

MINUTES OF SUNSET BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
Monday, August 6, 2018
Via Teleconference

www.sunsetbayvoa.org

Call to order: A special meeting of the Board of Directors of the Sunset Bay Property Owners Association was held via conference call Monday, August 6, 2018. The President called the meeting to order. The meeting convened at 7:06 p.m. A quorum was established.

The following officers were in attendance:

President	Tim Raub
Vice President	Betty Cook
Vice President at Large	Rick Gonzalez
Secretary	Gary Sequeira
Treasurer	Josh Staley

Sharon Sequeira took minutes.

The purpose of the meeting was to discuss the last minute plans for the Annual Meeting on August 18, 2018. The Board reviewed the agenda for the annual meeting and added the following items: Sherwin Alumina site meeting feedback, floodplain and elevation requirements, and travel trailers in the subdivision.

The Board also discussed the following:

Sherwin Alumina problem with red dust. Sherwin Alumina held a public meeting recently to discuss their plans for mitigating the problem. Betty Cook attended the meeting. Betty talked to TCEQ and they said they were not aware that the Parks & Wildlife had done any testing on fisheries or seafood taken from the waters near the plant. Some people have called Environmental Services and reported that they are having respiratory problems when the red dust cloud is present. One individual near the plant tested their water well and found high level of toxic chemicals in their water.

Betty reported that there was a delinquent notice received for the 2017 Franchise Tax return. This return is due May 15 each year. Josh said he would file the return on August 7. Betty asked Josh for a copy of last year's return.

Betty has sent the New Home Construction Application for 210 Duckhaven Dr. to the Board and Steve Straub for approval.

Betty suggested adding to the Application form that the property owner/contractor is responsible for maintaining a receptacle to contain building debris.

The Board reported that there is still a lot of debris at 212 Duckhaven and is not in compliance with the CCR's, Section A2a. Prompt removal of all litter, trash, refuse and wastes. Tim will e-mail the property owner about hauling off the debris.


Floodplain and elevation requirements have changed. The property owners at 133 Sunrise received a letter saying they were in violation of the current floodplain and elevation requirements. Tim e-mailed the property owner asking for a copy of the letter. Tim asked that the topic of floodplain and elevation requirements be added to the agenda for the Annual Meeting.

Josh reported that he had mailed all the 2018 Maintenance Fee invoices.

Tim will provide the Secretary a copy of the lawsuit judgement to put in the file.

Several travel trailers are parked at houses in the subdivision while the houses are being repaired after Hurricane Harvey. Section A.4. of the CCR's reads no camping allowed on unimproved lots and Section A.8. reads no mobile homes...shall be situated on any lot, permanently or otherwise. Tim asked that this topic be added to the agenda for the Annual Meeting.

Adjournment: The meeting adjourned at 8:26 p.m.



Gary S. Secretary, Secretary

8-17-18

Date