

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, October 22, 2022, 11:00 A.M.
Dennis Gay's Home

Board of Directors Present:

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

Committee Members Present:

Dale Holloway Lorraine Rabuse
Tom Murphy
Guests: Katheryn McGuigan
Carl Nelius

MINUTES

COMMUNITY FORUM:

- **Katheryn McGuigan:** Katheryn discussed the work they were approached with regarding the dredging of the harbor and the affect on the peninsula. Katheryn stated she and Ricky were fine with the proposed work to be done if that's what the Dredging Committee and Board decide to do. Dale commented that he had received a call from Scott Carter wanting to meet but Dale was out of town. Dale stated he plans on calling Scott today to see what he wants to discuss and also stated Scott had a survey done recently on his property. Scott apparently plans to capture his land on the water that has been filled in with silt. Dennis Gay commented that Scott had approached Charles Borland to do some drawings regarding the planned extension of the bulkhead. Scott was sent the proposed Easement Agreement and Scott sent it back with significant changes. Dennis made the point that whatever work is done has to be looked at from the community's viewpoint. Sherri asked if the harbor entrance is too far gone at this point to do some dredging. Dennis stated the problem is where to put the silt and basically at this point where the issue stands is to talk further with Scott. Dale commented that Scott had indicated that he will build the bulkhead and needs TRA approval. Dennis stated this issue will be further discussed in the Dredging Committee.

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, at 11:20 a.m.

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

WELCOME NEW COMMITTEE MEMBERS: Dennis stated that Roger Bussell has resigned from the Deed Restrictions/Bylaws Committee and that Steve Manning has taken his place. Dennis also welcomed the new Events Committee and stated that Lorraine Rabuse is the Chair and that Elena Hickey and Vicki Gay are on the committee.

LAST BOD MEETING MINUTES: September 24, 2022 **Motion to approve: Tom Zalewski**
Seconded: Skip Rabuse. Board Vote: Minutes Approved. Darrell stated that the BOD minutes have been put on the temporary HHCA website and the site address is HHCA.ioper.net.

BUDGET: Skip handed out the existing proposed budget and reported there were basically no changes from the previous month except for the September legal bill for \$1,380. Tom Zalewski stated he had reviewed the bill and gave Sherri a check for \$210 to deposit for the boat ramp portion of the bill. Skip

further stated that if all monies budgeted are spent we would be left with an approximate balance of \$2,377.

- Past Due Maintenance Fees: Skip reported that no maintenance fees were received since last month so there are still eight property owners who haven't paid their maintenance fees
- Dennis commented that we have to be mindful with the budget of the possible legal costs that would be associated with SHPOA's potential lawsuit. Joe Campbell wants SHPOA's attorney to get on the docket and have the judge determine if HHCA getting out of SHPOA was indeed legal. Our attorney has had other attorneys look at everything we did to get out and they feel confident all of our steps were legal.
- Dennis discussed the donation of the boat ramp to HHCA with respect to the budget. There is \$4,000 budgeted for the boat ramp costs at present. Dennis stated an idea had been discussed with him of a way to help with the budget which would be to treat the boat ramp use as a membership with the cost each year being \$200 per property owner if they want to use the boat ramp instead of paying the \$3,000 to buy into the ownership of the boat ramp. These funds would be used to maintain and support the boat ramp areas, and cover insurance, taxes, etc. This would then free up the \$175 maintenance fees for other community use such as beautification, events, etc. For those property owners that don't have a boat and do not wish to use the boat ramp, the cost would be zero. Darrell commented that a lot of HOAs have additional fees such as pool use fees, etc. Sherri commented that if we did something like this it would affect the boat stickers we are going to issue in that we would need to put the year on the sticker and that the sticker would need to be good from January 1 through December 31.

COMMITTEE REPORTS:

- ARCHITECTURAL CONTROL: Dale stated there is nothing new to report.
- BEAUTIFICATION: Dale Holloway passed out a proposed plan with costs for landscaping the front entrance. Dale stated there are two vapor lights that need to be replaced and the cost would be approximately \$100 (\$50 ea). Also, Michael mowed the front entrance and his charge is \$15. Michael will probably need to mow one more time for this year. Dale further reported he had looked at the sprinkler system and it's in bad shape but thinks to put a new system in and a new meter it would cost approximately \$200 for the system and \$50 for the meter. Lake Livingston Water charges a minimum monthly fee of \$50 whether any water is used or not. Darrell asked about the possibility of that water being from Point Blank water rather than Lake Livingston and stated he would contact Point Blank water to find out. Dale also reported that he is still trying to set an appointment with the signage company to get an estimate to replace the sign. Katheryn commented that she and Ricky would like the current sign when it is replaced. Sherri asked if the landscaping gets done would the replacement of the sign cause any damage to the new landscaping and Dale commented that the replacement should be fairly simple and shouldn't interfere with the landscaping. **Motion to approve the replacement of the two lights \$100, pay Michael to mow two times \$30, and repair of the sprinkler system \$200, and replace the meter \$50, for a total of \$380: Sherri Nelius Seconded: Darrell Doyle Board vote: Approved**
- BOAT RAMP:
 - Boat Ramp Agreement: Dennis discussed his recent conversations with our attorney concerning the boat ramp agreement and after much discussion, it was decided to have

