



STEAMBOAT SHORES OWNERS ASSOCIATION

#2 Steamboat Shores

Emory, Texas 75440

Board Meeting
Saturday, April 18, 2026
At the Pavilion

Call to Order
Board Members Present
Pledge/Prayer

Minutes – Bryan Holland present minutes from 3-21-26

Agenda Items

Old Business

1. Bryan Holland – Pier update, parcel box update, large pool canopy repair update
2. Sharon Bagley – Gate update

Finance – Rhonda Allbritton present financial report

New Business

1. Discuss large pool bathrooms/shower project (cost, timeline)
2. Discuss and vote on monthly sewer increase
3. Discuss and vote on Breaker installation in Pavillion to be done by Bryan Holland.
(previous company backed out)

Updates

1. Robert Ayres – Maintenance update
2. Jason Jones – Road update
3. Mark Madewell - Sewer update

Committee Updates

1. Tish Cooley present Activity Committee updates
2. ACC Committee updates

During the course of the meeting covered by this notice, should the Board determine that a closed or executive meeting or session of the Board be required, then such closed or executive Meeting or session as authorized by Section 551.071 through 551.076 of the Texas Government code shall be held by the board at the Board at the date, hour and place given in this notice, or shortly thereafter. Section (551.073 – Perspective Gifts); (551-074 – Personal Matters; (551-075 – Conference relating to Investments); (551.076 – Security Device).

Adjournment

I, the undersigned, do hereby certify that the above NOTICE OF MEETING of the Board of Directors of the above named Steamboat Shores Owners Association, as a true and correct copy of said NOTICE, on the bulletin board, in the Office of said Steamboat Shores Owners Association, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on Sunday, April 12, 2026 at or before 10:00 a.m. and remained posted until the scheduled time of the Meeting.

Debrah Andrews, President