

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, December 17, 2022, 11:00 A.M.**  
**Dennis Gay's Home**

**Board of Directors Present:**

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

**Committee Members Present:**

Kurt Hickey        Lorraine Rabuse  
Steve Manning    Vicki Gay  
Guest: Carl Nelius

**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, at 11:03 a.m.

❖ **ATTENDEES/QUORUM:** All Directors present; quorum established.

❖ **LAST BOD MEETING MINUTES:** November 19, 2022. **Motion to approve minutes: Tom Zalewski Seconded: Skip Rabuse. Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip commented we are at present within budget in each category. There was much discussion concerning possibly changing the billing and due date of the annual maintenance fees to better structure the income and budget for HHCA. One proposal is to bill the maintenance fees at the end of December with a due date of February 1<sup>st</sup>. Dennis asked that this topic be put on the agenda for the next community meeting.
- **LEGAL – NEW INVOICE:** Skip stated a new bill from the attorney for November had been received for \$1,520 of which \$1,485 will be paid by the Boat Ramp Committee.
- **PAST-DUE MAINTENANCE FEES:** Sherri reported receiving two checks for past due maintenance fees leaving five property owners still owing maintenance fees.

❖ **COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL:** Kurt Hickey gave an updated report on the Collora house being built. Kurt stated there are some concerns about Lake Livingston Water saying you can't cross sewer lines. Most of the water lines and sewer lines cross in our community.

**BEAUTIFICATION:** Dale could not attend the meeting but sent the following report by email:

Livingston Water has located the curb stop for the meter box. After opening the valve we found that the line is not connected to the main water line provided by Livingston Water Supply. We are working with them to get a price to reconnect the tap along with a new meter and will report back with our findings.

- **BOAT RAMP/BOAT RAMP AGREEMENT:** Dennis reported that he had spoken with our HHCA's attorney, and he has no issue with the usage fee idea. The money would be specifically used for the boat ramp budget. Tom commented that the issue surrounding the boat ramp agreement needs to be resolved as soon as possible as the Boat Ramp Committee budget is getting low on monies for legal fees. Dennis stated any remaining legal fees that occurred would be 1) completion of the Boat Ramp Agreement; 2) the Easement Agreement; and 3) possible legal expenses pertaining to SHPOA. Aside from these three things, HHCA would only be using the attorney when needed (filing liens, etc.). Dennis also stated a question he had been asked was if a member doesn't pay their maintenance fees, can that member use the boat ramp by paying the usage fee. The answer is no that a member must be in good standing (paid maintenance fees) in order to pay the usage fee and use the boat ramp. However, a member is still eligible to vote if they haven't paid their maintenance fees.
- **DEED RESTRICTIONS/BYLAWS** Darrell stated the new proposed Deed Restrictions are ready to be sent to the members for review. Skip asked about the formatting colors being used to be a little clearer. Darrell stated he would review the latest version again and resend the Deed Restrictions to the Board.
- **DREDGING:** Dennis stated that Charles Borland had received \$8,560.33 in donations and after expenses, there is a balance of \$3,243.64. Skip and Steve commented they had spoken with several businesses about moving the dirt. Dennis stated Charles Borland was looking into the future of the dirt and needs to know if the Doyle's will still allow the use of their property to dump the dirt and use the property for future permits. Darrell responded yes. Dennis reported that the TRA had been asked about the 40x25 extension to the end of the peninsula and the TRA rejected that request. Dennis also reported that Jacob at TRA had told Charles that the permits should be applied for under HHCA. The permit will ask for 2,000 cu. yds and for use of mechanical and hydraulic equipment. Skip commented that it would be a good idea for Mr. Duty to meet with the Dredging Committee as Mr. Duty has a lot of environmental contacts.
- **EVENTS COMMITTEE:** Lorraine stated the committee has a list of ideas they would like to talk about with the community at the next community meeting. Sherri commented that she thought it would be a good idea to reschedule the January community meeting due to some issues being incomplete. After discussion by the Board, it was decided to reschedule the January 21, 2023, community meeting to Saturday, February 18, 2023. The meeting will be held in the garage of Skip and Lorraine's house at 1:00 p.m. The Events Committee will serve refreshments. Sherri will send out a notice of change to the members. Also, Sherri stated she will draft an agenda for the February community meeting and send to the Board to review. The proposed changes to the Deed Restrictions will be emailed to the members for review no later than January 15, 2023. For those members (approximately 10) whom we don't have emails for Sherri will mail their copies.
- **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:**

- **ELECTRICITY BILL – ENTRANCE SIGN:** Sherri stated this issue was tabled from the November meeting. The electricity for the entrance sign is on a separate meter from the sewer plant but both run off of the same breaker box. It was suggested that Sherri and Patty Doyle get together to get the metered bill for the entrance sign split off into HHCA's name. Sherri and Patty will go to SHECO and make the arrangements. **Motion to move the meter**

**bill for the electricity to the entrance sign into the HHCA budget starting in January 2023: Darrell Doyle Seconded: Skip Rabuse Board Vote: Unanimous** Sherri and Patty will also talk to SHECO about a special fee for street lights.


- **VIOLATION MONITORING/LETTER RESPONSIBILITY:** It was suggested at the last Board meeting that the Beautification Committee should monitor for deed restriction violations. After further discussion by the Board, it was pointed out that it is every member's responsibility to monitor the community and report any deed restriction violations. Sherri asked who the contact person should be for noted deed restriction violations and it was decided to have members report any violations to the HHCA Secretary so that a letter could be sent to the member about the violation. It was also decided that a member would be allowed 15 days from the date of the violation letter to cure the violation. Dennis suggested we talk to Michael Davidson and get his fee per lot if it is a mowing violation. Dennis asked that this issue be put on the community meeting agenda.
- **HHCA WEBSITE/BOARD POLICIES/CERTIFIED LETTERS:** Sherri asked when the cost of the website would need to be incorporated into the HHCA budget and Darrell stated it would be in next year's budget. Sherri also reminded the Board that we still need to complete any other board policies that are needed. Dennis stated that we need an RV board policy and suggested that Sherri come up with a draft for the Board to review. Sherri stated that seven certified letters had gone out regarding past-due maintenance fees and that she had received two green cards back and two checks.
- **HHCA DIRECTORY:** Sherri stated the HHCA directory would not be ready for the community meeting and that it would be ready to hand out at the HHCA Annual Meeting in May. One of the reasons for the delay is due to only 20 members have turned in their forms. Sherri stated she hopes to get more forms turned in at the community meeting in February. Also, at the next Board meeting in January, Sherri asked that a picture of the Board and Committee members be taken for the HHCA directory.

❖ **NEW BUSINESS:**

- **DRAFT OF COMMUNITY MEETING NOTICE:** Sherri commented that she had drafted a notice to the community about the meeting in February for the Board members to review, which is inside the packet.
- **VIOLATION/RV:** Sherri reported she had received several complaints about an RV being left on the property for too long. Sherri will draft a letter of violation for the Board's review to send out to the appropriate member.

❖ **NEXT BOARD MEETING:** Saturday, January 21, 2023, at 11 a.m., Dennis Gay's Home

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

  
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SHERRI L. NELIUS, Secretary  
HHCA