

**Wastewater**

- There is no wastewater dumping facility.
- Campers and RVs are to dump offsite.
- Members with septic systems and holding tanks are responsible for the pumping of their waste.
- Please have your septic system or holding tank inspected to verify they are in working order. Share the inspection results with the board so that the board can relay them to DNR.

**Burning**

- Missouri DNR restrictions allow the open burning of yard waste. Yard waste includes trees, leaves, brush, or other vegetation. Please do not burn anything without checking that you are in compliance.
- Remember, when you start a fire, you are responsible for keeping it on your property.
- Make sure to check the local burning conditions with Lakeview Heights Fire Protection.

**DNR**

- An environmental survey of our wastewater systems has to be done. We have yet to secure a qualified engineering company.
- DNR submitted a geohydrologic evaluation request with the Missouri Geological Survey on behalf of the Eagle Bay board to have the staff conduct a geohydrologic survey of the entire subdivision. This survey is typically something engineering firms charge for. This survey is helping us save money on engineering costs.
- The cost of the environmental survey, which is separate for the geohydrological survey, is \$60-70,000, and it is a critical step for us to move forward.
- These surveys are needed for DNR to make their determination on the subdivision. Please be accommodating and cordial to those conducting their work.

At this time, the board is uncertain whether the pool will be operable for summer. There is an issue of former non-compliance with the DNR over non-reported backwash and drainage reports required last year. A leak or crack will need to be found and repaired as well.

**Neighbors Helping Neighbors**

- If you would like your services added to the list of local resources, email the board. Services provided and any compensation would be between you and the lot owner. Let's get together and help each other to clean up.

A permit is needed for use of the boat ramp. Permits are to be displayed in the windshield of your vehicle.

The clubhouse is being evaluated for repairs so that it may be used by members again.

The board has invited the local animal organization Meow Mission, to the upcoming member gathering to educate on the resources available for animals.

Four-wheelers, ATVs, and UTVs are to be parked by 9 p.m. on weekdays and 11 p.m. on weekends.

*An Affordable Recreational Community*



**Meet Your Eagle Bay POA**

**Board of Directors**

Gary Liles - President

Christine Jackson - Vice President

Megan Jones - Secretary/Treasurer

Dustin Gray & Steven James

Board of Directors

***This is an election year. A nominating committee will be formed to select candidates. To be on the committee, nominated, and or to vote, you must be a property owner in good standing.***

**Communications**

- The Eagle Bay Newsletter is the official communication between the POA & its members.
- To reduce the mailing cost and stay informed, all lot owners must keep their mailing and email addresses updated. A contact information form can be found on the new website.

- The board would like to thank Karen Liles for her work in designing the new website.

**Trash**

- Remember, only household waste is to go in the dumpsters.
- The board is working on a list of local resources to help members clean up their properties.

Contact Info

Mailing Address: 28451 Northwoods Dr.  
Lincoln, MO 65338

Message Line: 660-668-4481

Email: eaglebaypoa@gmail.com

Website: eaglebaypoa.com

Facebook: Eagle Bay POA

***Please consider joining the association's committees this spring. Contact the board or sign-up in person at the upcoming March gathering.***

***Committees:***

Internet/News Bulletin/Events - Megan Jones

- Maintain Internet Presence
  - Google, Website, Facebook
- Publications
  - Monthly News Bulletin
  - Triannual Newsletter
- Plan Community Events

Budget/Financing/Fundraising - Megan Jones

- Assess The Annual Budget Needs
- Monitor Operations Throughout The Fiscal Year
- Organize Fundraisers to Improve the POA

Insurance/Legal/Liens - Gary Liles

- Protect the POA Assets
- Communicate Legal Action
- File & Release Liens

Conformance/Architectural Review/Roads - Christine Jackson

- Clean Up & Maintenance
  - Help Members Find Resources to Help Clean-Up Their Properties
  - Maintain Common Areas
- Building & Construction Compliance
  - Oversee the Architectural Review Process
  - Report Any Unapproved/Non-Compliant Structures
- Roads
  - Assess Roads & Form A Plan
  - Clear & Maintain Roadway Easements

Welcome/Directory/Neighborhood Watch - Christine Jackson

- Welcome Packets for New POA Members
- Maintain A Directory of The Members
- Communicate & Work With Local Authorities to Report Disturbances

Wastewater Management - Gary Liles

- Work with Environmental Engineer & DNR
- Log & Assess the Current Systems
- Help Members Organize Septic Pumping

***Assessment Dues***

- The 2024 assessment dues were due in full on November 15th. Quarterly payments; November, February, May & August 15th.
- Payment reminders have been sent. If your account is delinquent, fees and interest have been added.
- Some members that had already paid 2024 dues received improper billing. We are working to update accounts.
- Payments are to be in the form of check or money order made out to and mailed to Eagle Bay Property Owner's Association.
- Please contact the board to set up a payment plan.
- If your assessment dues are not paid, you do not have access to any of the amenities.

***Springlake***

- Dusk-to-dawn security lights are being added to the east and west public access on the 9-acre fishing lake. More improvements to come!
- No jug or trout lines allowed in Springlake. Pole fishing only is allowed, lines are to be manned.
- Foot traffic only across the dam.

***Roads***

- The newly formed road committee will be working to fully assess every road to form a long-term plan.
- The tractor requires some repairs. We are hoping to use the brush hog and sickle mower to help maintain the sides of the roads & common areas.

***Bathhouse***

- The wastewater system at the bathhouse is scheduled to be pumped and inspected. The results of the inspection will be submitted to the DNR for approval to use the system for the season.
- We are hoping to have it open by April 15th.

***The Entrance***

- With the loss of the guard building last spring, the entrance needs a makeover.
- A locked bulletin board has been installed. Keep a lookout for regular updates to be posted.
- The post office has informed the board that all but one of the package parcel lockers have been vandalized. They can only utilize the one remaining working box. The board is working on the repairs.
- With the community steadily growing, there is a need for more parcel lockers. We are hoping to clear the lot owned by the association to make room for a future expansion.
- 10 years ago, the project of clearing additional parking for the bus stop was started. The board would like to resume this improvement.

As per the bylaws, the board must approve any improvements made to a lot. The architectural review application form can be found online. DNR has stopped the installation of any new wastewater systems, which are required before any structure is placed upon a lot. Construction and improvements have a set time limit for completion, so at this time, the board is not approving any new structures on any undeveloped multipurpose/building lot.

***Events***

- The 13th annual Trick or Treat the Bus Stop, hosted by Megan Jones, took place on October 31st. Thank you to all the members who came or donated candy.
- Informative member gathering to take place March 23rd at 10:00 a.m. at the clubhouse, outside weather permitting. This will be an opportunity for the board to share updates with the members. Robert's Rules of Order will be followed.