a zoom meeting between the attorney, boat ramp board, and the BOD for HHCA. The zoom meeting will take place on Saturday, November 12, 2022, at 10:00 a.m. at Billy Hodges' house. To help HHCA with expenses, the Boat Ramp Committee has donated funds to HHCA to cover the attorney expenses.

- **DEED RESTRICTIONS/BYLAWS** Darrell Doyle stated that at the next BOD meeting plan to go through the draft of the proposed new Deed Restrictions and Bylaws. The current 67% approval by the property owners needed to change the Deed Restrictions and Bylaws will be changed to 55%. Dennis suggested a draft be sent out to the BOD to review prior to the next BOD meeting.

Darrell also commented that there will be 61 trees removed around the sewer system for a cost of \$100 per tree or \$6,100. Darrell pointed out that with the removal of the trees that consideration needs to be given to some landscaping or something to hide the ugliness of the sewer plant.

- **DREDGING:** Dennis Gay stated there will be more discussion with Scott Carter and the TRA. Dennis further stated he had recently had an interesting discussion with a resident across the creek named Larry Duty who works with FEMA, OSHA, and the Corps of Engineers on environmental issues. Mr. Duty will be invited to the next Dredging Committee meeting. Mr. Duty stated that there may be metals in the silt and that there are companies who will take the silt to get the metals. Mr. Duty would need to get some samples to see exactly what metals are in the silt.
- **EVENTS COMMITTEE:** Lorraine Rabuse reported the committee had recently had a meeting and discussed some ideas and plans for upcoming events for the community. One event planned is to have a fall get-together for the fun of the community after the next BOD meeting which is November 19th on the Gay and Rabuse driveways. There will be hot dogs and games set up. Also, the community will be asked to bring chairs and a dish to share. Tables will be set up so people can sit down to eat and visit. Dennis suggested putting out a basket for donations for something like the front entrance landscaping. Sherri suggested using an easel and displaying the pictures of the plants, etc. that are being proposed. Lorraine handed out a list of ideas for future events in the community. Anyone can volunteer to host an event by contacting the Events Committee. Lorraine will send the flyer to Sherri about the gathering on November 19th to send out by email to the community.
- **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 stated the BOD minutes and draft of the Annual Meeting Minutes are posted on the temporary website which is HHCA.ioper.net. Sherri will send out an email to the community about the site address for the temporary HHCA website. Darrell stated the permanent site address will be in place some time next year.
- **BOARD POLICIES – NEXT STEP:** Sherri asked what other board policies need to be added and Darrell stated a policy needs to be done regarding the rules and steps needed to be taken to change the Deed restrictions and Bylaws. Dennis added that a policy is needed regarding

the rules and steps needed to be taken if a property owner disagrees with a decision from the Architectural Control Committee.


- **PAST DUE MAINTENANCE FEES**:: Sherri stated that certified letters will be mailed by November 1st to the property owners who haven't paid their maintenance fees advising them that a Notice of Lien will be filed on their property around November 15th. Dennis asked about charging the 18% interest fee on unpaid maintenance fees and Darrell stated that yes it can be done as that is in our current Deed Restrictions/Bylaws. Sherri will add the 18% interest charge to the certified letter.

NEW BUSINESS:

- **NOMINATING COMMITTEE**: Sherri reminded the Board that we will have two officer positions open at the next annual meeting in May and we will need to have a Nominating Committee in place soon to get nominations. The two officer positions that will come open are Vice President and Boat Ramp Representative.

MOTION TO ADJOURN: Tom Zalewski Seconded: Skip Rabuse The meeting adjourned at 1:10 p.m.

NEXT BOARD MEETING: Saturday, November 19, 2022, 11 a.m., Dennis Gay's Home



SHERRI L. NELIUS, Secretary
HHCA

NEXT BOARD MEETING: Saturday, November 19, 2022. 11 a.m.. Dennis Gay's House