

MINUTES -FEBRUARY 19TH, 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. FOUR BOARD MEMBERS WERE PRESENT.

MINUTES – JANUARY MINUTES WERE READ BY SECRETARY. JANUARY 2022 MINUTES WERE APPROVED AND ACCEPTED WITH THE ADDITION REQUESTED BY PEGGY TRACY TO ADD CONTRACTOR AND BID INFORMATION REGARDING MENS BATHROOM REPAIRS AT THE CABANA WHICH WAS ADDED UNDER MAINTENANCE UPDATE.

TREASURER'S REPORT- JANUARY FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. JANUARY BALANCES- GENERAL FUND \$124,472.14, ROAD FUND \$7,857.64, BOAT RAMP FUND \$16,203.72. DECEMBER TOTAL BALANCE \$148,533.50. TREASURERS REPORT WAS APPROVED.

MAINTENANCE UPDATE: DALE SPOKE REGARDING MAINTENANCE UPDATE. LARRY ROACH HAS CLEANED UP THE BOAT RAMP AND PUT A CEMENT CURB IN TO HELP WITH WASHING. WE LOOKED AT BOAT RAMPS AGAIN AND ITS NOT GOING TO DO ANY GOOD TO EXTEND THEM. WE ARE GOING TO LEAVE THEM AS THEY ARE OTHER THAN FILLING IN THE HOLES. WE ARE GOING TO HAVE TWO FLOATING DOCKS INSTALLED THAT WILL BE APPROVED BY SRA.

ON THE CABANA WE RECEIVED ANOTHER BID AND WE ACCEPTED THAT BID. WE FOUND TONS OF ROTTEN WOOD AND TERMITE DAMAGE. WE FILED AN INSURANCE CLAIM TO SEE IF WE CAN GET ANY HELP THERE. WE ARE WAITING TO SEE WHAT THE INSURANCE IS GOING TO DO. WE ARE ALSO WAITING ON THE BATHROOM FIXTURES TO COME IN DUE TO THE SUPPLY CHAIN THE ARE RUNNING BEHIND. IF ANYONE WANTS TO LOOK AT THE MENS BATHROOM, I WILL BE GLAD TO OPEN IT UP FOR ANYONE AFTER THE MEETING. APPROVED ADDITION TO MINUTES: A BID FOR REPAIRS OF THE MENS BATHROOM AT THE CABANA WAS SUBMITTED BY JVAN CONSTRUCTION AND ACCEPTED BY THE BOARD OF DIRECTORS. THE CONTRACTOR PERFORMING THE REPAIRS IS JVANN CONTRUCTION. THE REPAIR BID WAS \$27,835.00. A DRAW PAYMENT WAS MADE ON 02/25/2022 IN THE AMOUNT OF \$10,000.00.

PRESIDENT COMMENTS:

SUBDIVISION RESTRICTSIONS/ TOWN HALL MEETING: I HAVE COPIES OF ALL 19 AMENDMENTS ON THE TABLE FOR YALL TO PICK UP. PLEASE REVIEW IT PRIOR TO THE TOWN HALL MEETING AND FAMILIARIZE YOURSELF WITH THEM. WRITE DOWN YOUR QUESTIONS AND TAKE NOTES SO WE WILL ALL BE READY AT THE MEETING. I REVIEWED FIVE AT THE LAST MEETING AND RECEIVED TONS OF COMPLAINTS THAT PEOPLE HAD NOT SEEN THIS BEFORE. SO, IM NOT GOING TO REVIEW THEM AT THE MONTHLY MEETING.

REMINDER, THE TOWN HALL MEETING IS APRIL 30TH, 2022 AT 10:00 A.M. WE WILL BE GOING OVER 19 PROPOSED CHANGES TO OUR SUBDIVISION RESTRICTIONS (FORMERLY DEED RESTRICTIONS). ITS GOING TO TAKE A WHILE.

OLD BUSINESS:

WE HAVE ALREADY COVERED OLD BUSINESESS.

NEW BUSINESS:

DONNA WOOLDRIDGE HAS RESIGNED AS TREASURER. WE APPRECIATE HER TIME ON THE BOARD. THE BOARD ASKED TONY SHAMBLIN TO FILL HER POSITION. TONY HAS ACCEPTED THE POSITION AND WILL FINISH OUT HER TERM AS TREASURER. HE LOST TO DONNA IN THE JULY ELECTION BY ONE VOTE. IN THE PAST IT WAS SAID WE HAD TO HAVE A SPECIAL ELECTION. WE HAVE RESEARCHED THIS AND THE TPOA STATES IF SOMEONE RESIGNS THE BOARD CAN APPOINT SOMEONE TO FINISH OUT THE VACANT POSITION FOR THE REMAINING TERM.

