

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, July 16, 2022, 1:00 P.M.
Dennis Gay's Home

Board of Directors Present:

Dennis Gay Darrell Doyle
Sherri Nelius Paul (Skip) Rabuse
Tom Zalewski

Committee Members Present:

Kurt Hickey Charles Borland
Dale Holloway Lorraine Rabuse
Tom Murphy Roger Bussell

MINUTES

MEETING CALLED TO ORDER: The first Board of Directors Meeting of the Holiday Harbor Community Association, Inc. ("HHCA") was called to order by Dennis Gay, President.

ATTENDEES/QUORUM: All five Directors were present; quorum established.

LAST MEETING MINUTES: Sherri stated that the Board of Directors had reviewed and approved the draft of the minutes from the HHCA Annual Meeting held on June 18, 2022. Sherri further stated a copy of the minutes is in the Committee members' folders and asked if they would also review the minutes and advise if there are any corrections. The Annual Meeting minutes will not be officially approved until the next annual meeting.

COMMITTEE REPORTS:

- **COMMITTEE RESPONSIBILITIES:** Dennis explained the importance of the committees and asked that each committee elect a chair and develop guidelines for their perspective committees. Any proposed projects will need to be submitted with plans, pictures and costs, as applicable.
- Roger Bussell asked if the property owners were billed for all lots owned, especially concerning property owners who had been granted a combined lot status by SHPOA. Sherri responded that there are only two property owners for whom the combined lot status applies and that they were only billed for one lot because that status is grandfathered. Roger stated that some people are upset about that in the community, it is unfair, and we should be billing for two lots. Dennis stated he is not in favor of asking these two property owners to pay for two lots that they have been paying as one as granted by SHPOA, but that moving forward it could be different for new property owners if approved in the Deed Restrictions. Darrell explained that the two property owners are he and Steve Manning and that he would rather pay maintenance fees for two lots and have the two votes starting next year. There was much discussion about this subject and Charles Borland suggested it be tabled for now, that it's really an issue that should be discussed in the Deed Restrictions/Bylaws Committee, and suggested the Board talk with Steve about the issue.
- **ARCHITECTURAL CONTROL:** Kurt stated the committee is developing a form for new projects and asked about where all the architectural plans, correspondence, etc. should be kept. Sherri asked that a copy of any approved committee forms be sent to her. It was decided that all architectural control plans, forms, approval emails, etc. be kept by the Secretary of HHCA. Lorraine mentioned that some HOAs have an application fee for submission of plans, etc. The Board decided there would be no application fee charged.

