

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.

MINUTES -FEBRUARY 19<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. 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 30<sup>TH</sup>, 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 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. 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 30<sup>TH</sup> 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.**

MINUTES -MARCH 19<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 – FEBRUARY MINUTES WERE READ BY SECRETARY. FEBRUARY 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 WERE ADDED UNDER MAINTENANCE UPDATE.

TREASURER'S REPORT- FEBRUARY FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. FEBRUARY BALANCES- GENERAL FUND \$121,219.07, ROAD FUND \$8,195.88, BOAT RAMP FUND \$15,365.53. FEBRUARY TOTAL BALANCE WAS \$144,780.48. TREASURERS REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING MAINTENANCE UPDATE. WE HAVE HAD SOME ISSUES WITH THE MEN'S BATHROOM AT THE CABANA. OUR CONTRACTOR CONTACTED US AND WILL BE BACK THIS NEXT WEEK. HE WAS WAITING ON SOME VALVES TO COME IN SO HE CAN GET BACK IN THERE AND GET IT COMPLETED. HE SHOULD BE FINISHED UP WITHIN TWO WEEKS AS LONG AS HE DOESN'T RUN IN TO ANY ADDITIONAL ISSUES. AS FOR AS THE BOAT RAMP GOES, THE NEW FLOATING DOCKS CAME IN BUT WHERE DAMAGES DURING SHIPPING. THEY ARE SENDING US MORE TO REPLACE THE DAMAGED ONES. WE ARE PUTTING TWO FLOATING DOCKS ON THE INSIDE OF BOTH BOAT RAMPS SO IT WILL BE EASIER TO GET IN AND OUT OF YOUR BOAT TO LAUNCH AND LOAD ONLY. THEY WILL BE TWO 24 FOOT FLOATING BOAT DOCKS THAT WILL ADJUST WITH THE WATER LEVEL. WE ARE WORKING ON THE FISHING PEIR. BRUSHING IT UP TO HELP THE FISHING TO BE BETTER FOR THE KIDS. WE INSTALLED THREE LED GREEN LIGHTS AT THE END THAT ARE DUST TO DAWN SO THEY WILL COME ON AND OFF BY THEMSELVES. TRYING TO MAKE IT A GOOD COMMUNITY FISHING PEIR FOR EVERYONE TO ENJOY. MIKE LUCAS HAS BEEN SAVING ALL THE CEDAR FROM THE BURN PILE. PLEASE PUT IT OFF TO THE SIDE SO WE CAN PUT IT UNDER THE DOCK. DON'T THROWN IT ON THE BURN PILE PLEASE.

PRESIDENT COMMENTS: WE ARE A COMMUNITY. WE NEED TO LOOK OUT FOR EACH OTHER AND BE RESPECTFUL. I KNOW THESE MEETINGS CAN GET HEATED SOMETIMES BUT WE HAVE TO GET ALONG AND WORK TOGETHER. IF YOU HAVE ANY QUESTIONS OR COMMENTS REACH OUT TO A BOARD MEMBER, WE ANSWER OUR PHONES.

SUBDIVISION RESTRICTSIONS: WE ARENT CHANGING ANYTHING JUST CLAIRIFYING WHAT WE HAVE THAT IS LEGAL. ANY CHANGES WILL HAVE TO BE DECIDED BY BALLOT IN JULY AND HAVE TO BE VOTED ON BY THE MEMBERS.

PAVILION: MEMBERS AND THE BOARD DISCUSSED THE COMPLETION OF THE PAVILION AND A PLAN FOR MOVING FORWARD. THE BOARDS POSITION IS TO LEAVE IT AS IT IS UNTIL A FINANCIAL STATEMENT IS PROVIDED TO THE BOARD AND PRESENTED TO THE MEMBERS REGARDING COST OF ANY IMPROVEMENTS. IT IS A CAPITOL IMPROVEMENT AND A VOTE BY THE MEMBERS BY BALLOT WILL BE REQUIRED TO MOVE FORWARD.

CABANA BATHROOM: DALE SPOKE- IF ANYONE WOULD LIKE TO SEE THE DAMAGE AND THE WORK NEEDED ON THOSE BATHROOM AND THE WORK THAT IS GOING TO BE DONE, I WILL BE GLAD TO MEET ANYONE AT THE BATHROOMS AND SHOW THEM.

FUNDRAISING EVENTS: MARY SPOKE REGARDING PUTTING THE COMMITTEE BACK TOGETHER. WE NEED VOLUNTEERS AND SOMEONE TO HEAD IT UP. SATURDAY, APRIL 9<sup>TH</sup> AT 10:00 A.M. WE ARE HAVING AN EASTER EGG HUNT BEHIND THE OFFICE FOR THE KIDS. WE NEED HELP AND DONATIONS. MAINLY, WE NEED VOLUNTEERS TO HELP WITH THE UPCOMING EVENTS MOVING FORWARD. PLEASE GET WITH A BOARD MEMBER IF YOU WOULD LIKE TO VOLUNTEER OR HEAD UP THE FUNDRAISING COMMITTEE.

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MARY ALSO SPOKE REGARDING TRASH BEING THROWN OUT ON THE ROAD COMING INTO SUN EAGLE BAY. EVERY MONTH SHE PICKS UP HUGE SACKS OF TRASH. PLEASE STOP THROWING YOUR TRASH OUT.

**ARA COMMITTEE:** IF YOU ARE BUILDING ANYTHING YOU HAVE TO HAVE A PERMIT. GET A PERMIT.

**MEMBERSHIP COMMITTEE-** DALE SPOKE- THESE LADIES ARE WORKING TO MAKE SURE ALL THE MEMBERS INFORMATION IS UPDATE TO DATE. IF YOU HAVE PURCHASED PROPERTY IN THE PARK WITHIN THE LAST TWO YEARS, PLEASE STOP BY THE OFFICE AND FILL OUT AN INFORMATION SHEET. MAKE SURE YOUR INFORMATION IS CURRENT. IF WE HAVE TO GET IN TOUGH WITH SOMEONE IF THERE IS AN EMERGENCY, WE NEED THE RIGHT INFORMATION. WE ARE GETTING READY TO SEND BALLOTS OUT AND NEED TO SEND THEM TO THE RIGHT ADDRESS.

**DEED AND BYLAW COMMITTEE-** DALE SPOKE. WE HAVE COPIES OF THE PROPOSED SUBDIVISION RESTRICTION AMENDMENTS UP HERE ON THE TABLE OR COME BY THE OFFICE AND GET A COPY. GET FAMILIAR WITH THEM SO YOU KNOW WHATS GOING ON BEFORE THE TOWN HALL MEETING APRIL 30<sup>TH</sup> AT 10:00 A.M.

**SIGN UP SHEET FOR MEMBERS COMMENTS:** NONE

**OLD 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)

**NEW BUSINESS**

1. CABANA BATHROOM UPDATE
2. FISHING PEIR UPDATE
3. TOWN HALL MEETING REMINDER
4. TRASH OUTSIDE THE GATE
5. VOLUNTEERS FOR FUNDRAISING COMMITTEE

<b><u>FUNDRAISING EVENTS:</u></b>	UPDATE
<b><u>ARA COMMITTEE:</u></b>	UPDATE
<b><u>MEMBERSHIP COMMITTEE:</u></b>	UPDATE
<b><u>DEED RESTRICTIONS/BYLAW COMMITTEE-</u></b>	UPDATE

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

MEETING IS ADJOURNED.

MINUTES -APRIL 16<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. FOUR BOARD MEMBERS WERE PRESENT.

MINUTES – MARCH MINUTES WERE READ BY PRESIDENT. MARCH 2022 MINUTES WERE APPROVED.

PRESIDENT ANSWERED QUESTIONS REGARDING BATHROOM REMODEL AT THE CABANA AND THE BIDS WE RECEIVED. THE BID THAT WAS ACCEPTED WAS JVANN CONSTRUCTION. HIS BID WAS \$27,835.00. HE IS LICENSED AND BONDED.

TREASURER'S REPORT- MARCH FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. MARCH BALANCES- GENERAL FUND \$103,552.27, ROAD FUND \$8,561.05, BOAT RAMP FUND \$5,723.31. MARCH TOTAL BALANCE WAS \$117,836.63. FUNDRAISING BALANCE WAS \$9,117.76. TREASURER'S REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING THE BOAT RAMP IMPROVEMENT. THEY ARE STILL UNUSEABLE. WE MET WITH SIDNEY WALKER. WE HAVE TWO OPTIONS. ONE IS TO DREDGE THE WHOLE THING THAT WOULD COST US \$10,000.00. OPTION TWO IS SIDNEY'S RECOMMENDATION IS TO DREDGE FROM THE DEEP WATER OUT FRONT OFF THE POINT TO THE BOAT RAMP. THEN WE WOULD HAVE TO HIRE SOMEONE TO COME IN A POUR CONCRETE. THAT WOULD COST BETWEEN \$10-\$15,000.00 DOLLARS TO GET ALL THIS DONE. ALLEN AND DALE ANSWERED MEMBERS QUESTIONS REGARDING DREDGING. WE ARE GOING TO GET BID INFORMATION REGARDING THE DREDGING. WE WOULD HAVE TO MOVE SOME FUNDS INTO THE BOAT RAMP FUND TO GET THIS COVERED. DALE ASKED FOR A SHOW OF HANDS TO VOTE ON MOVING FORWARD WITH DREDGING AT THE BOAT RAMPS. 31 YES VOTES TO PROCEED. ANYONE OPPOSE. WE ARE GOING TO MOVE FORWARD AND GET THE APPROVAL FROM SRA TO GET THIS DONE. WE HAVE NOT DEPLOYED THE FLOATING BOAT DOCKS. ACCORDING TO THE MANUFACTURER IT IS EASIER TO INSTALL WHEN THE LAKE IS FULL. ONCE WE HAVE ENOUGH WATER IN THE LAKE, WE WILL INSTALL THEM. THEY WILL ONLY BE FOR LAUNCHING OR LOADING ONLY. THE COST OF THE TWO FLOATING BOAT DOCKS WAS ROUGHLY \$9,000.00. THEY HAVE A 20 YEAR MANUFACTURER'S WARRANTY. WE PUT UP SIGNED DOWN AT THE BOAT RAMP.

CABANA BATHROOM: ALLEN SPOKE- AS YOU ARE AWARE IT IS STILL UNDER CONSTRUCTION. WE ARE SORRY IT IS TAKING SO LONG. IT SHOULD BE FINISHED POSSIBLY BY THE END OF NEXT WEEK. WE ARE WAITING ON THE PLUMBER TO DO THE PLUMBING WORK. WE HAD THE FRONT GATE REPAIRED AGAIN. WE HAD SOMEONE HIT IT. WE UNDERSTAND ACCIDENTS HAPPEN. PLEASE IF YOU HIT THE GATE LET SOMEONE KNOW. DON'T JUST LEAVE IT OPEN.

PRESIDENT COMMENTS: DALE SPOKE TO THE MEMBERS. THIS BOARD WANTS TO BE TRANSPARENT. IF YOU HAVE ANY QUESTIONS, PLEASE REACH OUT TO A BOARD MEMBER. WE WILL BE WILLING TO ANSWER ANY QUESTIONS. A BIG THANK YOU TO BOBBY MOORE. HE VOLUNTEERED HIS TIME AND EQUIPEMENT TO WIRE IN THE LIGHTS ON THE FISHING PIER. BOBBY THANK YOU.

EASTER EGG HUNT LAST WEEKEND-THANK YOU FOR ALL THE VOLUNTEERS. WE HAD A GOOD TURN OUT.

