FOR HIS FINAL REVIEW. WE PLAN ON REVIEWING ALL 19 DEED RESTRICTIONS. WE ARE GOING TO TAKE A FEW AT A TIME AT THE MONTHLY MEETINGS TO FAMILIARIZE YOU WITH WHAT WE ARE WANTING TO AMEND OR CHANGE. ON APRIL 30, 2022, AT 10:00 A.M. I WILL HOLD A TOWN HALL MEETING AND GO OVER ALL OF THEM. TOWN HALL MEETING WILL BE POSTED TO NOTIFY THE MEMBERS. YOU CAN PICK UP A COPY OF THE DEED RESTRICTIONS OR BYLAWS IN THE OFFICE OR AT WOOD COUNTY, TEXAS COURTHOUSE

RENTING OF PROPERTY BY OWNERS AND PEOPLE LIVING ON PROPERTY WHEN OWNERS ARE NOT PRESENT: ACCORDING TO OUR DEED RESTRICTIONS YOU CANNOT DO THIS. WE ARE TRYING TO REMEDY THIS SITUATION. WE HAVE NO REPERCUSSIONS TO THIS SITUATION AT THE PRESENT TIME. THIS IS SOMETHING WE HAVE TO CHANGE WHEN MEMBERS DON'T ABIDE BY OUR BYLAWS OR DEED RESTRICTIONS. ANY CHANGES TO OUR DOCUMENTS WILL HAVE TO BE VOTED ON BY THE MEMBERS IN JULY. THE BOARD IS NOT AGAINST YOU GUYS. WE ARE TRYING TO MAKE THIS A BETTER PLACE FOR EVERYONE. THE ONLY WAY WE SEE TO DO THIS IS TO IMPLEMENT FINES AGAINST THE MEMBERS THAT DO NOT DO WHAT THEY ARE SUPPOSED TO DO.

MINUTES
MONTHLY MEETING –DECEMBER 18TH, 2021
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LAKE WATER/BOAT RAMP IMPROVEMENTS: SRA IS DRAWING THE LAKE DOWN. WE HAVE SOME MONEY TO REPAIR THE BOAT RAMPS, IF YOU HAVE ANY SUGGESTION ON REPAIRS TO THE DOCKS OR BOAT RAMPS, PLEASE LET US KNOW. WE HAVE ROUGHLY \$15,000.00 TO SPEND. THE DOCKS SEEMS TO BE IN PRETTY GOOD SHAPE. WE NEED TO EXTEND THE BOAT RAMPS. THERE ARE HOLES UNDER THE RAMPS THAT NEED TO BE REPAIRED IF POSSIBLE. GET WITH A BOARD MEMBER REGARDING YOUR RECOMMENDATIONS. WE WANT TO REPAIR WHAT WE CAN AFFORD. WE ARE GOING TO PUT A HANDICAP RAMP GOING TO THE LONG PIER.

TOWN HALL MEETING-APRIL 30TH 10:00 A.M. PACK A LUNCH. THIS HAS TO BE DONE. TALK TO YOUR NEIGHBORS. GET THEM HERE FOR THIS MEETING.

FUNDRAISING EVENTS: UPDATE FROM MARY- LIGHT UP THE PARK TONIGHT AT 7:00 P.M.

ARA COMMITTEE: NO UPDATE

MEMBERSHIP COMMITTEE- NO UPDATE FROM BRENDA

DEED AND BYLAW COMMITTEE- SANDRA AND ANN HAS PUT IN OVER 200 HOURS IN CHECKING OUR DOCUMENTS TO SEE WHAT IS LEGAL AND WHAT ISN'T. THEY DID AN EXCELLENT JOB.

SIGN UP SHEET FOR MEMBERS COMMENTS: ALLEN CURTIS SPOKE REGARDING SUGGESTED BOAT RAMP MAINTENANCE. ANY VOLUNTEERS? LET US KNOW.

OLD BUSINESS

1. REMOVAL OF BOAT AND BOAT TRAILERS
2. UPDATE OF BATHROOMS
3. UPDATE OF CABANA
4. SEB MAILBOXES
5. BURN PILE

NEW BUSINESS

1. SECURITY
2. DEED RESTRICTIONS
3. LAKE WATER/BOAT RAMP IMPROVEMENTS
4. RENTING OF PROPERTY BY OWNERS AND PEOPLE LIVING ON PROPERTY WHEN OWNERS ARE NOT PRESENT
5. TOWN HALL MEETING-APRIL 30TH, 2022 10:00 A.M.

FUNDRAISING EVENTS: UPDATE
ACC COMMITTEE: UPDATE
MEMBERSHIP COMMITTEE: UPDATE
DEED RESTRICTIONS/BYLAW COMMITTEE- UPDATE

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

MEETING IS ADJOURNED.