

Sun Eagle Bay Owners Association

Bi-monthly meeting
May 16, 2020 10:00 AM Cabana
550 CR 1977 Yantis, Texas 75497
903-393-7900

Minutes approved at the July 2020 meeting

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

Minutes from the January meeting were read and approved as written.

Treasurers report was read and will be filed for audit. April balances – General Fund \$45411.55, Road Fund \$36675.94, Boat Ramp \$0 for a total balance of \$82,087.49

Taxes – tax assessments went up 1000%. We will appeal all assessments. We will update at the July meeting. All SEB lots went up except the Cabana.

Old Business

Update on foreclosures – we have received the deeds from Scot Taylor

Audit report – Mr. Smith was the auditor for SEB. Mr. Smith passed away in January. We found another auditor out of Quitman. We will have an audit report at the July meeting

Road repair update – Larry Roach did about 25K worth of Demo work and backfill and the 68K in asphalt repair. There is no base under the asphalt. This will be a continuing problem. Will need to continue to patch

Pool update an opening – all pool equipment should be finished. Pool should open on schedule.

New Business

Nomination Committee – Donna presented the following names to run for the board – Terri Reeder, Tony Shamblin, Michelle Fitzgerald, Mary Lucas, and Kim Young.

Introduction of candidates – all candidates were introduced and presented their ideas for working as a board member for SEB.

Recommendations for changes to deed restrictions or bylaws – board has no recommendations this year

Open floor to members discussion of any change recommendations – Recommendation was made to move the due date for member dues. If anyone cannot pay dues on time, let us know and we can work out payment plans. Late fees will be waived

Vote on putting \$100 per year road assessment on 2020-2021 ballot – passed unanimous

Vote on putting \$25 per year boat ramp fess on 2020-2021 ballot – passed unanimous

Long fishing pier sustained damage during a storm. There is a large bow in the walkway. The guy who built the retaining wall will fix for \$3,000. Motion passed unanimously to proceed with the fix.

Questions were asked about properties for sale. We tried the bid process, but this didn't work. We have a lot of people interested in the properties coming up for sale. There are FOR SALE signs posted. We will post the lots in the common areas. A recommendation was made to put the lots up for bid. Bids will be taken for 1 week. There are 2 sets of lots, 2 lots and 3 lots will be sold together. Minimum bid will be \$6,000 per lot. Lot numbers will be posted this weekend. Buyer will be responsible for all taxes. Past dues are written off when a foreclosure is done. Monday week will be the last day for bids. But bid in drop box as the office.

Canvassing and Counting committee – Jill Thomas, Brenda Farnham, Sandra Lochala, Joella Bryant. 2 will need to go to the post office and then to the office to count.

Fireworks – at boat ramp only. Please clean up when you are done.

Can we get a petition to fix CR1977? The county will fix 1977 after they finish 1970.

Can we vote on the new retaining wall again? Recommendation is that the new board needs to be in place before this is addressed again. The loan approved with the bank is gone. The process will need to be started all over. We have more properties to foreclose that can be sold and the money saved for the retaining wall.

A proposal was made at the January meeting about putting an awning up with money from the fund raiser committee. The intention is to close it in a little at a time to use for meetings. Size is 30 X 40. \$9300 quote to build. Dana will take other bids.

Fire truck – doesn't run and doesn't start. We will need to vote at the July meeting to remove the truck. Building could be added onto for a community center.

Numbers need to be repainted on the dump stations. Jenn will take care of this.

Adjournment at 11:00