GOLF CART SAFETY. SLOW DOWN. WE HAD AN ACCIDENT A COUPLE WEEKS BACK. HE IS STILL IN THE HOSPITAL IN BAD SHAPE. HE WAS A GUEST OF A GUEST. DRINKING AND DRIVING. WE HAVE HAD THREE DOMESTIC DISTURBANCES IN THE LAST MONTH. WHEN SEB NAME KEEPS SHOWING UP ON THE WOOD COUNTY SHERIFF'S WEBSITE AND FACEBOOK PAGE THAT DOESN'T LOOK GOOD FOR US. IF YOU HAVE AN ISSUE, GET IN TOUCH WITH ED OR ROB.

FORECLOSURES: WE HAVE TEN (10) PROPERTIES WE HAVE FILED FORECLOSURE ON. AS SOON AS THE JUDGE SIGNS OFF AND GIVES US THE GO AHEAD WE WILL POST ALL THE INFORMATION. WE WILL PROVIDE THE LOT INFORMATION, A DATE AND TIME FOR THE AUCTION. IF THEY DON'T SALE AT THE COURTHOUSE THEY WILL COME BACK TO SEB FOR SALE.



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**MEMORIAL DAY WEEKEND IS COMING UP. LAST YEAR WE ASKED FOR VOLUNTEERS TO HELP FOR THAT HOLIDAY WEEKEND. IF ANYONE WOULD LIKE TO VOLUNTEER, PLEASE REACH OF THE ED OR ROB OR A BOARD MEMBER WE WILL PUT YOU DOWN.**

**FUNDRAISING COMMITTEE/EVENTS: DALE SPOKE REGARDING ALL THE VOLUNTEERS. WE ALWAYS HAVE PLENTY OF VOLUNTEERS BUT WE REALLY NEED SOMEONE TO HEAD IT UP. THE PEOPLE WE HAVE SPOKEN TO DON'T WANT TO HEAD IT UP. IT'S HARD TO HAVE A COMMITTEE WHEN WE DON'T HAVE ANYONE TO HEAD IT UP. MICHELLE FITZGERALD HAS VOLUNTEERED TO HEAD UP THE FUNDRAISING COMMITTEE. FUNDRAISING MONEY HASN'T BEEN TOUCHED. IT WAS RAISED TO PAY FOR SAILS OVER THE PLAYGROUND AND FOR BEAUTIFICATION WITHIN THE PARK. WE COULD PUT AN AWNING OVER THE PLAYGROUND FOR THE COST OF SAILS BUT THAT WOULD BE A CAPITAL IMPROVEMENT AND WOULD HAVE TO BE VOTED ON BY THE MEMBERS. MEMBERS SPOKE REGARDING IMPROVEMENTS AND RAISING MONEY FOR THE PARK. THE BOARD WILL GET WITH MICHELLE AND GET SOME THINGS CLAIRIFIED AND AT THE NEXT MEETING WE CAN HAVE AN UPDATE.**

**SUBDIVISION RESTRICTIONS: WE AREN'T CHANGING ANYTHING JUST CLARIFYING WHAT WE HAVE THAT IS LEGAL. ANY CHANGES WILL HAVE TO BE DECIDED BY BALLOT IN JULY AND HAVE TO BE VOTED ON BY THE MEMBERS.**

**ARA COMMITTEE: IF YOU ARE GOING TO BE DOING ANYTHING TO YOUR PROPERTY REACH OUT TO A MEMBER OF THE ARA COMMITTEE. GET A PERMIT.**

**MEMBERSHIP COMMITTEE- DALE SPOKE- THEY ARE STILL WORKING ON UPDATING MEMBERS INFORMATIONS. IF YOU ARE A NEW PROPERTY OWNER PLEASE COME BY THE OFFICE AND UPDATE YOUR INFORMATION.**

**DEED AND BYLAW COMMITTEE- DALE SPOKE. I REALLY DON'T HAVE ANY ADDITIONAL INFORMATION UNTIL AFTER THE TOWN HALL MEETING ON APRIL 30<sup>TH</sup>.**

**SIGN UP SHEET FOR MEMBERS COMMENTS:**

**MS. PEGGY SPOKE- AT THE LAST MEETING I REQUESTED TO BE PUT ON THE AGENDA SO I COULD DISCUSS THE MOVING FORWARD OF THE PAVILION. MS. PEGGY SPOKE ABOUT THE PREVIOUS COMMITTEE MEMBERS AND VOLUNTEERS AND WHAT THE ORIGINAL PROPOSED PURPOSE AND PLAN WAS FOR THE PAVILION AND FINALIZING ITS COMPLETION. OUR GOAL WAS TO RAISE FUNDS. SHE SPOKE ABOUT THE REASONS WE NEED THE PAVILION COMPLETE. WE NEED A SAFE PLACE TO HOLD MEETINGS. OUR INTENTIONS WAS ALSO TO ALLOW A PLACE THAT WOULD BE RENTED FOR EVENTS. NO MONEY FROM SEB WAS USED. ALL I'M ASKING IS THAT THE PAVILION BE PUT ON THE AGENDA AND TO A BALLOT FOR A VOTE. LYNNETTE WANTED TO SAY THANK YOU AND THAT WE NEED TO COMPLETE THIS PAVILION. TO LET YOU KNOW IT WAS BUILT BY LOVE AND WITH GOOD INTENTIONS.**

**MR. ROBERT BERRY SPOKE REGARDING FORECLOSURE LOTS. HOW CAN I GET NOTIFIED? DALE SPOKE THAT ONCE WE GET NOTICE FROM THE JUDGE WE WILL POST ON OUR FACEBOOK PAGE, WEBSITE, AND IN THE COMMON AREAS ALL THE INFORMATION. IT WILL ALSO BE BROUGHT UP AT THE MEETINGS. MR. BERRY ASKED ABOUT TAXES AND LEGAL FEES IF I PURCHASE A LOT AT THE AUCTION. DALE SPOKE- IF YOU BUY A LOT AT A COURTHOUSE AUCTION YOU HAVE TO PAY THE TAXES ON THEM. THE AMOUNT YOU BUY A LOT FOR INCLUDES BACK DUES OWED TO SEB AND LEGAL FEES. IF SEB GETS THEM BACK, WE PAY THE BACK TAXES ON THEM TO GET THEM LEGAL AND SALE THOSE LOTS. WE TRY TO MAKE OUR OPENING BID ENOUGH TO GET SEB REIMBURSED FOR DUES AND COST TO GET THESE LOTS BACK. MR. BERRY ASKED WHAT WOULD I OWE THE PARALEGAL IF I BUY A LOT? DALE ADVISED YOU WOULD NOT OWE HIM ANYTHING. SEB PAYS LEGAL FEES OF APPROXIMATELY \$2000 TO FORECLOSURE ON A PROPERTY.**

**DALE SPOKE REGARDING PUTTING THE PAVILION ON THE BALLOT. IF WE ARE GOING TO CHANGE AND MAKE IT A COMMUNITY CENTER, WE HAVE TO KNOW WHAT IS WANTING TO BE DONE AND WHAT IT'S GOING TO COST SEB. IT'S A CAPITAL IMPROVEMENT. WE ARE HELD ACCOUNTABLE BY TEXAS LAW. IF WE PROCEED, WE HAVE TO HAVE A PLAN IN WRITING AS TO WHAT IT IS GOING TO COST US TO DO THIS. WE CAN PRESENT IT TO THE MEMBERS.**

**WE HAVE TO KNOW ABOUT INSURANCE, TAXES AND UTILITIES COST. THE GENERAL FUND WILL HAVE TO PAY FOR THESE COSTS. PRESENT US A PLAN AND WE WILL BE HAPPY TO REVIEW IT AND PUT IT ON A BALLOT.**

**AS IT STANDS RIGHT NOW MS. PEGGY IF YOU GET ME A FINANCIAL IMPACT PLAN AND GET IT SUBMITTED TO THE BOARD. WE WILL BE HAPPY TO TAKE A LOOK AT IT. WE CAN EVEN HOLD A SPECIAL ELECTION. EVEN THOUGH THE FUNDRAISING COMMITTEE IS GOING TO PAY FOR IT WE STILL HAVE TO HAVE A PLAN AS TO WHAT IS GOING TO BE DONE AND THE FUTURE COST TO SEB.**

**OLD BUSINESS**

- 1. CABANA BATHROOM UPDATE**
- 2. FISHING PEIR UPDATE**
- 3. TOWN HALL MEETING REMINDER**
- 4. TRASH OUTSIDE THE GATE**
- 5. VOLUNTEERS FOR FUNDRAISING COMMITTEE**

**NEW BUSINESS**

- 1. UPDATE ON MEN'S BATHROOM AT CABANA**
- 2. UPDATE OF BOAT RAMP, FLOATING DOCKS, AND FISHING PEIR**
- 3. FORECLOSURE UPDATE (10 PROPERTIES FILED WITH WOOD COUNTY)**
- 4. VOLUNTEERS FOR COURTESY PATROL FOR MEMORAL DAY WEEKEND**

<b><u>FUNDRAISING EVENTS:</u></b>	<b>UPDATE</b>
<b><u>ARA COMMITTEE:</u></b>	<b>UPDATE</b>
<b><u>MEMBERSHIP COMMITTEE:</u></b>	<b>UPDATE</b>
<b><u>DEED RESTRICTIONS/BYLAW COMMITTEE-</u></b>	<b>UPDATE</b>

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

**MEETING IS ADJOURNED.**

**MINUTES -MAY 21<sup>ST</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. FOUR BOARD MEMBERS WERE PRESENT.**

**MINUTES – APRIL MINUTES WERE READ BY SECRETARY. APRIL 2022 MINUTES WERE APPROVED.**

**TREASURER'S REPORT- APRIL FINANCIALS WERE READ BY VICE PRESIDENT, MARY LUCAS AND WILL BE FILED FOR AUDIT. APRIL BALANCES- GENERAL FUND \$86,327.49, ROAD FUND \$9,063.48, BOAT RAMP FUND \$5,848.91. MARCH TOTAL BALANCE WAS \$101,239.88. FUNDRAISING BALANCE WAS \$9,117.76. TREASURER'S REPORT WAS APPROVED.**

**MAINTENANCE UPDATE: ALLEN SPOKE- MEN'S BATHROOM AT THE CABANA HAS BEEN COMPLETED. BOAT RAMP DREDGING IS FINISHED JUST NEEDS A LITTLE CLEAN UP DONE. WE ARE ACCEPTING BIDS ON CONCRETE WORK WE ARE WANTING DONE. WE ARE PUTTING HANDRAILS ON THE OUTSIDE OF THE SHOWERS. MEMBERS DISCUSSED SUGGESTIONS REGARDING BATHROOM DOORS BEING INSTALLED, FAUCET AND VALVE ISSUES.**

