

MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY
ANNUAL MEETING
August 6, 2022
www.sunsetbaypoa.org

Call to order: The Annual Meeting of the Property Owners Association of Sunset Bay, Inc. was held Saturday, August 6, 2022, at the Texas Maritime Museum located at 1202 Navigation Circle in Rockport. The meeting convened at 1:33 p.m.

Roll call and certification of proxies: Conducted by Stacy Thole, Secretary. Forty-six properties were represented. A quorum was established.

Members in attendance:

Owners: See roster

Officers:	President	Debbie Ortiz
	Vice President	Rick Gonzalez
	Vice President at Large	Open Position
	Treasurer	Nikki Bloomer
	Secretary	Stacy Thole

Alternate Officer: Executive Director Tim Raub

Guest Speaker Kat Comeaux with the County Road and Bridge Department spoke to property owners about the red beds located on HWY 188 at the now closed Sherwin Alumina waste site. The county and Texas A&M are monitoring the red beds for water contaminants in surrounding areas, including Port Bay. They are taking samples. A property owner inquired if the county would be able to tell if the contaminants in the water were coming from the red beds, the new Exxon plant, or the new steel mill. Another property owner spoke up and stated that if contaminants are found, they will be able to tell which plant those contaminants (outfall) came from. Kat welcomed all future inquiries to be directed to the County Road and Bridge Department.

A property owner asked about the removal of a culvert in the subdivision when drainage was addressed on Duckhaven by the county. Kat advised that she would put in an inquiry with her office about replacing the culvert.

Kat also stated that the county has added another mowing crew, and more people to repair roads.

Guest Speakers Jeremy Fisher and Lacy Weems from McDonald Properties addressed the buying and selling activity in the area. In the last 10 months, 10 lots have sold and 2 residences. They also stated that the market is starting to neutralize – it is neither a buyers nor sellers' market. The properties that are for sale in Sunset Bay are priced accordingly with the rest of Rockport.

Treasurer's Report:

Nikki discussed the POA's finances to date: checking account balance is \$28,412; savings account balance is \$107,581. Our proposed budget for 2023 is \$35k, though prices continue to rise for things such as QuickBooks, postage, and printing services.

Nikki has been diligent in getting delinquent dues paid from property owners.

Old Business

Landscaping at the entrances are a work in progress. The ixoras are thriving despite the drought but adding any new plants at this time would not be in our best interest until we are able to repair the irrigation lines at the entrances. Once the irrigation lines are repaired, plants will be replaced.

A property owner asked if he would be able to install lights on the entrance monuments. Rick stated that was fine, but they would need to be in an area where they would not interfere with the mowers. Rick also advised that we do plan to put solar lights at the entrances once the landscaping is complete. The solar lights would be cemented into the ground.

Another property owner asked who was responsible for the fire on HWY 188 that caused damage to the split rail fence. Rick stated that a truck with a trailer sparked with fire, but there was no way to determine who did it. Ultimately, the association had to pay for the repairs to the fence.

The pier is our community's biggest asset and does require maintenance. Rick and Margaret have replaced warped boards and lights that were damaged from weather. They have also power washed the bird droppings from the pier. It is important for everyone to help maintain the pier by cleaning up after yourself, turning off the lights, and making sure the gate is locked. A property owner stated that she witnessed people using the pier and leaving their trash behind. Please clean up after yourself.

New Business

- a. Activity in the subdivision was discussed by the guest speakers Jeremy Fisher and Lacy Weems. Fencing and the community pier were addressed previously. Mailboxes were not addressed. The mailbox form is on the website, if you need access to one.
- b. The Architectural Control Committee receives emails for new builds and improvements to properties.

Debbie went over the new Texas laws regarding HOA's and Architectural Control Committees. Some points that she touched on:

- The Architectural Control Committee (ACC) must be separate from the Board of Directors.
- A Board member and an ACC member may not reside in the same house.
- In order to impose fees, the Association had to submit a management certificate.
- The POA must receive all updated information from new owners.

The new laws can be found at texasrealestate.com.

- c. Please keep mailing address, phone number, and email information updated to avoid missing invoices and being charged late fees.
- d. If you have a special skill or talent, please let the board so that we may share that information on the website.
- e. NextEra Water has purchased our water system from Quadvest. A property owner asked where our water comes from. Rick advised of the location of the community well.
- f. Feel free to post pictures or notices to the community Facebook page.
- g. The combination for the fishing pier changes every March.
- h. The website has the CCR's, policies, title certificate information, etc. under the Documents tab.
- i. Ballots for changes to the CCR's regarding vertical siding (we would like to allow Board and Batten vertical siding) and For Sale signs were mailed out in March, and again with the

Annual Meeting packet. Please email your votes to the board. Included with the March mailout and the Annual Meeting packet was a form to allow us to email notices to you, rather than mail them. If you would like to go paperless, please email your acknowledgment of email notifications to the board.

- j. The board discussed the fence repair previously. The fence line will be maintained with herbicides and trimming to hopefully avoid another damaging fire.
- k. Debbie announced her resignation from the Board. She has served on the Board for 12 years and appreciates everyone's hard work and dedication to the community. The floor was opened to recommendations for new board members.

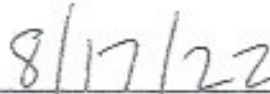
Election of Directors

- a. Lori O'Riley and Betty Cook announced that they had 18 proxies and nominated a board of their own: President – Matt Ocker, Vice President – Betty Cook, Vice President at Large, - Lori O'Riley, Treasurer – Nikki Bloomer, Secretary – Lauren Segovia Brown.
- b. Betty Cook addressed the attending property owners about her interest in being a board member. She has been a board member in the past and would like to serve the community again. Betty wants to ensure that the CCRs are being followed for the betterment of our subdivision.
- c. Votes and proxies were counted, and the new Board members elected were Rick Gonzalez, Lori O'Riley, Tim Raub, and Stacy Thole with a 3-way tie between Betty Cook, Matt Ocker, and Lauren Segovia Brown for one remaining position. After a runoff, Matt Ocker was elected to fill the position. Rick Gonzalez, Tim Raub, and Stacy Thole deemed it in their best interests to resign from the Board. New board members are Betty Cook, Lori O'Riley, Matt Ocker, Nikki Bloomer, and Lauren Segovia Brown.
- d. ACC members are Ruben Aguilar, Andy Clubb, and Mahdy El-Fil.

Adjournment

The meeting adjourned at 3:38.


Stacy Thole, Secretary


Date