

MINUTES -MAY 21ST, 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. FOUR BOARD MEMBERS WERE PRESENT.

MINUTES – APRIL MINUTES WERE READ BY SECRETARY. APRIL 2022 MINUTES WERE APPROVED.

TREASURER'S REPORT- APRIL FINANCIALS WERE READ BY VICE PRESIDENT, MARY LUCAS AND WILL BE FILED FOR AUDIT. APRIL BALANCES- GENERAL FUND \$86,327.49, ROAD FUND \$9,063.48, BOAT RAMP FUND \$5,848.91. MARCH TOTAL BALANCE WAS \$101,239.88. FUNDRAISING BALANCE WAS \$9,117.76. TREASURER'S REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE- MEN'S BATHROOM AT THE CABANA HAS BEEN COMPLETED. BOAT RAMP DREDGING IS FINISHED JUST NEEDS A LITTLE CLEAN UP DONE. WE ARE ACCEPTING BIDS ON CONCRETE WORK WE ARE WANTING DONE. WE ARE PUTTING HANDRAILS ON THE OUTSIDE OF THE SHOWERS. MEMBERS DISCUSSED SUGGESTIONS REGARDING BATHROOM DOORS BEING INSTALLED, FAUCET AND VALVE ISSUES.

PRESIDENT COMMENTS: THIS IS GOING TO BE PAINFUL BUT NEEDS TO BE SAID. THE LAST FOUR MONTHS THIS BOARD HAS BEEN ACCUSED OF RUNNING A PRISON CAMP. THIS IS ABSURD. WE HAVE BEEN ACCUSED OF TURNING OUR POA INTO A SUBDIVISION. PRESIDENT READ SECTION ONE (1) OF THE "SUBDIVISION" RESTRICTIONS. THIS DOCUMENT WAS FILED IN 1987. WE HAVE BEEN A SUBDIVISION SINCE 1987. WE ARE A SUBDIVISION THAT IS RAN BY BOARD OF DIRECTORS. I AM MOVING ON TO FINES. PRESIDENT READ TEXAS STATE LAW REGARDING FINES. THE TPOPA OVERRULES OUR GOVERNING DOCUMENTS THE SUBDIVISION RESTRICTIONS AND BYLAWS. PRESIDENT READ THE TPOPA SECTION 209.009 TO MEMBERS REGARDING FINES. THIS HAS BEEN A LAW SINCE 2001. WE CANNOT TAKE YOUR PROPERTY FOR FINES. PRINT YOU A COPY OUT AND READ IT. I CHALLENGE YOU GUYS TO DO THIS. WE ARE TRYING TO STRAIGHTEN THINGS OUT AND GET US LEGAL WITH THE TEXAS PROPERTY CODE. THIS BOARD DOES NOT WANT YOUR PROPERTY. NOW WE ARE BEING ACCUSED OF RUNNING A COUNTRY CLUB. WE ARE NOT TRYING TO PRICE ANYONE OUT OF THE MARKET OR RUN ANYONE OUT OF HERE. IF ANYONE HERE DOES NOT WANT THE BOARD OR THE ARA TO DO THEIR JOBS STAND UP AND WE WILL GET IT ON THE JULY BALLOT. A GOOD WEBSITE TO GO TO IS HOPP.COM IT WILL GIVE YOU ALL OF THE BOARDS RESPONSIBILITIES. I HAVE A COPY IF ANYONE WOULD LIKE ONE. WE ARE GOING TO COVER ANOTHER ISSUE. FAMILY MEMBERS AND GUESTS. SECTION ONE OF THE BYLAWS WAS READ BY PRESIDENT. ON JULY 15, 2017, THIS WAS CHANGED BY A HAND VOTE AT A MONTHLY MEETING NOT BY A BALLOT VOTE AS STATED IN THE DOCUMENT. THE BYLAWS WERE CHANGED AND FILED IN WOOD COUNTY, TEXAS. THIS IS A FALSIFIED DOCUMENT AND WAS NOT DONE LEGALLY. LAST ISSUE I WOULD LIKE TO ADDRESS IS THE INTERIM APPOINTMENT OF TONY SHAMBLIN TO THE BOARD ON JANUARY 29, 2022. DONNA RESIGNED ON JANUARY 25, 2022. THE QUESTION IS REGARDING INTERIM APPOINTMENTS. THE TPOPA OVERRIDES OUR BYLAW. PRESIDENT READ SECTION 209.00593 REGARDING THE INTERIM APPOINTMENT BY THE BOARD OF DIRECTORS. THIS HAS BEEN A LAW SINCE 2012. OUR BYLAWS ARE OUTDATED. PREVIOUS BOARDS DIDN'T KEEP UP WITH THE TPOPA. WE ARE TRYING TO GET LEGAL. IT'S SOMETHING WE HAVE TO DO. MEMBERS SPOKE AND ASKED QUESTIONS REGARDING THIS MATTER.