**PRESIDENT COMMENTS: THIS IS GOING TO BE PAINFUL BUT NEEDS TO BE SAID. THE LAST FOUR MONTHS THIS BOARD HAS BEEN ACCUSED OF RUNNING A PRISON CAMP. THIS IS ABSURD. WE HAVE BEEN ACCUSED OF TURNING OUR POA INTO A SUBDIVISION. PRESIDENT READ SECTION ONE (1) OF THE "SUBDIVISION" RESTRICTIONS. THIS DOCUMENT WAS FILED IN 1987. WE HAVE BEEN A SUBDIVISION SINCE 1987. WE ARE A SUBDIVISION THAT IS RAN BY BOARD OF DIRECTORS. I AM MOVING ON TO FINES. PRESIDENT READ TEXAS STATE LAW REGARDING FINES. THE TPOPA OVERRULES OUR GOVERNING DOCUMENTS THE SUBDIVISION RESTRICTIONS AND BYLAWS. PRESIDENT READ THE TPOPA SECTION 209.009 TO MEMBERS REGARDING FINES. THIS HAS BEEN A LAW SINCE 2001. WE CANNOT TAKE YOUR PROPERTY FOR FINES. PRINT YOU A COPY OUT AND READ IT. I CHALLENGE YOU GUYS TO DO THIS. WE ARE TRYING TO STRAIGHTEN THINGS OUT AND GET US LEGAL WITH THE TEXAS PROPERTY CODE. THIS BOARD DOES NOT WANT YOUR PROPERTY. NOW WE ARE BEING ACCUSED OF RUNNING A COUNTRY CLUB. WE ARE NOT TRYING TO PRICE ANYONE OUT OF THE MARKET OR RUN ANYONE OUT OF HERE. IF ANYONE HERE DOES NOT WANT THE BOARD OR THE ARA TO DO THEIR JOBS STAND UP AND WE WILL GET IT ON THE JULY BALLOT. A GOOD WEBSITE TO GO TO IS HOPP.COM IT WILL GIVE YOU ALL OF THE BOARDS RESPONSIBILITIES. I HAVE A COPY IF ANYONE WOULD LIKE ONE. WE ARE GOING TO COVER ANOTHER ISSUE. FAMILY MEMBERS AND GUESTS. SECTION ONE OF THE BYLAWS WAS READ BY PRESIDENT. ON JULY 15, 2017, THIS WAS CHANGED BY A HAND VOTE AT A MONTHLY MEETING NOT BY A BALLOT VOTE AS STATED IN THE DOCUMENT. THE BYLAWS WERE CHANGED AND FILED IN WOOD COUNTY, TEXAS. THIS IS A FALSIFIED DOCUMENT AND WAS NOT DONE LEGALLY. LAST ISSUE I WOULD LIKE TO ADDRESS IS THE INTERIM APPOINTMENT OF TONY SHAMBLIN TO THE BOARD ON JANUARY 29, 2022. DONNA RESIGNED ON JANUARY 25, 2022. THE QUESTION IS REGARDING INTERIM APPOINTMENTS. THE TPOPA OVERRIDES OUR BYLAW. PRESIDENT READ SECTION 209.00593 REGARDING THE INTERIM APPOINTMENT BY THE BOARD OF DIRECTORS. THIS HAS BEEN A LAW SINCE 2012. OUR BYLAWS ARE OUTDATED. PREVIOUS BOARDS DIDN'T KEEP UP WITH THE TPOPA. WE ARE TRYING TO GET LEGAL. IT'S SOMETHING WE HAVE TO DO. MEMBERS SPOKE AND ASKED QUESTIONS REGARDING THIS MATTER.**

**POOL UPDATE: POOL WILL OPEN TODAY. THEY HAVE BEEN WORKING HARD TO GET IT READY. THANK YOU. ALSO, THANK YOU TO THE VOLUNTEERS. EARNIE IS WORKING ON THE CHLORINATOR. IF EARNIE CAN'T GET IT FIXED. WE HAVE TO REPLACE IT THE COST WOULD BE BETWEEN \$3,000-\$4,000.**

**VOTE TO PUT \$100 PER YEAR ROAD ASSESSMENT ON JULY 2022 BALLOT. MOTION WAS PASSED AND WILL BE ON THE JULY BALLOT.**

**VOTE TO PUT \$25 PER YEAR BOAT RAMP FEE ON JULY 2022 BALLOT. MOTION WAS PASSED AND WILL BE ON THE BALLOT.**

**JULY VOTING BALLOT IF YOU WANT YOUR VOTE TO COUNT IT HAS TO BE MAILED BACK IN THE ENVELOPE PROVIDED OR DROPPED OFF BY 10 A.M. ON JULY 16<sup>TH</sup>, 2022 AT THE ANNUAL MEETING.**

**ENTRY GATE CODE WE HAVEN'T CHANGED THE CODE IN SEVERAL YEARS. THE CODE WILL CHANGE SEPTEMBER 1, 2022. CLICKERS WILL STILL WORK. YOU WILL RECEIVE YOUR NEW CODE WHEN YOU PAY YOUR 2022 DUES.**

DALE SPOKE- WE HAVE NO ONE COMING OFF THE BOARD THIS YEAR AND SO NO ONE IS RUNNING FOR THE BOARD. THE NEXT POSITION THAT WILL BE AVAILABLE WILL BE JULY OF NEXT YEAR. IT WILL BE MARY AND KIM'S TERM WILL BE UP.

CREDIT CARD PAYMENT WE ARE SET UP TO ACCEPT DEBT/CREDIT CARDS. THERE IS A 5% CHARGE FOR USING THIS SERVICE.

APPOINTMENT OF CANVASSING AND COUNTING COMMITTEE FOR JULY 2022 WE HAVE TO APPOINT THIS COMMITTEE. ANY VOLUNTEERS? MICHELLE FITZGERALD WILL HEAD IT UP. THE COUNTING COMMITTEE WILL ALSO BE KIMIE HUFF, CARLENE MANN, JO ELLA BRYANT AND JILL THOMAS. BACK UP VOLUNTEERS WILL BE BRAD HUFF AND RON GOTHARD.

FUNDRAISING COMMITTEE/EVENTS: WE WILL HAVE A HOT DOG COOKOUT NEXT WEEKEND MAY 28 AT 1:00 PM. DONATIONS ARE NEEDED AND ACCEPTED. THE MONEY WILL BE USED FOR THE BEAUTIFICATION OF SEB. FUTURE EVENTS WILL BE POSED WITH DATES AND TIMES.

MARY SPOKE: THE 3<sup>RD</sup> ANNUAL FISHING DERBY FOR THE KIDS WILL BE JULY 2<sup>ND</sup> FROM 9:00 A.M. TO NOON. WE WILL NEED DONATIONS. WE ARE REALLY EXCITED ABOUT IT. IT KEEPS GETTING BIGGER AND BIGGER EVERY YEAR.

ARA COMMITTEE: YOU CAN DO WHATEVER YOU WANT TO DO UNDER THE COVER. IT HAS TO BE UNDER ARA MATERIAL GUIDELINES. IF YOU ADD ON IT HAS TO BE APPROVED AND YOU HAVE TO GET A PERMIT. COME TALK TO ONE OF THE ARA COMMITTEE AND ASK ANY QUESTIONS YOU HAVE REGARDING BUILDING ON TO YOUR PLACE. AS LONG AS IT IS INSIDE THE EXISTING BUILDING YOU DO NOT HAVE TO HAVE A PERMIT. IF IT'S OUTSIDE THE EXISTING STRUCTURE THEN IT HAS TO BE PERMITTED.

MEMBERSHIP COMMITTEE-TERI REEDER SPOKE- WE HAVE FOUND A LOT OF INFORMATION. PEOPLE THAT HAVE SOLD, DIED OR NOT CHANGED THEIR INFORMATION AND ARE NOT PAYING FOR THEIR LOTS. PLEASE COME IN THE OFFICE AND UPDATE YOUR INFORMATION. A LOT OF PROGRESS IS BEING MADE AND WILL BE CORRECTED. ALL OUR WORK IS STILL IN PROGRESS.

MARY SPOKE- WHEN YOU SELL YOUR PROPERTY...PLEASE ENCOURAGE THEM TO COME TO THE OFFICE AND GIVE US THEIR INFORMATION SO WE CAN UPDATE THE PROPERTY INFORMATION.

DEED AND BYLAW COMMITTEE- DALE SPOKE. I THINK WE HAVE COVERED THIS ALREADY. AGAIN, SANDRA, ANN THANK YOU FOR ALL YOUR HARD WORK.

SUBDIVISION RESTRICTIONS: TERI REEDER SPOKE REGARDING THESE CHANGES AND HOW IMPORTANT IT IS FOR THE MEMBERS TO VOTE. PLEASE ENCOURAGE YOUR NEIGHBORS TO VOTE. READ THEM AND LEARN THEM. JUST VOTE.

MARY SPOKE: THE FINE SCHEDULE IS SO IMPORTANT. RIGHT NOW, THERE IS NOTHING WE CAN GO TO ENFORCE PROPERTY OWNERS THAT DO NOT GO BY THE RULES. WE HAVE TO HAVE A FINE SCHEDULE. THIS IS THE ONLY WAY WE SEE THAT WE CAN KEEP MEMBERS PLACES IN GOOD SHAPE.

SIGN UP SHEET FOR MEMBERS COMMENTS:

PEGGY TRACY- SPOKE REGARDING YOUR DEEDS BEING FILED WITH WOOD COUNTY AND DONE LEGALLY. SHE ALSO SPOKE REGARDING THE AMENDMENTS TO THE SUBDIVISION RESTRICTIONS. READ THEM AND VOTE. IT IS VERY IMPORTANT THAT YOU UNDERSTAND THEM.

SANDRA LACHALA SPOKE REGARDING AMENDMENTS TO SUBDIVISION RESTRICTIONS. WE HAVE VALIDATED ALL THESE AND VERIFIED WHAT IS LEGAL AND WHAT IS NOT. PLEASE READ THEM AND TRY AND UNDERSTAND THEM. WE TRIED TO CLARIFY THEM THE BEST WE COULD. WE HAVE TO BE IN LINE WITH THE TPOPA.

GARY BRYANT SPOKE REGARDING THE SAFETY OF THE KIDS SWIMMING ON THE BOAT RAMPS.

JIM JOHNSON SPOKE REGARDING MEMBERS OPINIONS ON SOCIAL MEDIA INSTEAD OF AT THE MEETINGS AND EVERYONE WORKING TOGETHER AS A COMMUNITY. KNOW YOUR NEIGHBORS AND WORK WITH YOUR NEIGHBORS AS A COMMUNITY. WE NEED A COMMUNITY OF VOLUNTEERS TO WORK TOGETHER IN THE PARK.

RON GOTHARD SPOKE REGARDING SENIOR, ELDERLY OR DISABLE COUPLES OR PEOPLE THAT NEED HELP WITH THEIR PROPERTY. IF WE COULD JUST HELP THEM WHEN THEY NEED HELP.

OLD BUSINESS

1. UPDATE ON MEN'S BATHROOM AT CABANA
2. UPDATE OF BOAT RAMP, FLOATING DOCKS, AND FISHING PEIR
3. FORECLOSURE UPDATE (10 PROPERTIES FILED WITH WOOD COUNTY)
4. VOLUNTEERS FOR COURTESY PATROL FOR MEMORAL DAY WEEKEND

NEW BUSINESS

1. POOL UPDATE
2. VOTE ON PUTTING \$100 PER YEAR ROAD ASSESSMENT ON JULY 2022 BALLOT
3. VOTE ON PUTTING \$25 PER YEAR BOAT RAMP FEE ON JULY 2022 BALLOT
4. APPOINT CANVASSING AND COUNTING COMMITTEE FOR JULY 2022
5. UPDATE ON BOAT RAMP/DREDGING
6. JULY VOTING BALLOT
7. ENTRY GATE CODE
8. CREDIT CARD PAYMENT

<u>FUNDRAISING EVENTS:</u>	UPDATE
<u>ARA COMMITTEE:</u>	UPDATE
<u>MEMBERSHIP COMMITTEE:</u>	UPDATE
<u>DEED RESTRICTIONS/BYLAW COMMITTEE-</u>	UPDATE

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

MEETING IS ADJOURNED.

MINUTES -JUNE 18<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 – MAY MINUTES WERE READ BY SECRETARY. MAY 2022 MINUTES WERE APPROVED.

TREASURER'S REPORT- MAY FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. MAY BALANCES- GENERAL FUND \$81,983.07, ROAD FUND \$19,264.97, BOAT RAMP FUND \$8,370.28. MAY TOTAL BALANCE WAS \$109,618.32. FUNDRAISING BALANCE WAS \$9,734.76. TREASURER'S REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE- THE BOAT RAMP IS OFFICIALLY OPEN. IT DOES STILL HAVE MINOR ISSUES. THERE WAS A SECTION THAT WAS MISSED AND THE CONTRACTOR WILL FIX IT FREE OF CHARGE BUT HE IS WAITING UNTIL THE WATER LEVEL GOES DOWN TO REPAIR IT., WE WILL BE SHUTTING DOWN THE MEN'S BATHROOM TO DO REPAIRS THAT WAS BROUGHT TO MY ATTENTION. THEY ARE COVERED UNDER HIS WARRANTY AND WILL NOT COST US ANYTHING. HE WILL FIX A CAULK ISSUE AND WATER STANDING IN THE MENS BATHROOM. WE HAVE A ONE YEAR WARRANTY WITH ANYTHING REGARDING WORKMANSHIP AND MATERIALS. WE ARE HAVING ISSUES WITH THE GATE. MIKE LUCAS IS GOING TO TAKE A LOOK AT IT AND SEE WHAT IS GOING ON WITH IT.

