

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING
Saturday, June 18, 2022, 11:00 A.M.
Home of Carl & Sherri Nelius

MINUTES

MEETING CALLED TO ORDER: The first Annual Meeting of the Holiday Harbor Community Association, Inc. (“HHCA”) was called to order by Dennis Gay as Acting Interim Director.

QUORUM: Dennis Gay asked Sherri Nelius, Acting Secretary, if a quorum was established. Sherri responded yes; 17 members in attendance representing 34 lots and 23 member proxies representing 42 lots. The quorum needed is 67% of 110 lots or 73.7 lots. Total lots: 76.

MEMBER FOLDERS: Sherri explained that the folder given to each member was to be returned at the end of the meeting so that the folders could be used for future meetings.

OLD BUSINESS:

- **BOAT RAMP AGREEMENT UPDATE:** Darrell Doyle stated the boat ramp agreement is in progress and is being worked on by Kurt Hickey, Tom Zalewski and Darrell. One important statement that must be a part of the agreement is if SHPOA were to sue and win, that the boat ramp would return to the original 20 owners. Darrell also commented on the insurance cost which will be paid by HHCA and is estimated to be approximately \$2,000 a year. Also mentioned was getting in and out of the boat ramp. The lock on the left that requires a key will be left there and a combination lock will be put on the right side to be used by members in good standing with HHCA. Billy Hodges commented there are four board members on the Boat Ramp Committee and they will remain until the end of next year (2023).
- **HHCA BANK ACCOUNT:** Sherri stated a business bank account was opened for HHCA at The Bank of San Jacinto County. There is no fee charged for this account as it is a business, non-profit account. The current deposits made in the account as of Friday, June 17, 2022 are \$6,325; expenditures for attorney fees, postage, office supplies and filing fees are \$1,947.04, leaving a balance of \$4,377.06. Sherri also stated that HHCA billed \$15,575 in maintenance fees. Lauren Blackburn asked about a proposed budget. Dennis commented that the Board will put together a budget.
- **DEED RESTRICTIONS/BYLAWS:** Sherri stated there is a recorded 2022 Amended Deed Restrictions and Bylaws copy in all member folders. The current Deed Restrictions/Bylaws for HHCA are being revised and a draft will be sent to all property owners for review prior to the next community meeting. The final revised Deed Restrictions/Bylaws will then be presented for approval and voted on at the next community meeting.

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NEW BUSINESS:

- **HHCA WEBSITE:** Darrell briefly discussed the plans to have an HHCA website in the near future that would include the ability to do electronic voting. Lauren Blackburn commented there is a site called “Application Town Square” that is designed for HOA’s.
- **FACEBOOK ACCOUNT:** Since Lorraine was going to speak about this and she is sick, this topic was tabled until a later date.

- **DREDGING UPDATE:** Dennis stated several on the Dredging Committee had met with TRA about expanding the bulkhead farther out from Scott Carter's house and that TRA was okay with the idea but pointed out that once TRA approves the plan then the Corps of Engineers have to approve it. Dennis further stated that TRA made the comment that usually if TRA approves of something, the Corps of Engineers go along with the idea as well. The proposed levy would be approximately a 20' by 150' barrier. Dennis also stated some on the Dredging Committee were going to meet with Mosely to discuss the costs involved. Dennis also clarified that there are no plans and hasn't even been discussed to dredge the whole harbor and that it would be a major undertaking and unnecessary. Only the entrance to the harbor and possibly at some point the entrance to the creek are being considered.
- **MANAGEMENT CERTIFICATE:** Sherri stated there is a copy of the recorded Management Certificate for HHCA in everyone's folder. This document is required to be filed in the San Jacinto County Clerk's office as a new HOA and also with the Texas Real Estate Commission. Title companies look for this document when preparing clear title on properties and also to know who to contact to find out if any fees are due the current HOA that should be collected at closing.
- **HHCA SYMBOL:** Sherri commented that HHCA is in need of some kind of symbol that is pertinent to Holiday Harbor that could be put on letterhead, t-shirts, hats, flags, etc. Sherri will send out a form to be used to submit ideas. The ideas submitted will be voted on at the next community meeting. Any idea that is submitted must be original and not copied from any source.
- **2ND ANNUAL HOLIDAY HARBOR JULY 4TH GOLF CART PARADE/FIREWORKS:** Dennis stated that once again we will plan to have a 4th of July golf cart parade. A concern came up last year about safety issues in the parade going from our area, down 156, to Joe Campbell's Sub II area. Dennis stated that Alvin (Constable's Office) could be asked if he would be available to assist while the golf cart parade travels down 156 and then back to Holiday Harbor. If he can't be available, the golf cart parade would be limited to just Holiday Harbor and the residents that live past the Doyle's house, over the hill, and down to 156. Dennis asked if everyone wanted to do the parade on Saturday or Sunday. Sherri mentioned that Lorraine would be doing a flyer for our community regarding refreshments after the parade, and one flyer for the rest of the residents on Holiday. A vote was taken with a show of hands and it was decided to have the golf cart parade on Sunday, July 3, 2022 at 4:00 p.m. with a line up time of 3:45 p.m. in front of the Holloway's house like last year. Decorated bicycles, etc. are welcomed this year to join in the parade. Once again Dale Holloway will be leading the parade with his 1966 Red/White Ford truck. Sherri made mention of Lorraine's vote which is to have the parade on Monday, July 4th. Most everyone felt that people would be leaving early on Monday as Tuesday is a work day for a lot of people. Dennis also commented that donations are still needed to help pay for the fireworks expense by the Hodges. Billy Hodges stated the fireworks would cost approximately \$7,000 and that approximately \$4,500 had been donated. There was discussion about a possible fire ban being in place for July 4th weekend. It was stated that if you are shooting the fireworks over the lake that the fire department may allow that. The fireworks are scheduled to begin around 9ish p.m. on Sunday, July 3rd.