POOL UPDATE: POOL WILL OPEN TODAY. THEY HAVE BEEN WORKING HARD TO GET IT READY. THANK YOU. ALSO, THANK YOU TO THE VOLUNTEERS. EARNIE IS WORKING ON THE CHLORINATOR. IF EARNIE CAN'T GET IT FIXED. WE HAVE TO REPLACE IT THE COST WOULD BE BETWEEN \$3,000-\$4,000.

VOTE TO PUT \$100 PER YEAR ROAD ASSESSMENT ON JULY 2022 BALLOT. MOTION WAS PASSED AND WILL BE ON THE JULY BALLOT.

VOTE TO PUT \$25 PER YEAR BOAT RAMP FEE ON JULY 2022 BALLOT. MOTION WAS PASSED AND WILL BE ON THE BALLOT.

JULY VOTING BALLOT IF YOU WANT YOUR VOTE TO COUNT IT HAS TO BE MAILED BACK IN THE ENVELOPE PROVIDED OR DROPPED OFF BY 10 A.M. ON JULY 16TH, 2022 AT THE ANNUAL MEETING.

ENTRY GATE CODE WE HAVEN'T CHANGED THE CODE IN SEVERAL YEARS. THE CODE WILL CHANGE SEPTEMBER 1, 2022. CLICKERS WILL STILL WORK. YOU WILL RECEIVE YOUR NEW CODE WHEN YOU PAY YOUR 2022 DUES.

DALE SPOKE- WE HAVE NO ONE COMING OFF THE BOARD THIS YEAR AND SO NO ONE IS RUNNING FOR THE BOARD. THE NEXT POSITION THAT WILL BE AVAILABLE WILL BE JULY OF NEXT YEAR. IT WILL BE MARY AND KIM'S TERM WILL BE UP.

CREDIT CARD PAYMENT WE ARE SET UP TO ACCEPT DEBT/CREDIT CARDS. THERE IS A 5% CHARGE FOR USING THIS SERVICE.

APPOINTMENT OF CANVASSING AND COUNTING COMMITTEE FOR JULY 2022 WE HAVE TO APPOINT THIS COMMITTEE. ANY VOLUNTEERS? MICHELLE FITZGERALD WILL HEAD IT UP. THE COUNTING COMMITTEE WILL ALSO BE KIMIE HUFF, CARLENE MANN, JO ELLA BRYANT AND JILL THOMAS. BACK UP VOLUNTEERS WILL BE BRAD HUFF AND RON GOTHARD.

FUNDRAISING COMMITTEE/EVENTS: WE WILL HAVE A HOT DOG COOKOUT NEXT WEEKEND MAY 28 AT 1:00 PM. DONATIONS ARE NEEDED AND ACCEPTED. THE MONEY WILL BE USED FOR THE BEAUTIFICATION OF SEB. FUTURE EVENTS WILL BE POSED WITH DATES AND TIMES.

MARY SPOKE: THE 3RD ANNUAL FISHING DERBY FOR THE KIDS WILL BE JULY 2ND FROM 9:00 A.M. TO NOON. WE WILL NEED DONATIONS. WE ARE REALLY EXCITED ABOUT IT. IT KEEPS GETTING BIGGER AND BIGGER EVERY YEAR.

ARA COMMITTEE: YOU CAN DO WHATEVER YOU WANT TO DO UNDER THE COVER. IT HAS TO BE UNDER ARA MATERIAL GUIDELINES. IF YOU ADD ON IT HAS TO BE APPROVED AND YOU HAVE TO GET A PERMIT. COME TALK TO ONE OF THE ARA COMMITTEE AND ASK ANY QUESTIONS YOU HAVE REGARDING BUILDING ON TO YOUR PLACE. AS LONG AS IT IS INSIDE THE EXISTING BUILDING YOU DO NOT HAVE TO HAVE A PERMIT. IF IT'S OUTSIDE THE EXISTING STRUCTURE THEN IT HAS TO BE PERMITTED.