PRESIDENT COMMENTS: TONY HAS REDONE THE PARK MAP. IF YOU WANT A BIG MAP, GET WITH TONY. THANK YOU, TONY WAS YOUR HARD WORK.

CABANA UPDATE: DALE SPOKE-WHEN WE TORE INTO THE CABANA TO FIX THE MENS BATHROOM, WE FOUND TERMITE DAMAGE. THE PREVIOUS BOARD CHANGED COMPANIES BUT NOT AGENTS. WE GOT IN TOUCH WITH THE AGENT WHICH SPOKE TO THE PREVIOUS INSURANCE COMPANY THAT COVERED THE CABANA AT THAT TIME. WE ARE HOPING THEY WILL REPLACE THE ROOF ON THE CABANA OR THAT WE CAN GET SOME MONEY TOWARD THE ROOF REPLACEMENT. THEY DENIED THE CLAIM ON THE EXTERIOR WALLS BECAUSE THE WALLS HASN'T BEEN KEPT UP. THE EXTERIOR WALLS HAVE BEEN REPAIRED AND PATCHED FOR NOW. IF WE WANT OUR INSURANCE TO COVER ANY FUTURE LOSSES, THE EXTERIOR WALLS OF THE CABANA HAVE TO BE REPLACED AND WE HAVE TO DO SOMETHING REGARDING TO THE ROTTED WOOD. WE ARE OPEN TO SUGGESTIONS. WE NEED TO REPLACE THE WOOD OR PUT SIDING ON THE EXTERIOR WALLS.

FORECLOSURE UPDATE: WE HAD A MEMBER COME FORWARD THAT HAD NOT PAID HIS DUES IN 20 YEARS. HE PAID A DOWN PAYMENT AND GOT ON A PAYMENT PLAN TO BRING HIS PAST DUE BALANCE CURRENT. WITH THAT BEING SAID, WE ARE NOW DOWN TO NINE PROPERTIES GOING TO FORECLOSURE. THE COURT DATE IS JUNE 24<sup>TH</sup>. THE LAWYER WILL TAKE EVERYTHING BEFORE THE JUDGE. ONCE THE JUDGE APPROVES THE FORECLOSURES, WE HAVE TO WAIT 21 WORKING DAYS TO HAVE AN AUCTION DATE. WE ARE LOOKING AT APPROXIAMATELY AUGUST 2, 2022, FOR THE FORECLOSURE DATE. ONCE WE HAVE AN OFFICIAL AUCTION DATE AND WE RECEIVE THE EXACT DOLLAR AMOUNTS FOR THE STARTING BIDS OF EACH PROPERTY, WE WILL POST IT AT THE COMMON AREAS, THE OFFICE DOOR, THE WEBSITE AND OUR FACEBOOK PAGE. SO, EVERYONE WILL HAVE ALL THE INFORMATION REGARDING THE AUCTION OF THESE PROPERTIES.

BALLOT RULES: MARY SPOKE REGARDING REQUIREMENTS- IF YOU DO NOT RECEIVE YOUR BALLOT, YOU CAN COME TO THE OFFICE AND WE CAN REISSUE YOU ANOTHER BALLOT. YOU THEN HAVE TO MAIL IT BACK TO THE P.O. BOX ON THE ENVELOPE BEFORE THE JULY 16<sup>TH</sup> MEETING. YOU HAVE TO ALLOW ENOUGH TIME TO GET IT BACK TO THE PO BOX. YOU CAN ALSO DROP IT OFF BEFORE 10:00 A.M. THE SATURDAY, JULY 16<sup>TH</sup> ANNUAL MEETING. WE CANNOT ACCEPT BALLOTS IN THE OFFICE. YOU HAVE TO MAIL THEM BACK OR DROP THEM OFF IN THE SEALED BALLOT DROP BOX AT THE MEETING. THIS IS WHY IT IS SO IMPORTANT TO KEEP YOUR INFORMATION CURRENT IN THE OFFICE. MS. PEGGY ADVISED THAT IT TAKES 78 CENTS TO MAIL YOUR BALLOT BACK. DALE ADVISED THAT IF MEMBERS DID NOT PUT ENOUGH POSTAGE ON THE BALLOTS SEB WILL PAY THE POSTAGE TO PICK UP THE BALLOTS UP AT THE POST OFFICE. ANN SHAMBLIN SPOKE REGARDING BOARD MEMBERS ARE NOT ALLOWED TO ACCEPT YOUR BALLOTS IN THE OFFICE. THEY HAVE TO BE MAILED OR DROPPED OFF.

FUNDRAISING COMMITTEE/EVENTS: MICHELLE SPOKE-I JUST WANTED TO THANK EVERYONE THAT DONATED FOOD ON MEMORIAL DAY WEEKEND. WE ARE ABLE TO RAISE \$331.00. MICHELLE THANKED MEMBERS THAT DONATED FOOD ITEMS TO THIS EVENT. I JUST WANTED TO SAY I APPRECIATE EVERYONE'S DONATIONS AND HELP WITH THE EVENT. I HAVE A DRAFT OF THE REMAINING EVENTS FOR THE 2022 YEAR. I SEVERAL VOLUNTEERS THAT HAVE SIGNED UP TO HELP. IF ANYONE ELSE WOULD LIKE TO HELP GET WITH ME AFTER THE MEETING. I WOULD LOVE TO HAVE MORE VOLUNTEERS. SATURDAY, JULY 2, 2022, FOLLOWING THE KIDS FISHING DERBY WE WILL BE SERVING HOT DOGS, CHIPS AND HOPEFULLY SNOW CONES. WE WOULD ALSO NEED DONATIONS TO HELP OUT.

ARA COMMITTEE: BOBBY MOORE SPOKE- BRAD HILL HAS RESIGNED FROM THE ARA COMMITTEE. LEE HODGES IS NOW ON THE ARA. HE LIVES DOWN HERE IF YOU EVER NEED ANYTHING.

MEMBERSHIP COMMITTEE-DALE SPOKE-TERI REEDER IS STILL OUT WITH PNEUMONIA. KEEP HER IN YOUR PRAYERS. IT'S BEEN GOING ON FOR SEVERAL WEEKS. WE REALLY DON'T HAVE ANY UPDATES.

DEED AND BYLAW COMMITTEE- NO UPDATE.

SUBDIVISION RESTRICTIONS: DALE SPOKE-NOT REALLY ANY UPDATES ON THIS JUST WAITING ON THE JULY VOTES.

DOGS IN THE PARK: DALE SPOKE- MEMBERS YOU HAVE TO HAVE YOUR DOGS ON A LEASH. THE SUBDIVISION RESTRICTIONS STATE THEY HAVE TO BE ON A LEASH. THEY CANNOT RUN FREE IN THE PARK WITH A LEASH ON THEM. WE WILL TAKE INTO CONSIDERATION OF MAYBE PUTTING IN A DOG RUN. PLEASE PROVIDE US YOUR SUGGESTIONS. PLEASE DROP OFF ANY SUGGESTIONS YOU MAY HAVE IN THE BOX AT THE OFFICE OR GET WITH A BOARD MEMBER.

FISHING DERBY: MARY SPOKE REGARDING THE FISHING DERBY JULY 2, 2022. WE ARE STILL IN DESPERATE NEED OF DONATIONS. WE WILL TAKE ANYTHING FROM CASH, ANYTHING THE KIDS WOULD PLAY WITH DURING THE SUMMER. DROP IT OFF AT MY HOUSE. GET WITH ME OR MIKE. WE ARE ANTICIPATING ABOUT 60 PLUS KIDS. LOOKING FORWARD TO IT AND A GREAT TIME.

SIGN UP SHEET FOR MEMBERS COMMENTS: NO COMMENTS.

DALE WISHED ALL THE FATHERS A HAPPY FATHERS DAY. HAVE A GREAT WEEKEND.

### OLD BUSINESS

1. POOL UPDATE
2. VOTE ON PUTTING \$100 PER YEAR ROAD ASSESSMENT ON JULY 2022 BALLOT
3. VOTE ON PUTTING \$25 PER YEAR BOAT RAMP FEE ON JULY 2022 BALLOT
4. APPOINT CANVASSING AND COUNTING COMMITTEE FOR JULY 2022
5. UPDATE ON BOAT RAMP/DREDGING
6. JULY VOTING BALLOT
7. ENTRY GATE CODE
8. CREDIT CARD PAYMENTS

### NEW BUSINESS

1. BOAT RAMP UPDATE
2. CABANA UPDATE
3. FORECLOSURE UPDATE

<u>FUNDRAISING EVENTS:</u>	UPDATE
<u>ARA COMMITTEE:</u>	UPDATE
<u>MEMBERSHIP COMMITTEE:</u>	UPDATE
<u>DEED RESTRICTIONS/BYLAW COMMITTEE-</u>	UPDATE

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

MEETING IS ADJOURNED.

**MINUTES -JULY 16TH, 2022 (ANNUAL 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 – JUNE MINUTES WERE READ BY SECRETARY. JUNE 2022 MINUTES WERE APPROVED.**

**TREASURER'S REPORT- JUNE FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. JUNE BALANCES- GENERAL FUND \$94,129.07, ROAD FUND \$38,106.30, BOAT RAMP FUND \$952.19. JUNE TOTAL BALANCE WAS \$133,187.56. FUNDRAISING BALANCE WAS \$10,277.11. PROFIT AND LOSS FINANCIALS WERE READ BY TREASURER FOR JULY 2021 THROUGH JUNE 2022. TOTAL INCOME \$222,430.57, TOTAL EXPENSE \$162,251.95 WITH A NET INCOME OF \$67,178.62. TRASURER'S REPORTS WAS APPROVED.**

**MAINTENANCE UPDATE: ALLEN SPOKE- WE ARE GOING TO BE FORCED TO CLOSE THE BOAT RAMPS AGAIN EFFECTIVE TODAY BECAUSE OF LACK OF RAIN. THE CONCRETE GUY CAN NOW COME IN A FINISH UP HIS REPAIRS. DUMP STATION ONE HAS BEEN CLOSED DOWN FOR A WEEK AND WE ARE TRYING TO GET IT REPAIRED BUT WE HAVE TO GET SRA APPROVAL. THE CLOG WAS FROM A CAP FROM A BLUE CANOE AND WHAT APPEARED TO BE A WHOLE TURKEY BONE OR SOMETHING OF THAT SORT. THIS IS NOT WHAT THE DUMP STATION IS FOR. IT IS FOR BLACK DUMPING ONLY NOT YOUR HOUSEHOLD TRASH. THE FRONT GATE WILL BE CLOSED NEXT WEDNESDAY, JULY 20<sup>TH</sup> 9 AM TO 4 PM TO GET THE REPAIRS DONE. WE OF COURSE WILL ALLOW ALL EMERGENCY VEHICLES THROUGH THE GATE. PLAN ON IT BEING CLOSED DURING THAT TIME. YOU WILL BE ABLE TO WALK THROUGH TO GET TO YOUR CAR IF YOU LEAVE IT OUTSIDE THE GATE AND USE YOUR GOLF CART TO GET TO YOUR PLACE. WE PULLED THE FISHING GREEN LIGHTS DUE TO WATER LEVEL BEING LOW. THEY REQUIRE WATER TO KEEP THEM COOL. WE WILL PUT THEM BACK OUT WHEN THE WATER LEVEL COMES BACK UP. WE WILL BE CLOSING THE MEN'S CABANA BATHROOM WEDNESDAY EVENING, JULY 20<sup>TH</sup>. THE CONTRACTOR WILL DO THE REPAIRS ON THURSDAY, 21<sup>ST</sup> AND WILL REOPEN ON FRIDAY, JULY 22<sup>ND</sup>. THE MENS SINK NEEDS TO BE RESEALED AND THE GROUT IS CRACKING IN THE SHOWERS. WE HAVE TO SHUT THEM DOWN BECAUSE EVERYTHING HAS TO BE DRY BEFORE HE STARTS HIS WORK ON THURSDAY. THESE REPAIRS ARE UNDER WARRANTY.**