OPEN FORUM: Lauren Blackburn asked if there is any kind of statute of limitations on SHPOA filing a lawsuit against HHCA. The answer that was given previously by our attorney, Mitchell Katine, is 4 years. Darrell and Dennis commented that they were told that the Special Assessment letters sent out by SHPOA should have been for \$70 instead of \$134 and that the letters were only sent to the people SHPOA thought would pay the special assessment. Kristie Fraga stated that the information was incorrect, that letters went out to everyone and she was the one that sent them out. When asked

if everyone was billed the same Kristie stated no they were not. Darrell commented that it was illegal to double bill some based on the fact SHPOA thought they would pay when the amount voted on and approved was \$70.

12:00 NOON – 12:15 PM: Conference call with Mitchell Katine, Attorney. Mitchell called to advise he was ready to talk about liens being filed and to answer some questions. Mitchell explained that the original lien was filed by the developer and that liens are owned by the Deed Restrictions. If a document is erroneously filed on a person's property then that property owner must sue. Sherri asked Mitchell for his advice regarding what should be done if past due notices and threatening letters are received by SHPOA. Mitchell explained that he doesn't represent individuals in HHCA, that he represents the association. He did state that if it were him that he would just ignore the past due letters as the old HOA (SHPOA) has no standing since our vote on April 23, 2022. Previous assessments/maintenance fees owed to SHPOA prior to April 23, 2022 should be paid to SHPOA.

ELECTION OF BOARD: Sherri stated that there is a ballot in everyone's folder along with any proxies received designating you as the Proxy Agent. Please complete your ballot and sign any proxies and turn in to Sherri. Dennis asked if there are any floor nominations and there were none.

ANNOUNCEMENT OF VOTING RESULTS: Sherri stated the vote for the nominated directors was unanimous and introduced to the members as the first Board of Directors of HHCA the following: President – Dennis Gay; Vice President – Darrell Doyle; Secretary – Sherri Nelius; Treasurer – Paul (Skip) Rabuse; and Boat Ramp Rep – Tom Zalewski. The Committees are: Architectural Control: Kurt Hickey, Dale Holloway, Tom Murphy; Beautification: Lorraine Rabuse, Dale Holloway, Gary Lane; and Deed Restrictions/Bylaws: Darrell Doyle, Scott Carter and Roger Bussell. Applause was given after each introduction.

REMINDERS: Dennis reminded everyone of the following:

- HHCA maintenance fees are due by July 1, 2022.
- New PO Box address for HHCA: PO Box 1097, Point Blank, TX 77364
- The Board of Directors will start having monthly board meetings in July.

MOTION TO ADJOURN: Roger Bussell; Seconded: Tom Zalewski Meeting adjourned 12:25 p.m.

SHERRI L. NELIUS, Secretary
HHCA