

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, September 24, 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           Gary Lane  
Dale Holloway        Lorraine Rabuse  
Roger Bussell  
Guest: Katheryn McGuigan

**MINUTES**

**COMMUNITY FORUM:** None

**MEETING CALLED TO ORDER:** The 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 BOD MEETING MINUTES:** August 13, 2022 Motion to approve: Tom Zalewski Seconded: Skip Rabuse. **Board Vote: Minutes Approved.** Since HHCA does not have a website at this time, any member wanting a copy of the minutes can request one from Sherri.

**BUDGET:** Skip handed out the existing proposed budget and reported there were basically the following changes from the previous month:

- **Past Due Maintenance Fees:** Skip reported there are eight property owners who haven't paid their maintenance fees which equals \$2450 still owed.
- **Legal Invoice for August:** \$650. Sherri commented she thought the bill was \$540. Skip will take a look at the bill and make the budget correction if necessary.
- **Beautification Expense:** Michael Davidson was paid the approved \$650 for the clean-up of the front entrance along with a donation by the Holloways to complete the job. Steve Manning paid for the clean-up necessary on his property.

**COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL:** Kurt Hickey reported a recent issue concerning the Marburger property wherein topsoil was going into the channel due to the recent rains. The Marburgers have put down some sod to help correct the problem and completion of the installation of the sod should be completed in the near future.

Kurt presented to the Board an approved form for the outside remodeling of Dennis Foyt's house (new roof, new windows and new siding). Kurt also stated that Dennis Foyt hasn't decided on the color of the siding as yet. Original of Dennis Foyt's form given to Sherri to file in HHCA records.

- **BEAUTIFICATION:** Dale Holloway stated the clean-up of the front entrance had been completed and the Committee will be meeting soon to come up with a budget and plan for the front entrance landscaping.
- **BOAT RAMP:**
  - **Boat Ramp Agreement:** Tom Zalewski commented on the steps for the boat ramp agreement to be finalized and put in place. Tom also discussed the possibility of the attorney requiring the approval signatures of all the boat ramp owners. The attorney is reviewing the agreement from both the viewpoint of the Owners and HHCA members for fairness and equity.
  - Dennis commented that after the 10-year agreement (or shorter if decided by the boat ramp owners) expires the boat ramp representative board position becomes an elected board position on the BOD elected by the community. Dennis also stated that the legal cost associated with the boat ramp agreement would come out of the Boat Ramp Committee's budget.
  - Roger Bussell asked if SHPOA is going forward with the lawsuit against HHCA. Dennis responded that our attorney has not received or heard anything about a lawsuit. Our attorney has left multiple notices with SHPOA with no response.
  - Darrell Doyle stated the new combination lock has been put on the boat ramp entrance. Until the boat ramp agreement is finalized with HHCA, a property owner in HHCA will need to contact a boat ramp owner or a director on the Board for access.
- **DEED RESTRICTIONS/BYLAWS** Darrell Doyle stated the work on the Deed Restrictions and Bylaws is on hold until the Committee can meet and review. Darrell emphasized that this revision should not be rushed. Dennis Gay asked if the revision would be ready to go out to the community for review and then voted on at the January 21, 2023 meeting. Darrell stated we might have to call a special meeting in March or wait until the annual meeting in May to vote on the amended Deed Restrictions and Bylaws if the modifications aren't ready in time for the community meeting.

Sherry stated one thing we don't want to forget that is missing from our Bylaws is the inclusion of the order of the BOD meetings. Darrell stated that language used to be in there but was left out in the attorney's revision. Darrell further stated that it will be added.

- **DREDGING:** Dennis Gay stated Charles Borland could not be at the meeting today. There will be some new drawings, the bulkhead will come off the Holloway property, and that Moseley indicated it would be approximately six months to get started. Skip is looking into any financial assistance possible through FEMA or the state to supplement community donations.
- **DISMISSAL OF COMMITTEES:** Dennis stated this portion of the Board of Directors Meeting involving the Committees is over and that the Committees and guests were dismissed but could stay if they wanted to.

## **OLD BUSINESS:**

- **HHCA WEBSITE:** Darrell displayed to the BOD the beginnings of what will be the new HHCA website. The website will cost about \$50 a month. The HHCA website will have such items as the names of the Board of Directors, names of Committee Chairs, BOD minutes, Deed Restrictions and Bylaws, a map/plot of Holiday Harbor, forms, etc. It was suggested that the cost of the website be added as a line item in the budget.

- **COMBINED LOTS AND FEES UPDATE:** Dennis stated that he had spoken to Steve Manning and that Steve is on board with doing away with the combined lot status issued by SHPOA and since Darrell and Patty Doyle are in agreement, the matter has been resolved and starting next July 1, 2023 the combined lot status will no longer exist and maintenance fees will be paid on each lot and the Doyles and Mannings will each have an additional vote on matters voted by lots.
- **TRANSFER FEES:** Sherri stated that the issue of HHCA charging a transfer fee when a lot is sold has come up several times during the last month since some lots have been sold. Most of the title companies have been surprised HHCA does not charge a transfer fee. The most common amount charged is \$125. Sherri recommended to the BOD that HHCA start charging a transfer fee of \$125. Motion to approve transfer fee: Skip Rabuse Seconded: Darrell Doyle  
**Board vote: approved**
- **PAST DUE MAINENANCE FEES - NEXT STEP:** Sherri stated the next step with regard to property owners who have not paid their maintenance fees is to notify them by certified letter that a Notice of Lien will be filed against their property in the San Jacinto County Records. Dennis mentioned that we should look into charging interest on unpaid maintenance fees.
- **PROPERTY SALES UPDATE:** Sherri reported that the lots owned by the Allens, C. Sarmiento, and the Caballeros have been sold and closed. Sherri also stated that the local title companies are getting more and more aware of the existence of HHCA.

**NEW BUSINESS:**

- **BOSJC HHCA DEBIT CARD:** Sherri reported that HHCA has received a new replacement debit card due to the recent hacking of the company who issues debit cards for The Bank of San Jacinto County.
- **BOARD POLICIES:** The attorney for HHCA sent several samples of board policies for the BOD to review. Sherri handed out a set to each Director and asked that they be reviewed before the next BOD meeting in October. Darrell pointed out that most of these are covered under the state laws we follow through our Deed restrictions and Bylaws.

**MOTION TO ADJOURN:** Skip Rabuse Seconded: Tom Zalewski The meeting adjourned at 3:22 p.m

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**SHERRI L. NELIUS, Secretary  
HHCA**

**NEXT BOARD MEETING:** Saturday, October 22, 2022, 11 a.m., Dennis Gay's Home