**CABANA REPAIRS: THE CABANA ROOF SUSTAINED SOME HAIL DAMAGE A YEAR OR SO AGO. THE INSURANCE COMPANY CUT US A CHECK FOR \$7,763.66. THIS AMOUNT IS LESS OUR DEDUCTIBLE. WE WILL BE TAKING BIDS TO GET THE ROOF REPLACED. WE AS A BOARD SUGGESTS A METAL ROOF. ANYONE HAVE ANY SUGGESTIONS? MY IDEA IS PULL THE OLD SHINGLES OFF AND PUT A NEW ROOF ON. WE ARE GOING TO SEE WHAT THE CONTRACTOR RECOMMENDS ARE. THE INSURANCE COMPANY WILL NOT COVER ANY DAMAGE TO THE SIDING OF THE CABANA BECAUSE WE HAVE NOT KEPT UP WITH THE MAINTENANCE OF THE SIDING OVER THE YEARS. WE WANT TO TAKE BIDS TO PUT NEW SIDING ON THE CABANA ALSO. AGAIN, WE WILL BE TAKING BIDS ON THE ROOF AND THE SIDING. WE SUGGEST METAL BECAUSE IT REQUIRES NO MAINTENANCE.**

**PRESIDENT COMMENTS: AUDIT- WE HAVE TO HAVE AN AUDIT EVERY THREE YEARS. WE WILL BE AUDITING JULY 2019 THROUGH JUNE 2022. WE HAVE REACHED OUT TO A LADY, MS. FARMER OUT OF WILLIS POINT, TO GIVE US AN ESTIMATE AS TO WHAT IT WOULD COST US FOR THIS AUDIT. SO, WE ARE WAITING TO HEAR BACK FROM HER. WE WERE NOT ABLE TO GET ANYONE TO CONSIDER LOOKING AT OUR BOOKS BECAUSE THEY FOUND OUT BTP AUDITED THEMSELVES WHEN WE HAD OUR LAST AUDIT. SO, WE ARE WAITING ON MS. FARMER TO GIVE US A PRICE ON WHAT SHE WOULD CHARGE.**

**FORECLOSURE UPDATE: WE HAVE FOUR (4) PROPERIES THE JUDGE HAS SIGNED OFF ON THAT WILL PROCEED TO AUCTION ON AUGUST 2<sup>ND</sup>, 2022 AT 10:00 A.M. THEY ARE SECT 2 LOT 49 STARTING BID WILL BE \$6,786.00; SECT 1 LOTS 182, 183, 184 (2 CREEK LOTS) STARTING BID WILL BE \$6,874.00; SECT 1 LOT 697 STARTING BID WILL BE \$5,914.00; AND SECT 2 LOTS 15 AND 16 STARTING BID \$5,423.00. THE STARTING BID IS WHAT IS PAST DUE DUES AND LEGAL FEES. THAT DOES NOT INCLUDE TAXES OWED TO WOOD COUNTY, TEXAS. SO, IF YOU BUY ANY OF THESE PROPERTIES YOU WILL BE LIABLE FOR ANY TAXES DUE. THE OTHER FORECLOSURES- WE ACTUALLY TOOK NINE (9) OF THEM TO COURT. ONE OF THE PROPERTIES THE FAMILY CAME FORWARD AND IS GOING TO SIGN IT OVER TO SEB SO WE CAN SELL THEM. WE MAY HAVE ADDITIONAL PROPERTIES GO TO FORECLOSURE AUCTION OR COME BACK TO SEB TO SELL. THE JUDGE REQUIRED SOME ADDITIONAL NOTICES TO BE DONE TO MAKE SURE EVERYTHING IS DONE LEGAL. SO, IN THE NEAR FUTURE WE ARE LOOKING AT HAVING THREE OR FOUR MORE PROPERTIES GOING TO AUCTION.**



**BALLOTS:** THERE IS A LOT OF THINGS ON THE BALLOT TO VOTE ON AND COUNT, AS WELL AS THE BOAT RAMP AND ROAD FEE. WE WILL RECONVENE HERE AT 4:00 P.M. THE OFFICE WILL BE CLOSED TODAY AND WILL NOT BE ACCEPTING PAYMENTS. THE COUNTING COMMITTEE WILL BE IN THE OFFICE COUNTING BALLOTS. NO ONE WILL BE ALLOWED IN THE OFFICE DURING COUNTING OF THE BALLOTS. THE OFFICE WILL REOPEN TOMORROW, SUNDAY AT 10:00 A.M.

**FUNDRAISING COMMITTEE/EVENTS:** MICHELLE SPOKE-FOURTH OF JULY HOT DOG COOKOUT AFTER THE FISHING DERBY RAISED \$231.00. I JUST WANTED TO THANK EVERYONE FOR THE DONATIONS AND HELP. I HAVE A SCHEDULE FOR THE EVENTS FOR THE REST OF THE YEAR. PLEASE REMEMBER SOME THINGS MAY BE ADDED TO THE LIST OF EVENTS. MICHELLE READ THE DETAILS OF SCHEDULED EVENTS FOR THE YEAR.

**PRESIDENT COMMENTS:** PRESIDENT RELEASED THE COUNTING COMMITTEE TO PROCEED WITH BALLOT COUNTING.

DO NOT ADD ANYTHING ON THE BURN PILE. THE BURN PILE IS CLOSED. WE REACHED OUT TO SEE IF WE COULD DO A CONTROLLED BURN. WE CANNOT. DO NOT PUT ANYTHING ON THE BURN PILE. YOU ARE ON CAMERA.

**ARA COMMITTEE:** BOBBY MOORE SPOKE- WE HAD A LOT OF ISSUES REGARDING FENCES. WHAT YOU CAN OR CANNOT DO. T-POST HAS NEVER BEEN ACCEPTED. WE WILL NOT ALLOW YOU TO PUT A T-POST FENCE IN SEB. GET A PERMIT BEFORE YOU START YOUR PROJECTS.

**MEMBERSHIP COMMITTEE-** NO UPDATE.

**DEED AND BYLAW COMMITTEE-** NO UPDATE, JUST WAITING ON VOTES TO BE COUNTED TODAY.

**SIGN UP SHEET FOR MEMBERS COMMENTS:** MR. GUNNER THOMAS SPOKE REGARDING DUMP STATION IN SECTION TWO (2) BEING CLOSED. ALLEN SPOKE-I FAILED TO MENTION THAT IN MY UPDATE. WE HAD A LEAKY TOILET WHICH MADE THE HOLDING TANK TO FILL UP. WE HAD TO SHUT IT DOWN. WE COULD NOT ALLOW MORE DUMPING. THE TANK HAS BEEN PUMPED OUT AND TOILET FIXED. WE ARE WORKING ON A SOLUTION TO MAKE SURE THIS DOESN'T HAPPEN AGAIN.

**OLD BUSINESS**

1. BOAT RAMP UPDATE
2. CABANA UPDATE
3. FORECLOSURE UPDATE

**NEW BUSINESS**

1. CABANA UPDATE-ROOF REPAIR
2. FISHING PIER LIGHTS
3. GATE REPAIR
4. AUDIT (GETTING STARTED)
5. FORECLOSURES
6. BALLOT COUNTING COMMITTEE SCHEDULE
7. RECONVENING OF ANNUAL MEETING FOR BALLOT RESULTS
8. OFFICE CLOSED SATURDAY 07/16/22 TO COUNT BALLOTS. OFFICE WILL REOPEN AT 10:00 A.M. SUNDAY

**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. WE WILL RECONVENE HERE AT 4:00 P.M. TODAY.

PRESIDENT ANNOUNCED AT 4:00 PM. THAT THE COUNTING COMMITTEE IS STILL COUNTING BALLOTS AND IS NOT EVEN HALFWAY FINISHED. THERE ARE 31 ITEMS TO COUNT AND VERIFY. THEY ARE WORKING THEIR BUTTS OFF. THEY ARE GOING AS FAST AS THEY CAN. WE WILL RECONVENE THE MEETING AT 9:00 P.M. AT THE CABANA WITH THE RESULTS.

PRESIDENT ANNOUNCED THAT WE WILL NOT RECONVENE THE MEETING FOR BALLOT RESULTS UNTIL 10:00 P.M. THE COUNTING COMMITTEE IS STILL COUNTING AND FINISHING UP.

PRESIDENT RECONVENED THE MEETING AT 10:30 PM. TO ANNOUNCE RESULTS OF JULY 16<sup>TH</sup>, 2022 BALLOT RESULTS.

PRESIDENT ACKNOWLEDGED THE COUNTING COMMITTEE FOR ALL THEIR HARD WORK. MICHELLE FITZGERALD, KIMIE HUFF, JO ELLA BRYANT, JILL THOMAS, AND CARLENE MANN. THEY PUT IN A LOT OF HARD WORK AND TIME. THANK YOU.

MICHELLE THANKED EVERYONE THAT DID THE RESEARCH AND PUT IN A LOT OF EFFORT TO GET THIS ALL TOGETHER TO MAKE THIS ELECTION HAPPEN. IT TOOK A LOT OF WORK. DALE AGAIN THANKED ANN AND SANDRA THAT PUT IN OVER 200 HOURS OF RESEARCH FOR US TO EVEN GET TO THIS POINT.

ELECTION RESULTS: PRESIDENT READ BALLOT RESULTS IN DETAIL.

ROAD FUND FEE: PASSED 167 YES / 29 NO- PASSED BY 2/3 OF THE VOTES COUNTED- YES

BOAT RAMP FEE: PASSED 168 YES / 28 NO- PASSED BY 2/3 OF THE VOTES COUNTED- YES

FINE VIOLATIONS-SUBDIVISON RESTRICTIONS- ITEMS 1-10. NONE PASSED BY 2/3 OF THE VOTES COUNTED. (SEE ATTACHED COUNTING SHEET FOR DETAILED RESULTS).

PROPOSED AMENDMENTS TO SUBDIVISON RESTRICTIONS- ITEMS 1-20. NONE PASSED BY 2/3 OF THE VOTES COUNTED. (SEE ATTACHED COUNTING SHEET FOR DETAILED RESULTS).

TOTAL BALLOTS RECEIVED:	202
TOTAL BALLOTS COUNTED:	196
INVALID BALLOTS:	1 (NO LONGER MEMBER) 5 (NO SIGNATURE)
RETURNED BALLOTS:	4 (INSUFFICIENT ADDRESS)
OFFICE DROPPED OFF BALLOTS:	2 (NOT COUNTED)

PRESIDENT REQUEST A MOTION TO ADJOURN THE MEETING.

MEETING IS ADJOURNED.

MINUTES -AUGUST 20<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 – JULY MINUTES WERE READ BY SECRETARY. JULY 2022 MINUTES WERE APPROVED.