IF YOU ARE KEEPING UP WITH THE SRA DAM REPAIRS, THEY FOUND MORE DAMAGE AND ARE BRINGING IN ADDITION CREWS TO DO THE REPAIRS. THE LAKE IS GOING TO BE DOWN FOR A WHILE AND OF COURSE THAT DEPENDS ON THE SPRING RAINS.

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AGAIN, THE TOWN HALL MEETING-APRIL 30TH 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. WE PUT UP A BIG BANNER AT THE FRONT GATE TO HELP REMIND EVERYONE. WE NEED PARTICIPATION. TALK TO YOUR NEIGHBORS GET THEM THERE. GUYS THIS IS IMPORTANT. TRY TO GET YOUR NEIGHBORS TO THIS MEETING.

PET COMPLAINTS: GUYS I HAVE HAD FOUR COMPLAINTS THIS WEEK REGARDING DOGS RUNNING IN THE PARK AND NOT ON A LEASH. THIS IS IN OUR SUBDIVISION RESTRICTIONS PETS ARE SUPPOSED TO BE IN A PEN OR ON A LEASH. THERE ARE DOGS RUNNING LOOSE EVERY MORNING DOING THEIR BUSINESS IN YOUR NEIGHBORS YARDS. PLEASE KEEP YOUR PETS UNDER CONTROL.

SECURITY: EVERYONE SAYS WE ARE NOT SUPPOSED TO HAVE SECURITY ON OUR GOLF CARTS. WE ARE NOT. WE HAVE BEEN BREAKING THE TEXAS STATE LAW IN THE PARK FOR YEARS. WE ARE GETTING OUR SECURITY GUARDS CERTIFIED AS LEVEL TWO SECURITY OFFICERS TO FIX THIS PROBLEM.

FUNDRAISING EVENTS: NONE.

ARA COMMITTEE: TONY SHAMBLIN SPOKE. SINCE I ACCEPTED THE POSITION ON THE BOARD, I CANNOT BE ON THE ARA COMMITTEE ANY LONGER. BRAD IS TAKING OVER MY SPOT. MAINLY, REMEMBER GET A PERMIT.

MEMBERSHIP COMMITTEE- UPDATE FROM TERI REEDER- WE HAVE BEEN WORKING ON EVERYONES INFORMATION TO GET IT UPDATED. WE WENT TO WOOD COUNTY, TEXAS AND PULLED INFORMATION OFF MEMBERS DEEDS. WE HAVE SET UP AN EMAIL ADDRESS THAT YOU CAN SEND ANY UPDATED INFORMATION TO OR GET THE FORM FROM KIM THAT SHE POSTED TO KEEP YOUR INFORMATION UPDATED. WE WANT TO GET ALL MEMBERS INFORMATION CORRECT. WE HAVE A NEW BOARD NOW AND EVERY BOARD SHOULD HAVE A ONE AND FIVE YEAR FIANCIAL OUTLOOK AND PLAN. I AM ASKING FOR YOUR SUPPORT FOR THIS BOARD AND THIS COMMITTEE ALSO.

DEED AND BYLAW COMMITTEE- DALE COVERED THIS PREVIOUSLY.

SIGN UP SHEET FOR MEMBERS COMMENTS: NONE

OLD BUSINESS

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

NEW BUSINESS

1. RESIGNATION OF DONNA WOOLDRIDGE AS TREASURER ACCEPTED ON 01/25/2022.
2. APPOINTMENT OF AND ACCEPTANCE BY TONY SHAMBLIN AS TREASURER EFFECTIVE 01/29/2022
3. LAKE WATER/BOAT RAMP REPAIRS/IMPROVEMENTS
4. CABANA REPAIRS/IMPROVEMENTS
5. TOWN HALL MEETING-APRIL 30TH 10:00 A.M. WILL BE FACEBOOK LIVE (IF ABLE).
6. PET COMPLAINTS (ANIMALS NOT ON LEASHES)

FUNDRAISING EVENTS:

UPDATE

ARA COMMITTEE:

UPDATE

MEMBERSHIP COMMITTEE: UPDATE
DEED RESTRICTIONS/BYLAW COMMITTEE- UPDATE

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

MEETING IS ADJOURNED.