



Steamboat Shores Owners Association

#2 Steamboat Shores

Emory, TX 75440

Board Meeting

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

At the Pavilion

Call to Order

Board Members Present

Pledge/Prayer

Old Business

1. Treasure, Sharon Bagley, to update members on properties for foreclosure and where we are in the process.
2. Treasurer, Sharon Bagley, to update members on properties with back due dues and if lien is filed

New Business

1. Finance Committee Chair, Rhonda Allbritton to present Financials
2. Treasurer, Sharon Bagley, to review budget and discuss any issues.
3. Board to discuss passing a Rule Amendment for Prohibition of Fireworks and setting a Fine
4. Board to discuss setting a Fine Amount and file Fine Amendment for No Renters Violations if passed
5. Board to discuss the adoption of a Rule for Monthly Administration Fee for Non-Household Occupants and the amount.
6. President, Debrah Andrews to present Texas 209.0052, on Board Members getting paid without bids and board approval.
7. President, Debrah Andrews to reestablish that the ACC letters and fines are to be completed by the Board Secretary once the ACC turns in the violations. The Treasurer was kind enough to do it for us and now has other duties that take time.

Updates

1. Road Commissioner, Jason Jones – Roads updates, when can the members expect the road equipment to be in use.
2. Robert Ayers – Maintenance updates
3. Utilities Commissioner, Mark Madewell – Sewer updates

Committee Updates

1. Tish Cooley presenting Activities
2. Beautification Committee updates

Executive Session

1. **Board to discuss contract for sewer issues**
2. **Board to discuss BHDD issue with property deed**

Open floor to Members

Adjournment

President, Debrah Andrews