

RETURN TO:

SunEagle Bay Owners Association
550 CR 1977 A-1
Yantis, Texas 75497

**SUNEAGLE BAY OWNERS ASSOCIATION
RESOLUTION NO. 2026-10A
FINANCIAL VENDOR INDEPENDENCE POLICY**

STATE OF TEXAS
COUNTY OF WOOD

WHEREAS

The Board of Directors of the SunEagle Bay Owners Association ("Association") has a fiduciary duty to safeguard Association assets, maintain accurate financial records, ensure proper financial oversight, and act in the best interests of the Association; and

The Board recognizes the importance of maintaining independence, transparency, and public confidence in the Association's financial management by avoiding actual or perceived conflicts of interest; and

The Board desires to establish a consistent policy governing the selection of bookkeeping, accounting, audit, financial cleanup, and other financial management services while strengthening internal financial controls;

NOW, THEREFORE, BE IT RESOLVED

The Board of Directors of the SunEagle Bay Owners Association hereby adopts the following Financial Vendor Independence Policy.

Section 1. Purpose

- Strengthen financial oversight.
- Promote transparency and accountability.
- Protect the integrity of the Association's financial records.
- Reduce conflicts of interest and the appearance of favoritism.
- Support sound internal financial controls.

Section 2. Financial Vendor Independence

For bookkeeping, accounting, audit, financial cleanup, and other financial management services, the Association shall make reasonable efforts to obtain a minimum of three (3) proposals or bids from qualified independent providers whenever practical.

To maintain independence and avoid actual or perceived conflicts of interest, the Association shall not appoint, utilize, or engage Association Members, members of a Member's household, immediate family members of Association Members, or individuals residing within SunEagle Bay to perform bookkeeping, accounting, financial management, financial cleanup, audit preparation, or financial oversight services for the Association, whether compensated or volunteer.

Preference shall be given to qualified independent providers located outside the community.

The Board reserves the right to reject any or all proposals and select the provider it determines to be in the best interests of the Association.

Section 3. Board Oversight

All Association financial records, accounting systems, banking information, passwords, reports, electronic files, and related financial data shall remain under the control and oversight of the Board of Directors.

The Board shall maintain administrative access to all financial systems and records at all times.

Consistent with the Association's longstanding practice, the President, or another Board member designated by the Board, shall research qualified bookkeeping, accounting, audit, financial cleanup, and financial management providers, obtain proposals, conduct interviews, and present recommendations to the Board of Directors.

The final selection of any provider shall require approval by a majority vote of the Board of Directors.

Section 4. Transition of Financial Services

Upon the conclusion of any bookkeeping or financial service arrangement, all Association financial records, electronic files, passwords, reports, banking information, and all other Association property shall immediately be returned or transferred to the Association.

Section 5. Effective Date

This Resolution was approved by a majority vote of the Board of Directors on June 6, 2026, became effective immediately upon approval, and shall remain in effect until modified or rescinded by future Board action.

APPROVAL

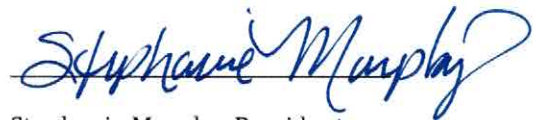
Approved by a majority vote of the Board of Directors on June 6, 2026.

Affirmative Votes:

- Stephanie Murphy, President
- Freddie DeJarneatt, Vice President
- Sharon Autry, Secretary

EXECUTED BY

IN WITNESS WHEREOF, the undersigned, acting in her official capacity as President of the SunEagle Bay Owners Association, hereby executes this Resolution on behalf of the Association.



Stephanie Murphy, President
SunEagle Bay Owners Association

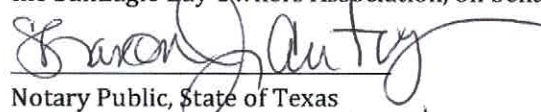
Date: June 6, 2026

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on the 6 day of June, 2026, by Stephanie Murphy, President of the SunEagle Bay Owners Association, on behalf of the Association.



Notary Public, State of Texas

My Commission Expires: 9/21/26

