

Steamboat Shores Owners Association

#2 Steamboat Shores

Emory, TX 75440

Board Meeting

Saturday, January 17, 2026, 10:00 a.m.

At the Pavilion

Call to Order

Board Members Present

Pledge/Prayer

Old Business

1. Treasurer Sharon Bagley to give updates on Road Quotes –pending
2. Treasurer, Sharon Bagley brush pile removal and when to expect removal – pending
3. Secretary, Bryan Holland to present gate update

New Business

1. Bryan Holland, Secretary to present Minutes from November 2025 meeting
2. President, Debrah Andrews to present Policies and Resolutions for Board Vote (any Board Member not in attendance can vote absentee)
 - a) Policy and Complaint Form for Easement Violation
 - b) Board Resolution Reaffirming Recorded Restrictions Section 2 Easements
 - c) PROSPECTIVE EASEMENT ENFORCEMENT POLICY with GRANDFATHERED IN CLAUSE
3. President, Debrah Andrews Clarifying Key Issue Raised by Member – Concealing Restriction Violations
4. Finance Committee Chair, Rhonda Allbritton to present Financials for End of Year December 2025
5. Treasurer, Sharon Bagley to review budget and discuss any issues.
6. Going Forward All Votes will be Roll Call Votes for transparency to our members.

Updates

1. Road Commissioner, Jason Jones – Roads updates
2. Robert Ayers – Maintenance updates
3. Utilities Commissioner, Mark Madewell – Sewer updates


Committee Updates

1. Don Donley, Chair presenting Architectural Committee updates
2. Tish Cooley presenting Activities/Beautification Committee updates

Closed Executive Session Member Complaint Review (pending legal response)

Open floor to Members

Adjournment



President, Debrah Andrews