

MINUTES -JUNE 18TH, 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 24TH. 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 16TH 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 16TH 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.