MEMBERSHIP COMMITTEE-TERI REEDER SPOKE- WE HAVE FOUND A LOT OF INFORMATION. PEOPLE THAT HAVE SOLD, DIED OR NOT CHANGED THEIR INFORMATION AND ARE NOT PAYING FOR THEIR LOTS. PLEASE COME IN THE OFFICE AND UPDATE YOUR INFORMATION. A LOT OF PROGRESS IS BEING MADE AND WILL BE CORRECTED. ALL OUR WORK IS STILL IN PROGRESS.

MARY SPOKE- WHEN YOU SELL YOUR PROPERTY...PLEASE ENCOURAGE THEM TO COME TO THE OFFICE AND GIVE US THEIR INFORMATION SO WE CAN UPDATE THE PROPERTY INFORMATION.

DEED AND BYLAW COMMITTEE- DALE SPOKE. I THINK WE HAVE COVERED THIS ALREADY. AGAIN, SANDRA, ANN THANK YOU FOR ALL YOUR HARD WORK.

SUBDIVISION RESTRICTIONS: TERI REEDER SPOKE REGARDING THESE CHANGES AND HOW IMPORTANT IT IS FOR THE MEMBERS TO VOTE. PLEASE ENCOURAGE YOUR NEIGHBORS TO VOTE. READ THEM AND LEARN THEM. JUST VOTE.

MARY SPOKE: THE FINE SCHEDULE IS SO IMPORTANT. RIGHT NOW, THERE IS NOTHING WE CAN GO TO ENFORCE PROPERTY OWNERS THAT DO NOT GO BY THE RULES. WE HAVE TO HAVE A FINE SCHEDULE. THIS IS THE ONLY WAY WE SEE THAT WE CAN KEEP MEMBERS PLACES IN GOOD SHAPE.

SIGN UP SHEET FOR MEMBERS COMMENTS:

PEGGY TRACY- SPOKE REGARDING YOUR DEEDS BEING FILED WITH WOOD COUNTY AND DONE LEGALLY. SHE ALSO SPOKE REGARDING THE AMENDMENTS TO THE SUBDIVISION RESTRICTIONS. READ THEM AND VOTE. IT IS VERY IMPORTANT THAT YOU UNDERSTAND THEM.

SANDRA LACHALA SPOKE REGARDING AMENDMENTS TO SUBDIVISION RESTRICTIONS. WE HAVE VALIDATED ALL THESE AND VERIFIED WHAT IS LEGAL AND WHAT IS NOT. PLEASE READ THEM AND TRY AND UNDERSTAND THEM. WE TRIED TO CLARIFY THEM THE BEST WE COULD. WE HAVE TO BE IN LINE WITH THE TPOPA.

GARY BRYANT SPOKE REGARDING THE SAFETY OF THE KIDS SWIMMING ON THE BOAT RAMPS.

JIM JOHNSON SPOKE REGARDING MEMBERS OPINIONS ON SOCIAL MEDIA INSTEAD OF AT THE MEETINGS AND EVERYONE WORKING TOGETHER AS A COMMUNITY. KNOW YOUR NEIGHBORS AND WORK WITH YOUR NEIGHBORS AS A COMMUNITY. WE NEED A COMMUNITY OF VOLUNTEERS TO WORK TOGETHER IN THE PARK.

RON GOTHARD SPOKE REGARDING SENIOR, ELDERLY OR DISABLE COUPLES OR PEOPLE THAT NEED HELP WITH THEIR PROPERTY. IF WE COULD JUST HELP THEM WHEN THEY NEED HELP.

OLD BUSINESS

1. UPDATE ON MEN'S BATHROOM AT CABANA
2. UPDATE OF BOAT RAMP, FLOATING DOCKS, AND FISHING PEIR
3. FORECLOSURE UPDATE (10 PROPERTIES FILED WITH WOOD COUNTY)
4. VOLUNTEERS FOR COURTESY PATROL FOR MEMORAL DAY WEEKEND

NEW 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 PAYMENT

<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.