TREASURER'S REPORT- JULY FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. JULY BALANCES- GENERAL FUND \$121,359.20, ROAD FUND \$44,840.65, BOAT RAMP FUND \$2,603.71. JULY TOTAL BALANCE WAS \$168,803.56. FUNDRAISING BALANCE WAS \$10,277.11. TRASURER'S REPORTS WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE-WE HAVE BE DEALING WITH SOME PROBLEMS AT THE GATE. WE FINALLY GOT THE GATE FIXED. PLEASE DO NOT TRY TO OPEN IT YOURSELF. IF YOU HAVE AN ISSUE REACH OUT TO US. CABANA ROOF- HE HAVE ONLY GOT ONE QUOTE FOR \$36,500.00 FOR THE CABANA. THAT INCLUDES EVERYTHING THE ROOF AND NEW SIDING. I AM WAITING ON A QUOTE FROM THE SAME GUY FOR THE ROOF ONLY. SO THAT WAY, WE CAN PRESENT IT ONCE WE GET ADDITIONAL QUOTES. THE BOAT RAMP IS STILL CLOSED. HOPEFULLY WHEN WE GET THE RAINS EXPECTED THIS NEXT WEEK, WE CAN OPEN IT BACK UP. STILL WAITING ON THE CONCRETE GUY TO COME AND FINISH UP HIS REPAIRS. ALSO, I AM STILL LOOKING FOR VOLUNTEERS IN HELPING WITH CLEANING UP IN PARK THIS FALL. IF YOU WOULD LIKE TO HELP LET ME KNOW.

PRESIDENT COMMENTS:

FORECLOSURE UPDATE: WE SOLD TWO PROPERTIES AT AUCTION THOSE WERE LOT 49 AND LOTS 15 AND 16 (BOTH IN SECTION 1). WE HAD LOTS 182, 183, 184 IN SECT. 1 AND LOT 697 SECT 1 BOTH RETURNED TO SEB TO SELL. LOT 955 IN SECTION 1 THE FAMILY TURNED IT OVER TO SEB. THE BOARD WILL BE GETTING A BID AMOUNT TOGETHER AND PUTTING FOR SALE SIGNS OUT ON THESE LOTS TO GET THEM SOLD. WE ARE STILL WAITING FOR THE DEEDS TO BE RETURNED TO US. WE FILED MORE PAPERWORK LAST WEEK. WE WILL HAVE THREE MORE PROPERTIES UP FOR AUCTION. DUE TO THE FILING DATE LOOKS LIKE IT WILL BE THE FIRST TUESDAY IN OCTOBER. WE WERE HOPING TO GET AN AUCTION DATE IN SEPTEMBER BUT THAT JUST DIDN'T HAPPEN DUE TO THE DAYS WE HAVE TO WAIT.

AUDIT UPDATE: I HAVE ANOTHER CPA TAKING A LOOKING AT OUR BOOKS NOW. I DID GET ONE BID BACK FROM MS. FARMER. WE HAVE TO DO AN AUDIT FOR ALL THREE YEARS. SHE GAVE ME A BID FOR \$7,500.00 A YEAR. FOR A TOTAL COST OF \$22,500.00. LIKE I SAID I AM HAVING ANOTHER CPA LOOKING AT OUR BOOKS. SHE WAS SUPPOSED TO GET BACK TO ME YESTERDAY WITH A BID BUT DID NOT. YOU ALL MAY KNOW CAMELLA DAVIS OUT OF LONGVIEW. THOSE ARE THE ONLY TWO I HAVE EVEN BEEN ABLE TO GET TO LOOK AT OUR STUFF. IF YOU HAPPEN TO KNOW ANYONE LET US KNOW. THEY HAVE TO BE A CERTIFIED CPA. \$22,500.00 IS ALOT OF MONEY. WE WOULD LIKE TO HAVE OTHER CPA'S GIVE US A BID. LOOKS LIKE IT IS GOING TO COST US MORE. WE HAVE TO HAVE THIS DONE BY THE END OF THE CALENDAR YEAR. IF THESE ARE OUR ONLY TWO BIDS WE RECEIVE, I WILL ANNOUNCE IT AT THE NEXT MEETING.

PAST DUE MEMBERS: WE STILL HAVE MEMBERS THAT HAVE NOT PAID THEIR DUES. MAIL IT IN AND WE WILL RETURN YOUR STICKERS TO YOU IN THE MAIL. THE OFFICE IS OPEN EVERY SATURDAY AND SUNDAY 10-12. PAY YOUR DUES. REACH OUT TO ONE OF US.

BURN PILE: WE ARE STILL UNDER A BURN BAN. THERE IS NO BURNING IN THE PARK. DO NOT PUT ANYTHING ON THE BURN PILE AS YOU CAN TELL IT IS OUT OF CONTROL AND CLOSED TO DUMPING UNTIL WE CAN GET IT BURNED. NO FIRE PIT FIRES. NO OUTSIDE BURNING AT ALL.

FUNDRAISING COMMITTEE/EVENTS: MICHELLE SPOKE-WE HAVE T-SHIRTS FOR SALE FOR \$15.00 FOR SMOKE ON THE WATER EVENT. DEADLINE TO ORDER IS FRIDAY AUGUST 26<sup>TH</sup>. YOU CAN PAY WHEN YOU PICK THEM UP OR VEMMO ARDELLA. WE NEED VOLUNTEERS FOR THIS EVENT. MICHELLE SPOKE REGARDING DETAILS FOR THE SMOKE ON THE WATER AND LABOR DAY WEEKEND EVENT SCHEDULES, GUIDELINES AND RULES.

ARA COMMITTEE: BOBBY MOORE- NO UPDATE

MEMBERSHIP COMMITTEE- NO UPDATE.

**MINUTES – AUGUST 20<sup>TH</sup>, 2022 (MONTHLY MEETING)**

**PAGE 2**

**DEED AND BYLAW COMMITTEE- NO UPDATE**

**SIGN UP SHEET FOR MEMBERS COMMENTS: TERI REEDER SPOKE REGARDING THE OUTCOME OF THE 2022 ELECTION.**

**MIKE LUCAS SPOKE REGARDING THE NEED OF VOLUNTEERS FOR THE FIRE DEPARTMENT.**

**OLD BUSINESS**

- 1. CABANA UPDATE-ROOF REPAIR**
- 2. FISHING PIER LIGHTS**
- 3. GATE REPAIR**
- 4. AUDIT (GETTING STARTED)**
- 5. FORECLOSURES**
- 6. BALLOT COUNTING COMMITTEE SCHEDULE**
- 7. RECONVENING OF ANNUAL MEETING FOR BALLOT RESULTS**
- 8. OFFICE CLOSED SATURDAY 07/16/22 TO COUNT BALLOTS.  
OFFICE WILL REOPEN AT 10:00 A.M. SUNDAY**

**NEW BUSINESS**

- 1. FORCLOSED PROPERTIES (LOT 49-SECT. 2/ LOTS 15 & 16-SECT. 2)**
- 2. PROPERTIES FOR SALE BY SEB**
- 3. AUDIT UPDATE**
- 4. PAST DUE MEMBERS**
- 5. BURN BAN/BURNING IN THE PARK**

**FUNDRAISING EVENTS:**

**UPDATE**

**ARA COMMITTEE:**

**NO UPDATE**

**MEMBERSHIP COMMITTEE:**

**NO UPDATE**

**DEED RESTRICTIONS/BYLAW COMMITTEE-**

**NO UPDATE**

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

**MEETING IS ADJOURNED.**

**MINUTES -SEPTEMBER 17, 2022 (MONTHLY MEETING)**

**SUN EAGLE BAY OWNERS' ASSOCIATION  
550 CR 1977, OFFICE A-1 YANTIS, TEXAS 75497  
903-393-7900 / [suneagle@peoplescom.net](mailto:suneagle@peoplescom.net)**

**MEETING CALLED TO ORDER AT 10:00 A.M. FIVE BOARD MEMBERS WERE PRESENT.**

**MINUTES – AUGUST MINUTES WERE READ BY SECRETARY. AUGUST 2022 MINUTES WERE APPROVED.**

**TREASURER'S REPORT- AUGUST FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. AUGUST BALANCES- GENERAL FUND \$130,838.58, ROAD FUND \$49,194.41, BOAT RAMP FUND \$3,360.45. AUGUST TOTAL BALANCE WAS \$183,393.44. FUNDRAISING BALANCE WAS \$10,277.11. TRASURER'S REPORTS WAS APPROVED.**

**MAINTENANCE UPDATE: ALLEN SPOKE-I NOW HAVE HAD THREE CONTRACTORS SUBMIT BIDS FOR THE CABANA AND I AM NOW WAITING ON THE ROOF BIDS SO WE CAN MOVE FORWARD WITH THE CABANA REPAIRS. WE ARE GOING TO PUT THE GREEN LIGHTS BACK IN THE WATER AT THE PIER. SO, IF ANYONE WANTS TO LEND A HAND, WE CAN SURE USE YOU. WE ALSO PUT IN RIVER ROCK AROUND THE CABANA. THERE IS STILL A PILE OVER HERE AND THAT IS FOR PARK USE ONLY. WE DID HAVE A MEMBER COME TO US AND HAS VOLUNTEER HIS TIME AND MONEY TO PUT METAL ON THE PAVILION. WE ARE GOING TO DO THREE SIDES. ONE THIRD OF THE WAY UP AND A THIRD OF THE WAY DOWN. WE ARE GOING TO LEAVE ONE SIDE OPEN FOR MEETINGS OR GOLF CARTS TO PULL UP. WITH THIS PROPOSAL, THERE WILL BE NO MONEY COMING OUT OF THE GENERAL FUND OR THE FUNDRAISING FUND. I WOULD LIKE TO PUT THIS TO A VOTE TODAY TO MOVE FORWARD WITH PUTTING METAL ON THE PAVILION. DALE AND MARY ADDRESSED MEMBERS CONCERNS AND QUESTIONS. THE INSURANCE COMPANY WILL NOT GIVE ME A QUOTE UNTIL IT THE WORK HAS BEEN DONE BUT IT WILL BE CONSIDER AN AWNING NOT AN ENCLOSED BUILDING. RIGHT NOW, WE ARE ONLY GOING TO DO THE METAL WORK NOTHING MORE. THIS DOES NOT INCLUDE THE ELECTRICITY OR FANS IN THE PAVILION. THE FUNDRAISING FUND CAN STILL BE USED FOR SAILS ON THE PLAYGROUND. WE HAVE TO HAVE A LICENSED ELECTRICIAN TO DO THE WORK. SEB CANNOT BE LIABLE FOR ANYONE BEING HURT. IF ANYONE KNOWS OF A LICENSED ELECTRICIAN THAT IS WILLING TO GIVE US A BID FOR ELECTRICITY IN THE PAVILION, PLEASE LET US KNOW. ALLEN SPOKE- I WOULD LIKE A VOTE ON PUTTING WALLS UP ON THE PAVILION. VOTE WAS TAKEN AT MEETING. (VOTE-22 MEMBERS FOR- NONE OPPOSED). OK, WE WILL MOVE FORWARD. REGARDING THE GATE, MIKE AND I DID ADDITIONAL REPAIRS ON THE GATE. WE ALSO PUT NEW HIGH-DEFINITION CAMERAS WHICH ARE ALOT BETTER THAN THE OLD ONES. NO MEMBERS WILL HAVE ACCESS TO THE CAMERAS ONLY THE BOARD WILL HAVE ACCESS. IF ANYONE NEEDS TO SEE ANYTHING WE WILL BE MORE THAN HAPPY TO PULL IT UP AND SHOW YOU.**

**PRESIDENT COMMENTS: YES, THE GATE CODE HAS CHANGED. ALSO, GUYS, WE HAVE HAD A NEW WAVE OF COVID IN THE PARK. GUYS BE MINDFUL OF YOUR NEIGHBORS. QUARANTINE YOURSELF BUT IF YOU HAVE TO USE THE COMMON AREAS, TAKE LYSOL WIPES OR SPRAY WITH YOU AND DISINFECT OR SPRAY THE AREAS YOU USED.**

**GUYS, WE HAVE A TOURNAMENT GOING ON TODAY AND YOU WILL NOTICE ALL THE VEHICLES PARKED DOWN AT THE BOAT RAMP WITHOUT PERMITS. TALK TO YOUR NEIGHBOR, GET THEM PASSES AND LET THEM KNOW WHERE THEY CAN OR CANNOT PARK.**

