

Sun Eagle Bay Owners Association

Annual Meeting
July 21, 2018 10:00 AM Cabana
PO box 359 – 550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes were approved at the September 2018 meeting

Meeting was called to order at 10 AM. All board members present, Charles Tillison, Dana Shilling, Mandi Peninger, Laurie DeLeon and Dale Ammons. Mandi and Dale have completed their terms on the board. New board members will be Ardella Norwood, Treasurer and Matt Hess, Maintenance.

President called for all hand-delivered ballots by 11:30 a.m. A member of the Canvassing and Counting Committee left for the post office to pick up ballots.

Minutes from May 2018 meeting were read approved as written.

Treasurers report was read by Mandi Peninger and will be filed for audit. June ending balances – General Fund [REDACTED], Road Fund, [REDACTED], Boat Ramp [REDACTED], TOTAL \$ [REDACTED]. This is the end of our fiscal year.

Old Business

Middle pier update – we should have enough funds for replacement this fall. About \$15,000.00 is needed. Pier will be extended out. Next project will be to repair the ramp.

Playground update – Retaining wall has been started. Playground equip will be repainted

Boat parking at boat ramp – no boat parking between boat ramps. Hopefully new ramp will give more room to park.

Fireworks and trash pickup – fireworks at boat ramp only. Pick up your own trash. Dues do not include cleanup. Volunteers usually clean up the next day.

Speed limits – 15MPH in the park. Watch speed coming in the gate. Kids are walking and playing in the streets.

Update on foreclosed properties – 4 lots total on main road coming in the gate. Can sell 2 and 2 or all together. No water on lots.

Pool rules and hours – new hours have been posted. No longer closed on Wednesday, open at 12. Friday and Saturday hours are 10 to 10. No food, drinks or smoking inside the pool area (inside fence). Cans are being collected to raise money for more patio furniture.

New Business

Review Guidelines for policies and procedures – Texas property code supersedes current by-laws and deed restrictions. Deed restrictions and by-laws have been updated and are on the web site. Any requests to change to the current by-laws and deed restrictions need to be made at the May meeting and voted on at the Annual meeting in July.

Review updated bylaws and deed restrictions – copies provided

SEB open records policy – meeting have been audio recorded are available at the office

Guests and Guest passes – must have new guest pass with owner name and lot number

Update on towing enforcement – towing company posted. 2 warnings will be given the vehicle will be towed. Not 3d ticket will be given, you will be towed. Emptied trailers can be parked at the top of the hill by the office. Phone number for towing service is posted on the signs.

Bids for security cart and mower – open bids will be posted at the office. Bids will start at \$1500.00. Winning bid will be announced at the September meeting. Items must be removed from the park. Bids close at 9:30 the morning of the next meeting.

Budget review – budget for the next fiscal year provided. Project balance next year is \$44,000.00 at the end of the year.

Labor Day activities and cook off – Tony Shamblin is in charge of the BBQ cook off. He will provide copies of the rules. Cook at your own place. A band will play after dinner. Rules will be posted on the web site and at the cabana.

Member comments – The board was thanked for the work on the pool and ramps. The playground is looking rough but can see progress.

Comments made regarding communication with members. A suggestion was made about contacting all members via email. Need more options for making payments online. Suggest ballot votes for all changes. Other comments were made that owner must be present for guests to use facilities was in the by-laws previously, but disappeared at some point.

Drawings were held for door prizes. Proceeds came from the vending machine profits.

Meeting was adjourned at 11:00, will reconvene at 1:00 for ballot results

Meeting was reconvened at 1:00

1. Proposed Road Fund assessment for 2018-2019 of \$100 – passed 112 to 27
2. Proposed Boat Ramp/pier/dock assessment for 2018-2019 of \$25.00 - passed 108 to 31.

Ballot results certified by canvassing and counting committee

Forgot to bring up at regular meeting. At the March meeting, there were 2 no votes on the pool repairs - need to amend the March minutes – this doesn't change the outcome.

Meeting adjourned.