

Eagle Bay Property Owners Association Board of Directors Meeting Minutes
December 9, 2023

Call to Order 11:03 am

Roll Call - Steven James, Megan Jones, Christine Jackson, Gary Liles

Confirmed Quorum with a $\frac{2}{3}$ majority

- New Business:
 - The board received, reviewed, and accepted the resignations of John Jamsek, Tabetha Jamsek, Sheldon Chambers, and Georgann Foster.
 - The board selected Gary Liles and Christine Jackson to join and serve the remaining term. They both accepted.
 - Offices were assigned as follows:
 - President, Gary Liles
 - Vice President, Christine Jackson
 - Secretary and Treasurer, Megan Jones
 - The board voted and agreed to remove the resigned board members from the Secretary of the State Registration and add the newly selected members
 - The board voted and agreed to remove the resignation from the Bank Accounts Equity Bank & Community National Bank and Trust bank accounts and add the newly appointed officers
 - It was discussed whether we should keep both accounts and we agreed to keep both accounts for now but review this topic again later
 - Treasurer's Report
 - The October financial statement from Johnson Accounting was presented
 - The board agreed to continue with Johnson Accounting
 - November bank statements were presented and will be turned into Johnson Accounting along with the resignation letters and new board member information
 - Expenses Reviewed
 - Trash \$475 auto pay
 - Electricity \$134.13 auto pay
 - Real estate taxes \$824.68 are to be paid
 - A check for \$4,089.18 for back and current dues from a lien release was deposited.
 - Insurance
 - Currently waiting on a quote from Town & Country Insurance
 - DNR
 - Gary is communicating with engineers and DNR
 - Recommend homeowners to have their tanks pumped and inspected.
 - Megan will call local septic services about a discount on multiple pumping
 - The pool backwash permit is under review for the violation of not recording and submitting monthly reports. Megan contacted DNR and explained she was not provided the reports but that the board would comply moving forward.
 - Amenities
 - Shower House

- Maintenance winterized and closed the building and received his last check for this season's contract
 - Gary is going to talk to DNR about the aeration waste system and if it can be operated in the spring
 - Pool
 - The pool repairs were discussed and tabled
 - The board will reach out to the member who still owes for the damages to the well and spigot.
 - Boat Ramp
 - Christine to check on Ameren permit status
 - Arrangements are to be made for the Disposal of the old dock
 - Clubhouse
 - Several plumbing leaks and holes in floors were discussed and tabled
 - Parks and Playgrounds
 - Megan will look into security lights for public access areas around the lake
 - Signs for public access were discussed and tabled
 - The board agrees to remove the playground equipment, benches, and tables at the Eagle's Nest park
- Equipment
 - A letter is to be sent to Sheldon Chamber requesting the return of the association's tractor with loader and cutting blade attached and leaf blower backpack
 - A letter to be sent to Laura and Harvey Caylor requesting the return of the association's brush hog, sickle mower, and post hole digger
 - New locks and keys are to be bought for all amenities
- Member Correspondence
 - The board will review delinquent dues at the January meeting before sending notices
 - The board plans to assess each plat for non-compliant lots and send notices
 - Megan will look into local scrappers, landfills, and other resources to assist members
 - A complaint form and box are to be set up near the entrance
 - 2024 Newsletters set for March, June, and September
 - 2024 Open discussion gatherings with the members will be set for Apr, Jul, and Oct
 - Information on Google, Website, and Facebook Pages to be gathered
- Committees
 - The board will be working on forming various committees
- Snow Removal is to be looked into
- Attorney
 - Gary to reach out to attorney Hurley Mahan
 - The board agrees to reimburse Megan Jones \$453.75 for attorney expenses incurred
- Adjournment 2:49 pm