**LABOR DAY FESTIVITIES TURNED OUT AWESOME. I WOULD LIKE TO THANK EVERYONE THAT PARTICIPATED AND DONATED.**

**IF YOU DIDN'T KNOW, DONNA NOW OWNS THE YANTIS TIMES. SEB WAS ON THE FRONT PAGE OF THE PAPER. THANK YOU, DONNA. IF ANYONE NEEDS A COPY GET WITH DONNA. WE ALSO HAVE COPIES IN THE OFFICE.**

**AUDIT UPDATE: LIKE I TOLD Y'ALL AT LAST MONTHS MEETING THE ONLY PERSON WE COULD GET TO GIVE US A BID FOR AN AUDIT WAS MS. FARMER. SHE GAVE US A BID \$22,500.00. THAT IS WAY OVERPRICED. I REACHED OUT TO MY CPA IN LONGVIEW. SHE REALLY DIDN'T WANT TO DO IT BUT HAS AGREED TO DO IT FOR US. SHE GAVE US A BID FOR \$2,000.00. THAT'S CHEAPER THAN WHAT WE HAD PAID IN THE PAST. IF EVERYTHING GOES SMOOTHLY, IT MAY BE LESS THAN THAT AMOUNT. SHE HAS ALREADY STARTED WORKING ON IT AND IT HAS TO BE FINALIZED BY THE END OF THE YEAR.**

**FORECLOSURE UPDATE: THERE WILL BE AN AUCTION ON OCTOBER 4<sup>TH</sup> AT 10:00 A.M. AT THE WOOD COUNTY, TEXAS COURTHOUSE IN QUITMAN, TEXAS. WE WILL BE AUCTIONING OFF LOT 71 IN SECTION 2, LOT 152 IN SECTION 2 AND LOT 748 IN SECTION 1. WE WILL HAVE THESE PROPERTIES WITH THE STARTING AMOUNT AT THE AUCTION POSTED THIS AFTERNOON.**

WE STILL HAVE LOTS 182, 183, 184 IN SECT. 1, LOT 697 SECT 1 AND LOT 955 IN SECT. 1 FOR SALE AND ARE TAKING SEALED BIDS THROUGH NEXT SATURDAY, SEPTEMBER 24<sup>TH</sup> AT NOON. IF YOU WOULD LIKE TO BID ON ONE OF THESE PROPERTIES TURN YOUR SEALED BID INTO THE OFFICE PRIOR TO NEXT SATURDAY.

WE ARE ALSO GETTING OUR TAXES DONE FOR THIS YEAR. THE LADY IN QUITMAN SHOULD HAVE THEM COMPLETE IN A FEW WEEKS.

PROPERTY CLEAN UP: MARY SPOKE- THIS NEXT WEEK WE ARE SENDING OUT 35 PLUS LETTERS TO MEMBERS THAT HAVE OVERGROWN LOTS, ABANDONED OR INOPERABLE VEHICLES OR CAMPERS ON THEIR PROPERTY. THEY WILL BE SENT CERTIFIED LETTERS. MAINLY, WE ARE JUST TRYING TO GET THE PARK CLEANED UP. THEY WILL HAVE 45 DAYS TO GET THIS DONE. AT THAT TIME SEB WILL GET IT CLEANED UP AND THE COST WILL BE FORWARDED ON TO THE MEMBERS. DALE- IT HAS BEEN IN OUR SUBDIVISION RESTRICTIONS FOR YEARS AND NO ONE HAS DONE ANYTHING ABOUT IT.

PAST DUE MEMBERS: TONY SPOKE- AS OF THIS WEEK WE HAVE 34 MEMBERS THAT STILL HAVE NOT PAID THEIR DUES AND ASSESSMENTS WHICH IS A TOTAL OF \$17,817.61. DALE SPOKE REGARDING PAYMENT PLAN FOR MEMBERS- CANNOT BE ON A PLAN FOR TWO CONSECUTIVE YEARS. WE DO HAVE SOME MEMBERS ON PAYMENT PLANS BUT THESE AREN'T INCLUDED IN THE 34 PAST DUE MEMBERS.

FUNDRAISING COMMITTEE/EVENTS: MICHELLE SPOKE-I WOULD LIKE TO THANK JENN AND EVERYONE THAT HELPED HER DURING THE LABOR DAY WEEKEND. WE RAISED \$656.00 IN PROFIT ON THE SALE OF THE T-SHIRTS. THERE WAS \$1,044.00 DONATED AT THE DINNER. THERE WAS THE BAND, AND OTHER EXPENSE. THE OVERALL TOTAL RAISED WAS \$690.00. IT WAS MORE ABOUT BRINGING THE PARK TOGETHER OPPOSED TO MAKING MONEY. WE HAVE A FALL CRAFT SHOW COMING UP OCTOBER 1<sup>ST</sup>. THE FUNDRAISING PART IS \$10.00 FOR A TABLE. THOSE FUNDS WILL GO FOR BEAUTIFICATION OF THE PARK. SATURDAY, OCTOBER 29<sup>TH</sup> TRUNK OR TREAT AT THE BOAT RAMP.

MARY SPOKE REGARDING THE THANKSGIVING DINNER. MIKE AND I WOULD LIKE TO PUT ON A SEB DINNER. IT IS NOT A FUNDRAISER EVENT. IT IS A THANKSGIVING FALL DINNER ON NOVEMBER 19<sup>TH</sup> ABOUT 4 OR 5 P.M. GET WITH ME OR MIKE, WE NEED ALOT OF FOOD. HOPEFULLY, IT WILL BE HELD AT THE PAVILION. I AM LOOKING FORWARD TO HAVING ALOT OF HELP.

ARA COMMITTEE: BOBBY MOORE- NO UPDATE

SIGN UP SHEET FOR MEMBERS COMMENTS:

OLD BUSINESS

1. FORECLOSED PROPERTIES (LOT 49-SECT. 2/ LOTS 15 & 16-SECT. 2)
2. PROPERTIES FOR SALE BY SEB
3. AUDIT UPDATE
4. PAST DUE MEMBERS
5. BURN BAN/BURNING IN THE PARK

NEW BUSINESS

1. AUDIT UPDATE
2. FORECLOSURE UPDATE
3. PROPERTIES FOR SALE BY SEB (SECT. 1, LOT 182,183,184/ SECT. 1, LOT 697/ SECT. 1 LOT 955)
4. CLEANUP OF PROPERTIES- UPDATE-MARY
5. MEMBER'S DUES PAYMENTS- UPDATE-TONY
6. MAINTENANCE UPDATE-ALLEN- BOAT RAMPS, FISHING PIER AND LIGHTS, GATE, CABANA, ROOF REPAIR.

FUNDRAISING EVENTS: UPDATE

ARA COMMITTEE: NO UPDATE

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

MEETING IS ADJOURNED.

**MINUTES -OCTOBER 15<sup>TH</sup>, 2022 (MONTHLY MEETING)**

**SUN EAGLE BAY OWNERS' ASSOCIATION  
550 CR 1977, OFFICE A-1 YANTIS, TEXAS 75497  
903-393-7900 / [suneagle@peoplescom.net](mailto:suneagle@peoplescom.net)**

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

**MINUTES – SEPTEMBER MINUTES WERE READ BY VICE PRESIDENT, MARY LUCAS. SEPTEMBER 2022 MINUTES WERE APPROVED.**

**TREASURER'S REPORT- SEPTEMBER FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. SEPTEMBER BALANCES- GENERAL FUND \$131,398.91, ROAD FUND \$57,926.07, BOAT RAMP FUND \$4,565.27. SEPTEMBER TOTAL BALANCE WAS \$193,890.25. FUNDRAISING BALANCE WAS \$10,993.89. TRASURER'S REPORTS WAS APPROVED.**

**MAINTENANCE UPDATE: ALLEN SPOKE- BOAT RAMP-THE CONCRETE REPAIRS SHOULD BE DONE NEXT WEEK ACCORDING TO THE CONTRACTOR. THE CABANA ROOF- WE HAVE HIRED A CONTRACTOR AND HE HAS ORDERED THE MATERIALS AND SHOULD BEGIN REPAIRING THE ROOF IN THE UPCOMING WEEKS. THE POOL COPING REPAIRS WILL START NEXT WEEK AND ALSO THE DRAINS WILL BE UNCLOGGED OR REPAIRED. THE PAVILION WE HAVE MOVED ON WITH THAT. THE MATERIALS HAVE BEEN ORDERED AND ONCE THEY ARE ON THE GROUND THE GENTLEMAN THAT HAS DONATED THE MATERIALS AND LABOR WE WILL BEGIN WHEN HE IS AVAILABLE. THE CONTRACTOR THAT WON THE BID ON THE CABANA ROOF WAS ELITE ROOFING OUT OF LONGVIEW. HIS BID WAS FOR \$20,750.00. THE NEXT CLOSEST BID WAS FOR \$27,750.00. SO, WE SAVED ANOTHER \$7,500.00. THE RECLAIMED CEDAR BOARDS ARE IN THE BULL PIN HAVE BEEN PURCHASED FOR \$200.00. THEY ARE GOING TO PICK THEM UP TODAY OR TOMORROW. THAT MONEY WILL GO BACK INTO THE GENERAL FUND.**

**PRESIDENT COMMENTS: I REALLY DON'T HAVE A LOT TO SAY. THE PARK IS GETTING CLEANED UP. WE HAVE SENT OUT 34 CERTIFIED LETTERS TO MEMBERS WITH LOTS NOT IN COMPLIANCE. A LOT OF PEOPLE ARE CLEANING THEIR LOTS UP. IF YOU HAVE A PROPERTY NEAR YOU THAT IS IN NEED OF BEING CLEANED UP, PLEASE BRING IT TO THE ATTENTION OF THE BOARD. WE WILL SEE WHAT CAN BE DONE TO GET THE PROPERTY CLEANED UP.**

**AUDIT UPDATE: SHE IS WORKING ON THE AUDIT AND SUPPOSE TO HAVE IT FINISHED BY THE END OF THE YEAR.**

**BYLAWS: GET A COPY OF THE CURRENT BYLAWS AND START STUDYING THEM. WE ARE GOING TO START WORKING ON THEM IN DECEMBER JUST LIKE WE DID THE SUBDIVISION RESTRICTIONS.**

**FORECLOSURE UPDATE: WE HAD AN AUCTION ON OCTOBER 4<sup>TH</sup> ON THE COURTHOUSE STEPS. WE AUCTIONED OFF THREE PROPERTIES. LOT 71 IN SECTION 2 SOLD FOR \$6,589.00, LOT 748 IN SECTION 1 SOLD FOR \$5,718.00. LOT 152 IN SECTION 2 DID NOT SELL. IT WAS TURNED BACK OVER TO US. WE WILL DO A SEALED BID ON THIS PROPERTY. WE SHOULD HAVE IT READY THIS NEXT WEEK. WE ARE GETTING A DOLLAR AMOUNT TOGETHER FOR THE SEALED BID. THIS IS THE LAST OF THE FORECLOSURES. THE BOARD IS WORKING ON A P&L STATEMENT ON ALL THE FORECLOSURES OR SOLD PROPERTIES IN THE LAST 18 MONTHS. WE WILL HOPEFULLY HAVE IT AVAILABLE IN DECEMBER SO YOU WILL KNOW IF WE LOST OR MADE MONEY ON A LOT. THE END GOAL WAS TO HAVE PAYING MEMBERS OWNING THESE LOTS FOR THE FUTURE.**

