

SUN EAGLE BAY OWNERS' ASSOCIATION

REGULAR BI-MONTHLY MEETING

MARCH 20TH, 2021 10:00 AM

550 CR 1977 YANTIS, TEXAS 75497

903-393-7900

MEETING CALLED TO ORDER AT 10:01 A.M. FOUR OF THE BOARD MEMBERS WERE PRESENT.

PRESIDENT REMINDS ALL MEMBER TO BE RESPECTFUL AND CIVIL DURING THE MEETINGS.

MINUTES WERE READ BY SECRETARY. MINUTES WERE APPROVED.

TREASURERS REPORT WAS READ AND WILL BE FILED FOR AUDIT. NOVEMBER, DECEMBER, JANUARY, AND FEBRUARY REPORTS WERE READ. FEBRUARY BALANCES – GENERAL FUND \$65,276.39, ROAD FUND \$41,313.21, BOAT RAMP \$5,191.02. FOR A TOTAL, BALANCE OF \$111,780.62.

MS. PEGGY ASKED ABOUT COST/EXPENSES OF SEB TAKING PROPERTIES BACK. TREASURE WILL ADD ANOTHER CATEGORY TO TRACK PROPERTY EXPENSES.

PRESIDENT THANKS MIKE LUCAS FOR ALL HIS WORK ON THE BATHROOM REPAIRS AFTER THE ICE/ SNOWSTORM.

FORECLOSURE UPDATE- THE SIX PROPERTIES SCOTT TAYLOR IS WORKING ON HE IS MOVING FORWARD ON GETTING PROPERTIES BACK OR PAID AND CURRENT. STILL HAVE THE THREE LOTS OF 5808 FOR SALE.

PRAVILON IS A CAPITOL IMPOROVEMENT ALL WORK NEEDS TO CEASE. PRESIDENT DID NOT KNOW CONCRETE WAS BEING POURED. ALL WORK NEEDS TO STOP UNTIL IT IS VOTED ON IN JULY BY BALLOT. A PLAN/ FINANCIAL IMPACT STATEMENT MUST BE SUBMITTED TO THE BOARD BY APRIL 30, 2021.

FUNDRAISING COMMITTEE – AWNING WAS VOTED ON. BOARD- TO PROCEED IT HAS TO BE VOTED ON BY BALLOT VOTE. AWNING IS ALREADY A CAPITOL IMPROVEMENT. ATTORNEY ADVISED THAT PRAVILON NEEDS TO BE PRESENTED AS A MEMBER VOTE. MEMBER MAKES A MOTION TO ADD PROVILION TO THE JULY BALLOT FOR A VOTE- HAVE A SECOND. MOTION WILL CARRY TO ADD THE PROVILON TO THE BALLOT FOR JULY VOTE PENDING THE BOARD RECEIVING THE PLAN SO THE ENTIRE MEMBERS CAN SEE WHAT IS EXPECTED IN FUTURE REGARDING THE PRAVILON.

BOARD REQUEST VOLUNTEERS FOR WELCOMING COMMITTEE. WE HAVE NOT RECEIVED ANY. DISCUSSION OF GUIDELINES. WE WOULD LIKE TO HEAR IDEAS FROM THE VOLUNTEERS OF SUCH COMMITTEE. WELCOMING PACKET FOR NEW MEMBERS ADDRESSED. WE NEED VOLUNTEERS.

A LOT OF THINGS GOING ON REGARDING ANIMALS. WE HAVE TO ABIDE MY THE BYLAWS REGARDING ANIMALS RUNNLING LOOSE IN THE PARK AND ON OTHER MEMBERS PROPERTY. WE NEED TO MAKE SURE THAT IF WE ARE FEEDING CATS, YOU NEED TO GET THEM FIXED AND KEEP THEM ON YOUR PROPERTY.

WE NEED TO DISCUSS ON MOVING THE LEFTOVER FUNDS SINCE WE ARE A NON- PROFIT. WE HAVE DISCUSSED AS A BOARD TO MOVING FUNDS TO GET SOME WORK DONE ON THE CABANA AND ROADS NEEDING REPAIRED. WE WANT TO MOVE ABOUT \$40,000 INTO THE ROAD FUND. TREASURE STATES WE CANNOT KEEP THAT MUCH MONEY IN THE GENERAL FUND. BOARD WILL DOUBLE CHECK ABOUT MOVING MONEY FROM GENERAL FUND. MEMBER CONCERN AND SUGGESTIONS REGARDING WORK NEEDED AT CABANA AND CABANA RESTROOMS.