- **BEAUTIFICATION:** Darrell discussed the mowing and fire prevention of Section 9, especially the areas on the hill (cul-de-sac) of Breakwater Dr. The charge for mowing is \$48 for each time mowed. Tom stated letters should be sent to the property owners to clean up their lots. Dale asked about the common areas being part of the Beautification Committee and stated he has talked to Michael Davidson and has some quotes.
- **BOAT RAMP:** Darrell stated the boat ramp agreement has been rewritten and is almost ready. Darrell explained that a combination lock would be put on the right side and property owners would be given the combination. The combination would be changed every three months. The lock on the left side would be left in place (requires a key). Dennis discussed getting some identifying stickers for boats owned by property owners and something for visitors to display. Sherri suggested keeping a list of boats owned by property owners and visitors. Sherri said she would look into the stickers and the cost. Darrell discussed the insurance for use of the boat ramp and that HHCA should not be responsible for any damage to boats. Lorraine stated only those property owners in good standing should have access to the boat ramp. Kurt stated the boat ramp would need to be monitored and the committee needs to come up with a plan for policing the boat ramp activity. Darrell asked if anyone had received the letter from SHPOA concerning some recent damage sustained to their boat ramp. Only Dennis and Darrell had received letters.
- **DEED RESTRICTIONS/BYLAWS:** Darrell discussed amending the voting requirements in the Deed Restrictions and emphasized that it should be difficult to change the Deed Restrictions/Bylaws. Currently, the requirement is 67% which is too high and Darrell suggested changing it to 55%. Lorraine asked if someone not in good standing can still vote. Darrell stated he would check state law. It is very important that when the draft of the new proposed amended Deed Restrictions/Bylaws is completed, the draft is sent out for the property owners to review before the next community meeting.
- **DREDGING:** Charles Borland discussed the recent updates concerning dredging. The committee has met with Moseley and is waiting on a quote from him. Charles stated that four people went to TRA and spoke with Jacob Young about the plans for dredging. Jacob explained that the bottom of the lake belongs to TRA and bulkheaded property will be allowed over the lake, especially since the west side of the lake is shallow. Moseley has been asked for a quote to extend 150 ft. Charles recommended that they ask for 300 ft. rather than 150 ft. in the permit. The permit will be issued to Scott Carter. HHCA will need to have an easement agreement with Scott and Gretchen Carter for access purposes to the property with Dale and Kelli Holloway and Rick and Katheryn Ward/McGuigan included as signors. Charles commented that a general permit is for 500 cu. yds. and estimates there will be more like 1,000+ cu. yds. moved. Charles also stated that Jacob Young indicated that TRA will approve the permit only if no property owner in Holiday Harbor objects to the project. Tom asked if our dredging machine will be used. Charles said it will take 3-4 weeks to dredge. Dennis commented that people have volunteered to help but the negative is that HHCA has a limited budget and it would be difficult to hire people to help.
Charles suggested two proposals: (1) apply for the TRA permit for 300 ft and get an easement agreement with Scott and Gretchen; and (2) find out the cost to hire a dredging company with the possibility of HHCA taking out a loan. Governor's Point is having some dredging work done and the estimated cost is \$57,000. There is a dredging company in Livingston (Bullock?) that could be called to get a quote. Sherri asked about dredging plans for the entrance to the creek and Dennis commented that some plans had been discussed.
The current members of the Dredging Committee are Charles Borland, Tom Murphy, Dale Holloway, Ricky Ward, Skip Rabuse, Billy Hodges, Roger Bussell, and Steve Manning.

- **NEW COMMITTEES NEEDED:** Dennis stated there will be two new committees needed: (1) an Events/Fundraiser Committee; and (2) a Nominating Committee. Sherri stated she would send out an email asking for volunteers for the Events/Fundraiser Committee.
- **STORAGE BUILDING SIZE REQUIREMENTS:** Sherri stated that some property owners had asked to enlarge the size allowed for storage buildings and felt that 140 sq. ft. (i.e., 10x14 storage building) would be a good size. It is felt that 100 sq. ft. is not enough space to house lawn mowers, tools, etc. to maintain their properties. An example of a 10x14 storage building is like the Cooks have on their property. Darrell stated that at present our Deed Restrictions allow 100 sq. ft. and this size does not need a permit from the county. Any size over 100 sq. ft. requires a permit from the county. There was discussion about some guidelines needed as to where storage buildings should be placed on the lots and perhaps storage buildings should have a moveable requirement. It was also pointed out that a storage building should be placed to allow a future 1200+ sq. ft. home to be built. This would be a topic for the Architectural Control and Deed Restrictions/Bylaws Committees to address.
- Lorraine asked about the future plans for allowing RVs on the property for the two weeks on and two weeks off process. Lorraine stated that Holiday Harbor is a residential community and those that currently bring their RVs should be grandfathered until the property is sold which would allow a phase-out of the two-week policy of leaving RVs on lots.
- **DISMISSAL OF COMMITTEES:** Dennis stated this portion of the Board of Directors Meeting involving the Committees is over and that the Committees were dismissed but could stay if they wanted to.

BUDGET

- **TREASURER'S REPORT:** Skip discussed the draft of the budget he had prepared based on input from Tom and Sherri. Skip stated the insurance for the boat ramp and Board of Directors (\$2,051.19) had been paid by the Boat Ramp Committee and runs May 27, 2022 through May 27, 2023. Skip said he needs figures for the mowing, had made an allowance for H&R Block of \$200 for tax purposes at the end of the year, and we owe attorney's fees for \$2,008.47 (through June 30, 2022). Sherri stated that we need to send Mitchell Katine a check for that amount. Check to Mitchell Katine approved.