**FUNDRAISING COMMITTEE/EVENTS: MICHELLE SPOKE-RESULTS FROM THE CRAFT AND BAKE SALE-\$226.00 WAS RAISED THANKS TO THE PARTICIPANTS. HOPEFULLY, NEXT YEAR IT WILL BE EVEN BIGGER. ON NOVEMBER 12<sup>TH</sup>, WE WILL BE HAVING THE COMMUNITY GARAGE SALE. THE GATE WILL BE OPEN AND WE WILL PUT SIGNS OUT. INDIVIDUALS CAN PLACE YOUR SIGNS INSIDE THE PARK JUST BE SURE YOU PICK THEM UP AT THE END OF THE DAY. DONNA HAS AGREED TO ADVERTISE IT IN BOTH HER PAPERS- THANK YOU DONNA. SATURDAY, OCTOBER 29<sup>TH</sup> IT'S NOT A FUNDRAISER BUT THERE WILL BE A TRUNK OR TREAT EVENT DOWN HERE AT THE BOAT RAMP. PLEASE COME AND BRING YOUR KIDS.**

**ARA UPDATE- DALE SPOKE- BOBBY IS NOT HERE. PLEASE KEEP HIM AND HIS WIFE IN YOUR PRAYERS. HE HAD TO TAKE HER BACK TO THE HOSPITAL LAST NIGHT. HE DID DISCUSS A FEW THINGS WITH ME. IF YOU HAVE A CONTRACTOR WORKING ON YOUR PROPERTY, YOU ARE RESPONSIBLE FOR THAT CONTRACTOR. WE HAD A TREE CONTRACTOR IN THE PARK LAST WEEK BRING A DOG IN AND THE DOG WAS TWO STREETS OVER FIGHTING THROUGH A FENCE WITH ANOTHER DOG. THERE IS A RUMOR GOING AROUND THAT THERE IS A CONTRACTOR THAT HAS A CONTRACT WITH SUN EAGLE BAY. THAT IS FALSE.**

THERE ARE NOT ANY CONTRACTORS IN THE STATE OF TEXAS THAT HAS A CONTRACT WITH SUN EAGLE BAY. AGAIN, IF YOU BRING IN A CONTRACTOR TO DO WORK, YOU HAVE TO HAVE A PERMIT. IF YOU ARE HAVING WORK DONE YOU HAVE TO FILL OUT A PERMIT AND GET IT APPROVED BY THE ARA COMMITTEE. YOU HAVE TO GET THE PERMIT BEFORE THE WORK STARTS. ANY QUESTIONS?

MEMBERS COMMENTS: MR. BERRY SIGNED UP TO SPEAK- I WANT TO THANK MARY FOR DOING SUCH A GOOD JOB ON CLEANING THE BATHROOMS AND MIKE ON THE BURN PILE. ON THE MEN'S BATHROOM THERE ARE NO WHERE TO HANG YOUR COATS. WE NEED SOME KIND OF HANGERS IN THERE.

MARY SPOKE REMINDED EVERYONE ABOUT THE FAMILY DINNER ON NOVEMBER 19<sup>TH</sup> AT 4 P.M. AT THE PAVILION. GET WITH ME, LYNNETTE JEANS OR SANDY HUFF AND LET US KNOW WHAT YOU PLAN ON BRINGING SO WE KNOW IF WE HAVE ENOUGH FOOD. I WOULD LIKE TO KNOW WITHIN THE NEXT WEEK TO TEN DAYS. SO, WE CAN START PUTTING A PLAN TOGETHER.

OLD BUSINESS

1. AUDIT UPDATE
2. FORECLOSURE UPDATE
3. PROPERTIES FOR SALE BY SEB (SECT. 1, LOT 182,183,184/ SECT. 1, LOT 697/ SECT. 1 LOT 955)
4. CLEANUP OF PROPERTIES- UPDATE-MARY
5. MEMBER'S DUES PAYMENTS- UPDATE-TONY
6. MAINTENANCE UPDATE-ALLEN- BOAT RAMPS, FISHING PIER AND LIGHTS, GATE, CABANA, ROOF REPAIR.

NEW BUSINESS

1. BYLAWS
2. MAINTENANCE UPDATE-CEDAR BOARDS FROM CABANA, BOAT RAMP AND CABANA ROOF
3. FORECLOSURE SALE-OCTOBER 4<sup>TH</sup> AUCTION  
(SECT. 2 LOT 71 SOLD FOR \$6,589.00 / SECT. 1 LOT 748 SOLD FOR \$5,718.00 / SECT. 2 LOT 152 DID NOT SELL-RETURN TO SEB FOR SEALED BID).

FUNDRAISING EVENTS: UPDATE  
ARA COMMITTEE: UPDATE BY PRESIDENT  
SIGN UP SHEET FOR MEMBERS COMMENTS:

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

MEETING IS ADJOURNED.



MINUTES -NOVEMBER 19<sup>TH</sup>, 2022 (MONTHLY MEETING)

SUN EAGLE BAY OWNERS' ASSOCIATION  
550 CR 1977, OFFICE A-1 YANTIS, TEXAS 75497  
903-393-7900 / [suneagle@peoplescom.net](mailto:suneagle@peoplescom.net)

MEETING CALLED TO ORDER BY VICE PRESIDENT, MARY LUCAS AT 10:00 A.M. THREE BOARD MEMBERS WERE PRESENT.

MINUTES – OCTOBER MINUTES WERE READ BY SECRETARY. OCTOBER 2022 MINUTES WERE APPROVED.

TREASURER'S REPORT- OCTOBER FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. OCTOBER BALANCES- GENERAL FUND \$103,695.79, ROAD FUND \$60,072.88, BOAT RAMP FUND \$4,852.46. OCTOBER TOTAL BALANCE WAS \$168,621.13. FUNDRAISING BALANCE WAS \$10,994.30. TRASURER'S REPORTS WAS APPROVED.

MAINTENANCE UPDATE: NO MAINTENANCE UPDATE FOR THIS MONTH.

AUDIT UPDATE: SHE IS WORKING ON THE AUDIT.

FORECLOSURE UPDATE: AUCTION WAS OCTOBER 4<sup>TH</sup>. LOT 71 IN SECTION 2 SOLD FOR \$6,589.00, LOT 748 IN SECTION 1 SOLD FOR \$5,718.00. LOT 152 IN SECTION 2 DID NOT SELL. SEB WILL HAVE IT FOR SALE BY SEALED BID.

NEW BUSINESS: VICE PRESIDENT, MARY LUCAS SPOKE -CABANA ROOF REPAIRS HAVE BEEN COMPLETED. IT COST SEB \$20,750.00. POOL REPAIRS-STILL WAITING ON THE POOL GUY TO DO THE REPAIRS. HE WAS WAITING ON SOME WET SUIT PIECES TO COME IN TO BE ABLE TO REPAIR THE POOL DUE TO THE COLD WATER. PROPERTY CLEANUPS-A LOT OF PROPERTIES HAVE BEEN CLEANED UP BUT WE STILL HAVE SOME NEEDING ATTENTION. SECT. 2 LOT 152 DID NOT SELL AND WAS RETURNED TO SEB. WE WILL DO A SEALED BID. THE STARTING BID WILL BE \$9,645.00 THROUGH DECEMBER 16, 2022. TURN IN YOUR SEALED BIDS TO THE OFFICE. THE BREAKDOWN ON THIS PROPERTY IS PAST DUE DUES IN THE AMOUNT OF \$4,400.00 AND \$5,204.00 WHICH CONSIST OF LEGAL FEES AND TAXES PAID FOR THE TOTAL EXPENSES OF \$9,645.00.

FUNDRAISING COMMITTEE/EVENTS: NO FUNDRAISING UPDATE. MARY SPOKE REGARDING THE FAMILY DINNER BEING MOVED TO DECEMBER 10<sup>TH</sup> AT 2:00 P.M. AT THE LANDS END BANQUET HALL.

ARA UPDATE- BOBBY DIDN'T HAVE AN UPDATE.

MEMBERS COMMENTS: NO ONE SIGNED UP TO SPEAK

OLD BUSINESS

1. BYLAWS
2. MAINTENANCE UPDATE-CEDAR BOARDS FROM CABANA, BOAT RAMP AND CABANA ROOF
3. FORECLOSURE SALE-OCTOBER 4<sup>TH</sup> AUCTION  
(SECT. 2 LOT 71 SOLD FOR \$6,589.00 / SECT. 1 LOT 748 SOLD FOR \$5,718.00 /  
SECT. 2 LOT 152 DID NOT SELL-RETURN TO SEB FOR SEALED BID).

NEW BUSINESS

1. CABANA ROOF REPAIRS/COST
2. POOL REPAIRS
3. PROPERTY CLEANUPS
4. PROPERTY FOR SALE- LOT 152-SECT. 2 (\$9,645.00) SEALED BID THROUGH DECEMBER 16<sup>TH</sup>, 2022.

FUNDRAISING EVENTS: UPDATE

ARA COMMITTEE: UPDATE

SIGN UP SHEET FOR MEMBERS COMMENTS:

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

MEETING IS ADJOURNED.

MINUTES -DECEMBER 17<sup>TH</sup>, 2022 (MONTHLY MEETING)

SUN EAGLE BAY OWNERS' ASSOCIATION  
550 CR 1977, OFFICE A-1 YANTIS, TEXAS 75497  
903-393-7900 / [suneagle@peoplescom.net](mailto:suneagle@peoplescom.net)

MEETING CALLED TO ORDER BY PRESIDENT AT 10:00 A.M. FIVE BOARD MEMBERS WERE PRESENT.

MINUTES – NOVEMBER MINUTES WERE READ BY SECRETARY. NOVEMBER 2022 MINUTES WERE APPROVED.

TREASURER'S REPORT- NOVEMBER FINANCIALS WERE READ BY TREASURE AND WILL BE FILED FOR AUDIT. NOVEMBER BALANCES- GENERAL FUND \$94,592.13, ROAD FUND \$60,614.17, BOAT RAMP FUND \$4,987.78. NOVEMBER TOTAL BALANCE WAS \$160,194.08. FUNDRAISING BALANCE WAS \$10,997.87. TRASURER'S REPORTS WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING BIDDING ON WOMEN'S BATHROOM CEILING AT THE CABANA. THE LEFT BOAT RAMP IS STILL OPEN. HOPEFULLY WE WILL BE ABLE TO KEEP IT OPEN.

AUDIT UPDATE: SHE IS WORKING ON THE AUDIT. SHE WAS OUT WITH COVID. WE HAVE BEEN GATHERING ADDITIONAL RECEIPTS SHE NEEDED SO SHE CAN GET THIS FINALIZED.

FORECLOSURE UPDATE: LOT 152 IN SECTION 2 WAS SOLD THROUGH SEALED BID FOR \$4,500.00.

PRESIDENT COMMENTS: POOL REPAIRS-THE GUY WE HAVE WORKING ON THE DRAINS IS GOING TO BE HERE TODAY TO WORK ON THE PROBLEM. THE SEB DINNER TURNED OUT GREAT. THANK TO MIKE AND MARY AND ALL THE MEMBERS THAT HELPED MAKE THIS A SUCCESS. GUYS WE ARE SUPPOSED TO HAVE SOME REALLY COLD WEATHER WITH BRUTAL WINDS. IF THIS HAPPENS, WE ARE GOING TO HAVE SOME PLUMBING ISSUES. WRAP AND WINTERIZE YOUR PIPES AND RV'S.

FUNDRAISING COMMITTEE/EVENTS: NO FUNDRAISING UPDATE.

ARA UPDATE- BOBBY DIDN'T HAVE AN UPDATE.

MEMBERS COMMENTS: NO ONE SIGNED UP TO SPEAK

OLD BUSINESS

1. CABANA ROOF REPAIRS/COST
2. POOL REPAIRS
3. PROPERTY CLEANUPS
4. PROPERTY FOR SALE- LOT 152-SECT. 2 (\$9,645.00) SEALED BID THROUGH DECEMBER 16TH, 2022.

NEW BUSINESS

1. AUDIT UPDATE
2. WOMEN'S BATHROOM CEILING UPDATE

FUNDRAISING EVENTS: UPDATE

ARA COMMITTEE: UPDATE

SIGN UP SHEET FOR MEMBERS COMMENTS:

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

MEETING IS ADJOURNED.