

## Sun Eagle Bay Owners Association

Annual Meeting

July 20, 2019 10:00 AM Cabana

550 CR 1977 Yantis, Texas 75497

903-393-7900

Minutes approved at the September 2019 meeting.

Meeting was called to order at 10 AM. All board members were present.

Minutes from the May 2019 meeting were read and approved as written.

Treasurers report was read and will be filed for audit. February balances – General Fund \$89,270.62, Road Fund \$82,045.46, Boat Ramp \$27,063.03 for a total balance of \$198,379.11

Maintenance – Replace toilet seats and repairs to sinks

### **Welcome to new members**

We have a lot of new members, please be aware that the speed limit is 15 MPH. Permits – new construction requires a permit. Adding on does not require a permit as long as a permit was received for the original structure. Please adhere to the 5 ft off property line.

Stickers and visitor passes - Blue and white stickers are expired.

Towing enforcement – we have a towing company out of Quitman. We have a few visitors that park in the members only area at the boat ramp. No parking in the grass area next to the shallow ramp

Fireworks – clean-up has not been done. Please clean up after yourself or come the next morning to help clean up

### **Old Business**

Retaining wall update – Dredging has begun, Estimated time to complete is 12 days from the day it begins

Playground update – playground is done. Thank you to the volunteers. We will add a fort and more mulch when it cools down.

We had a fund raiser during the 4<sup>th</sup> of July Proceeds were used to buy new umbrellas and chairs for the pool

Update on foreclosed properties - 2 properties filed for foreclosure this week, 2 lots each. When we receive them back, they will go up for sale.

### **New Business**

Audit – Mandatory year for audit – every 3 years. We will get ahold of the auditor. It costs around \$3,000.00 and takes around 4 months. He should issue the report at the January meeting.

Counting committee was released to the office to count ballots.

Appoint a fundraising committee – for check and balances See Charles after the meeting if you are interested

Road repairs – issue with contractors. Latest contractor does not have access to a grinder. Jenn contacted 6 companies, on 2 responded and neither showed up to give an estimate.

Labor Day activities – golf cart parade and craft fair are scheduled. Get with Dana and Christina. No BBQ cookoff this year.

Retaining wall company will be at Lake Fork for a year. The south shore is eroding around 5ft a year. Once he gets done, we would like to get a bid on the retaining wall and vote at the next meeting on proceeding with a loan, Contractor can get us back about 10 feet. Current wall is 270 feet approximately. There is a 20-year warranty. Cost is about \$37K. We can take money from foreclosed properties and pay the loan. Details will be at the next meeting.

### **Member comments**

Brad Hill – made comments that Jennifer Likely is an illegal board member and is not a property owner. She was added to the deed for the lot she occupies. A copy of the deed restriction was filed with the incorrect date stating that the member must be present for guests to use the facilities. Comments made that a shed was made of wood, it's made of hardiboard. Comment made that a used building can't be brought into the park, the old office was moved inside the park.

Terri Reeder – if we continue to add people to lots, we take a hit on dues and assessments. We need to police visitors instead of owners and families.

Diane – we need a MIC for meetings. There needs to be notification other than Facebook.

Terri – believes that anything affects the by-laws should be in writing. Should be one vote per family.

Gift cards were given away by drawing names.

Meeting was temporarily adjourned at 11:00. Reconvene at 2:00.

Reconvene for results for 2019 elections

Canvass and counting committee

Road Fund passed 186 to 37

Boat ramp Fund passed 185 to 39

Candidates

Keith Smith - 28 votes

Allen Seigl – 65 votes

Bobby Moore – 64 votes

Jennifer Likely – 138 votes

Laurie DeLeon – 131 votes

Results will be filed at the courthouse by Wednesday.