PRESIDENT AND VICE PRESIDENT SPOKE REGARDING MEMBERS LEAVING UNWANTED ITEMS AT THE FIREPIT AND CABANA. THE ONLY THING THAT CAN BE PUT ON BURN PILE ARE BURNABLE ITEMS NOT PLASTIC OR NON BURABLE ITEMS. DO NOT LEAVE THINGS AT THE CABANA GO DONATE IT.

VICE PRESIDENT SPOKE REGARDING VEHICLES SPEEDING IN THE PARK. SLOW DOWN!!!!

ELECTION AND BALLOT AT THE ANNUAL MEETING. THERE ARE THREE POSITIONS OPEN. LAURIE IS RESIGNING. ARDELLAS TERM IS UP. PRESIDENT WILL BE RESIGNINIG EFFECTIVE JULY. BOARD NEEDS A NOMINATING COMMITTEE. ANN SHAMBLIN VOLUNTEERED. ANN HAS BEEN APPOINTED AS THE NOMINATING COMMITTEE. IF YOU WANT TO RUN EMAIL OR TALK WITH ANN SO AT THE MAY MEETING YOU CAN INTRODUCE YOURSELF AND YOUR NAME CAN GO ON THE JULY BALLOT.

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MEMBERS BALLOT ISSUES- ACCOUNTABILITY IN ELECTION THAT EVERY BALLOT NEEDS TO BE ACCOUNTED FOR AND THAT EVERY MEMBER RECEIVES A BALLOT. BALLOTS AND DUES CANNOT BE ON THE SAME BALLOT. PROXY VOTE NEEDS TO BE ANNOUNCED. ISSUE WITH RETURN BALLOTS NOT DELIVERED TO MEMBERS MUST GO IN BALLOT BOX.

BOARD- VERY IMPORTANT THAT MEMBERS KEEP THEIR INFORMATION CURRENT AND UPTODATE WITH THE BOARD. BOARD WILL POST ON FB WHEN THE BALLOTS GO OUT.

MEMBER SUGGEST MONTHLY MEETINGS INSTEAD ON BIMONTHLY MEETINGS. BOARD SAID IT WOULD HAVE TO BE DONE BY BALLOT VOTE. MEMBERS MOVE TO ADD MONTHLY MEETINGS TO THE BALLOT. MOTION AND A SECOND TO PUT MONTHLY MEETINGS ON THE BALLOT.

BOARD-COMMITTEE TO ORGANIZE AND RESEARCH BYLAWS AND DEED RESTRICTIONS. BOARD REQUEST A COMMITTEE TO CLAIRFY WHAT WE HAVE NOW BEFORE WE CAN CHANGE ANYTHING.

MEMBER- ISSUE WITH MEMBER THROWING TRASH IN DITCHES.

BOARD – ANY OTHER PROPOSED CHANGES TO DEED RESTRICTIONS OR BYLAWS THAT NEEDS TO BE ADDED TO THE JULY BALLOT? NONE.

MEMBER COMMENTS- TERRI REEDER- QUESTIONS AND CONCERNS REGARDING PAVILON. WHO ON THE BOARD WILL BE WORKING WITH FUNDRAISING COMMITTEE WITH RENTAL OF PAVILON IN THE FUTURE? WHO IS GOING TO OWN THIS BUILDING? THE ACC NEED TO WORK WITH THE FUNDRAISING COMMITTEE WITH THE CONTRUCTION. OUR OFFICE IS NOT LOCATED ON SEB PROPERTY. DEED NEEDS TO CHANGED. EVERY LOT HAS A PURPOSE AND A SPECIFIC DEED FOR ITS PURPOSE.

MEMBER COMMENTS- DONNA THANKING THE VOLUNTEER FIRE DEPARTMENT FOR ALL THEIR HARD WORK. WE HAVE A GOOD GROUP VOLUNTERING THEIR TIME. FIRE PIT AND GOLF CART ISSUE ADDRESSED BY DONNA.

PRESIDENT CLOSES THE MEETING. MOTION TO CLOSE MEETING. ADJORDED.

OLD BUSINESS

UPDATE ON FORCLOSED PROPERTIES

UPDATE ON CONSTRUCTIONOF PAVOILLON

MEMBERSHIP/WELCOMING COMMITTEE

NEW BUSINESS

ANIMAL CONTROL

MOVING LEFTOVER FUNDS TO THE ROAD FUND

DUMPING AT CABANA AND FIREPIT

ELECTION AND BALLOT FOR ANNUAL MEETING

NOMINATION COMMITTEE

PROPOSED AMENDMENTS TO DEED RESTRICTSIONS AND BYLAWS