OLD BUSINESS:

- **HHCA WEBSITE:** Darrell stated he had looked at several websites including the one suggested by Lauren Blackburn at the annual meeting. It appears that the easiest and cheapest site to use would be GoDaddy which would cost approximately \$50 a month. Darrell asked Sherri if the HHCA bank account has a debit card as that would be required to set up the website and Sherri said yes we have a debit card.
- **FACEBOOK ACCOUNT:** Lorraine said she has set up the Holiday Harbor Community Association, Inc. Facebook account and has tested it with several people. This account is a private account and the main purpose of the account is to notify property owners of things going on in the neighborhood (events, construction, water line breakage, power outages, traffic issues on 156, etc.). Lorraine is the administrator of the account and stressed there will be no negativity allowed or political posts.
- **HHCA SYMBOL/HHCA DIRECTORY FORMS:** Sherri asked the directors to review the two forms inside their folders and discussed the requirements for both the HHCA symbol and the HHCA directory. With the Board's approval, Sherri stated she would send out the forms by email and mail them to those we don't have an email for. The submitted symbol forms would be presented to the property owners for a vote at the next community meeting. Sherri emphasized that any information published in the HHCA Directory except name and lot number would require

a signed form from the property owner indicating what information is to be published. The Board approved both forms.

- **PAST DUE MAINTENANCE FEES/LETTERS/STEPS:** Sherri stated that 18 property owners have not paid their maintenance fees to date and there is a list in the folders of who hasn't paid and a sample of a past due notice she would like to send out. The Board approved the past due notice. Sherri also asked if HHCA was going to allow a payment plan for those property owners that cannot pay their maintenance fees in full right now and suggested a three-month payment period. If approved, the next step after the past due notice would be a forceful letter and the payment period would need to be stated in that. The third step would be a certified letter stating that a transfer of lien would be filed with the county on the property. Sherri stated she will get with Mitchell to see if he already has some form letters prepared or if we will need to draft some. Also mentioned were the two properties that when mowed, the fronts are being left unmowed which is unattractive. Letters will need to be sent to address this issue. Also, Sherri talked about the state of the Hinson boat and the boat slip. The strap holding up the front of the boat has rotted halfway through and on the pier when walked upon, nails pop up and boards are rotten. This presents a safety hazard especially if the strap breaks and the boat falls. It is unclear whether this would fall under TRA or whether HHCA could address this issue. Apparently, the boat has not had a current registration sticker since the early 90s. Sherri will contact Jacob Young at TRA and ask about whose jurisdiction this issue would fall under.
- **WELCOME LETTER:** Sherri suggested we have a welcome letter signed by Dennis that we could send out to new property owners. Dennis thought it was a good idea and Sherri will prepare a draft of a letter.

NEW BUSINESS:

- **LENGTH OF TERM FOR EACH DIRECTOR:** Sherri stated per our Deed Restrictions/Bylaws that the terms of each Director need to be set. The following terms for this first Board for each Director will be: President: 2-year term; Vice President: 1-year term; Secretary: 2-year term; Treasurer: 2-year term; and Boat Ramp Rep: 1-year term.
- **FUTURE BOARD OF DIRECTOR MEETING DATES:** The Board of Directors have selected the following tentative dates for their monthly meetings and Sherri will send these dates to the property owners: August 13, 2022; September 24, 2022; October 22, 2022; November 19, 2022; December 17, 2022; January 21, 2023; February 18, 2023; March 18, 2023; and April 15, 2023. The Annual Meeting is tentatively set for May 20, 2023, with a BOD meeting possibly before the annual meeting. The next community meeting is tentatively set for January 21, 2023.
- **HHCA TELEPHONE NUMBER:** Sherri stated the telephone number for HHCA has been set up and the number is 936-377-5625. The Directors can access messages by using a security code (furnished on the info sheet in the folder).
- **HHCA EMAIL ADDRESS:** HHCA also has an official email address which is HHCA42022@gmail.com.

MOTION TO ADJOURN: Tom Zalewski; Seconded: Skip Rabuse. The meeting adjourned at 4:33 p.m.



SHERRI L. NELIUS, Secretary
HHCA

NEXT BOARD MEETING: Saturday, August 13, 2022, 1 p.m., Dennis Gay's Home