

MINUTES -JANUARY 15<sup>TH</sup>, 2022

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. FIVE BOARD MEMBERS WERE PRESENT.

MINUTES – DECEMBER MINUTES WERE READ BY SECRETARY. DECEMBER 2021 MINUTES WERE APPROVED.

TREASURER'S REPORT- DECEMBER FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. DECEMBER BALANCES- GENERAL FUND \$142,699.27, ROAD FUND \$6,608.78, BOAT RAMP FUND \$15,891.50. DECEMBER TOTAL BALANCE \$165,199.55.

MEMBERS ASKED QUESTIONS REGARDING DECEMBER FINANCIAL EXPENSES. BOARD ANSWERED QUESTIONS REGARDING EXPENSES. MEMBERS REQUESTED AN ANNUAL BUDGET/FINANCIAL BREAKDOWN REPORT FOR SEB. THE TREASURERS FINANCIAL REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING MENS BATHROOM AT CABANA. WAITING ON A SECOND BID. BATHROOM REPAIR DOWN TIME WILL BE APPROXIAMATELY TWO TO THREE WEEKS. LARRY ROACH WAS HIRED TO CLEAN UP THE DEEP BOAT RAMP AND SAND ISSUE. WE HAD THE CONCRETE ON BOAT RAMP ACCESSED TO SEE WHAT COULD BE DONE. IT DOESN'T PAY TO EXTEND THE BOAT RAMP. WE ARE GOING TO INSTALL TWO LAUNCH RAMPS AND CLEANING UP WHAT WE HAVE NOW. WE DON'T HAVE THE MONEY TO DREDGE THE BOAT RAMPS AT THIS TIME.

OLD BUSINESS:

PRESIDENT COMMENTS: IF YOU WILL LOOK AT YOUR FINANCIAL REPORT IT SHOWS MEMBERS DUES COLLECTED IN DECEMBER WAS \$7,371.89. THIS WAS RECEIVED FROM PAST DUE MEMBERSHIP DUES FROM FORECLOSURES. WE WILL CONTINUE TO BE AGGRESSIVE ON GOING AFTER MEMBERS THAT DO NOT PAY. WE JUST TURNED OVER 13 ADDITIONAL PROPERTIES TO ATTORNEY FOR LEGAL ACTION.

SUBDIVISION RESTRICTSIONS/ TOWN HALL MEETING: REMINDER ITS APRIL 30<sup>TH</sup>, 2022 AT 10:00 A.M. PACK A LUNCH. WE HAVE A LOT TO COVER. WE WILL BE GOING OVER 19 PROPOSED CHANGES TO OUR SUBDIVISION RESTRICTIONS (FORMERLY DEED RESTRICTIONS).

NEW BUSINESS:

BURN PILE: MARY SPOKE- DON'T LIGHT IT. JUST PUT YOUR STUFF OFF TO THE SIDE. DON'T PUT IT ON TOP OF THE BURN PILE.

FIRE INCIDENTS/EMERGENCY PROTOCOL: FIRE INCIDENT THIS PAST WEEK. PLEASE STAY OFF THE ROAD, STAY BACK. WE HAVE TO GET FIRE TRUCKS TO THE PROBLEM. WE SHOULDN'T HAVE TO CLEAR THE STREETS TO TAKE CARE OF A PROBLEM. IT IS DANGEROUS WHEN STUFF IS EXPLODING. STAY CLEAR AND BE CONSIDERATE OF THE SITUATION.

DONNA SPOKE REGARDING KEEPING THE AREA SAFE AND STAY OUT OF THE WAY. GOOD HELP IS IMPORTANT BUT NOT BYSTANDARDS THAT ARE BLOCKING THE STREETS AND SITUATION.

MARY SPOKE REGARDING PIPE AT BOAT RAMP NOT WORKING. WE HAVE A FLOATING PUMP TO ACCESS WATER FROM THE LAKE WHEN WE NEED WATER. FLOATING PUMP IS THE BEST ALTERNATIVE TO USE. DALE SUGGEST FIXING THE PIPE WHILE THE WATER IS DOWN. IT IS ONLY A \$50.00 FIX. LET'S FIX IT FOR FUTURE USE IF NEEDED.

DALE SPOKE: THIS IS A COMMUNITY AND WE NEED TO TREAT EVERYONE WITH RESPECT. THESE MEETINGS ARE NOT FOR ARGUMENTS OR FIGHTS. IF YOU CANNOT DO THAT DON'T SAY ANYTHING AT ALL. I DON'T WANT IT TO GET BACK TO WHAT IT WAS WHERE WE HAD TO HAVE SECURITY AT THESE MEETINGS. WE ARE ALL ADULTS AND NEED TO ACT LIKE IT.

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SUBDIVISION RESTRICTIONS (FORMERLY DEED RESTRICTIONS):

DALE READ THE FIRST FIVE (5) SUBDIVISION RESTRICTIONS PROPOSED FOR AMENDMENTS AND/OR SUGGESTED CHANGES FOR THE JULY BALLOT TO THE MEMBERS IN ATTENDANCE AT JANUARY OWNERS MONTHLY MEETING. DALE ADDRESSED THE MEMBERS AS TO THE WORK THAT HAS TO BE DONE REGARDING OUR SUBDIVISION RESTRICTION CHANGES OR AMENDMENTS.

TOWN HALL MEETING-APRIL 30<sup>TH</sup> 10:00 A.M. THIS IS GOING TO BE AN IMPORTANT MEETING EVERYONE NEEDS TO ATTEND. HELP US GET THE WORD OUT REGARDING THIS MEETING.

FUNDRAISING EVENTS: WE STILL HAVE HATS FOR SALE IN THE OFFICE. THEY ARE \$20.00 EACH.

ARA COMMITTEE: TONY SHAMBLIN- GET A PERMIT. CHECK TO SEE IF YOU NEED ONE OR NOT. MEMBERS DISCUSSED LENGTH OF PERMIT UNTIL IT EXPIRES. 6 MONTHS FROM BEGINNING UNTIL COMPLETION. IF WORK TAKES LONGER THAN 6 MONTHS GET ANOTHER PERMIT. THEY DO NOT COST.

MEMBERSHIP COMMITTEE- UPDATE FROM TERI REEDER- PLEASE CONTACT US VIA EMAIL TO UPDATE YOUR INFORMATION WITH US. WE WANT TO GET ALL MEMBERS INFORMATION AND RECORDS UPDATED.

DEED AND BYLAW COMMITTEE- DALE-I THINK WE HAVE ALREADY COVERED THIS. WE WILL CONTINUE TO REVIEW THE SUBDICISION RESTRICTIONS AT EVERY MEETING PRIOR TO THE TOWN HALL MEETING IN APRIL.

SIGN UP SHEET FOR MEMBERS COMMENTS: TERI REEDER ASKED WHAT IS GOING ON REGARDING MEMBERS RENTING THEIR PROPERTIES? DALE ANSWERED WE WILL SEND THEM A LETTER AND HOPEFULLY IN THE NEAR FUTURE BE ASSESSING A FINE SCHEDULE ON THE MEMBERS THAT DO NOT ABIDE BY THE RULES.

OLD BUSINESS

1. SECURITY
2. SUBDIVISION (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 30<sup>TH</sup> 10:00 A.M.

NEW BUSINESS

1. BURN PILE
2. FIRE INCIDENTS / EMERGENCY PROTOCOLS
3. SUBDIVISION RESTRICTIONS/ DEED RESTRICTIONS (PROPOSED AMENDMENTS TO 1-5)

FUNDRAISING EVENTS: UPDATE  
ARA 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.