

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, November 19, 2022, 11:00 A.M.**  
**Dennis Gay's Home**

**Board of Directors Present:**

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

**Committee Members Present:**

Kurt Hickey        Gary Lane

Guests: Katheryn McGuigan  
Carl Nelius

**MINUTES**

**COMMUNITY FORUM:**

- **Gary Wulf and Phillip Kurkoski, Point Blank Volunteer Fire Department ("PBVFD"):** Dennis Gay introduced Gary Wulf and Phillip Kurkoski to the Board and stated they had requested to speak to the Board in hopes of getting support as an HOA concerning issues within the PBVFD between the firemen and the Chief. Mr. Wulf explained the key issues of recent particularly concerning the Chief's treatment of several firemen, the Chief amending the Bylaws at meetings that the firemen knew nothing about, demoting a fireman wanting to run for Chief making him ineligible, fireman being written up because they arrived on the scene before the ambulance, etc. Mr. Kurkoski commented that the previous Board the PBVFD had was comprised of the wife and friends of the Chief. Also, the ESD does not control donated funds, so the Chief does what he wants with the funds. Mr. Wulf and Mr. Kurkoski feel strongly that the Board for the PBVFD needs to be independent and be a community-sponsored Board. Sherri asked if there is a written grievance procedure in place and Mr. Kurkoski responded no. Sherri also asked about how many calls the PBVFD makes in a year and Mr. Wulf said over 100 calls. Mr. Wulf said there will be a meeting with the ESD Board on Monday night, November 21, 2022, at 6:30 pm at the Coldspring VFD and stressed the importance of the meeting by people from the communities that the PBVFD serves. Mr. Wulf and Mr. Kurkoski asked for support from the HHCA Board representing our HOA on a petition to be presented at the upcoming meeting. After a brief discussion among the HHCA Board members, the vote was unanimous to sign the petition along with the other surrounding HOAs.

**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 11:40 a.m.

**ATTENDEES/QUORUM:** Four Directors present, one absent; quorum established.

**LAST BOD MEETING MINUTES:** October 22, 2022. Tom stated a correction should be made in the "Dredging" paragraph, the fourth sentence, which says "Mr. Duty stated that there *are* metals....." to "Mr. Duty stated that there *may be* metals...." **Motion to approve minutes with correction: Tom Zalewski Seconded: Darrell Doyle. Board Vote: Minutes Approved.** Sherri will make the correction and email a signed copy to Darrell for the HHCA website.

**BUDGET:** In Skip's absence, Sherri handed out the budget sheet that Skip had prepared for the meeting. The only new item is the October bill from the attorney for \$120. Tom discussed the sewer

plant paying for the electricity to the entrance sign which should be paid by HHCA. The cost per month is \$32. Further discussion was tabled until the Board meeting in December.

Past Due Maintenance Fees: The Allen's two lots were sold, and the title company paid the past due maintenance fees of \$350 from closing. There remain seven property owners who owe past-due maintenance fees.

### **COMMITTEE REPORTS:**

➤ ARCHITECTURAL CONTROL: Kurt Hickey reported the following:

- 1) Collora Property: The slab has been poured and the lumber should be delivered on 11/28/2022.
- 2) Everything has been completed regarding Dennis Foyt's house except the windows.
- 3) The sewer tap was found on the Marburger's property.

Kurt commented on people disposing of trash in our community, particularly in Section 9, and the need to keep a construction site orderly. Sherri suggested putting a camera in the area where the trash dumping is taking place. There was a discussion of whose responsibility it should be to monitor these issues. Kurt suggested that perhaps it should be part of the Beautification Committee's responsibility and that a violation letter is needed. Sherri commented that she has a sample violation letter and that the Board had already reviewed it. Darrell Doyle commented that he has been working closely with the fiber optic installers comparing the sewer plant plan with the fiber optic plan. Darrell said they have his phone number and that there have been two breaks in the water line so far.

➤ BEAUTIFICATION: Gary Lane discussed his recent conversations with Lake Livingston Water and Point Blank Water. There is no meter. Both Lake Livingston Water and Point Blank Water have denied responsibility for putting in a meter. Gary further stated he plans on going back to Lake Livingston Water to discuss this matter further since our community is serviced by them. Darrell and Gary will take a look at the pipes. Tom asked if the approved expense of \$200 to repair the sprinkler system is being delayed temporarily and Gary responded yes.

➤ BOAT RAMP/BOAT RAMP AGREEMENT: Dennis reported about the recent topics discussed in the Zoom meeting with the attorney that was held with the HHCA Board and Boat Ramp Board. The goal concerning the use of the boat ramp is to come up with a plan that is fair to everyone. One idea is to have an annual usage fee to use the boat ramp (i.e., \$200) for those with boats or family members who might want to bring their boats here while they are visiting. The usage fee would not be prorated. The usage fees collected would be kept separately from the maintenance fees and would be used only for the boat ramp. Those who don't own a boat and wouldn't use the boat ramp would not pay the usage fee. Also, for any property owners not in good standing with their maintenance fees would be denied use of the boat ramp. Sherri mentioned the Holiday Harbor boat stickers would have the year added to them and would be for January through December of any year. There was a discussion about the people who live inside the harbor and paying the usage fees. In the meantime, the attorney said we should not open the boat ramp to the non-ownership property owners until all issues regarding the boat ramp are resolved. Dennis further stated the Board would determine the annual boat ramp usage fee which would be projected to be between \$100-\$200 based on participants and cost to maintain. Tom Zalewski commented he thought there would probably be between 30-35 people who would use the boat ramp and pay the usage fees

- **DEED RESTRICTIONS/BYLAWS** Darrell Doyle displayed the proposed changes to the Deed Restrictions and Bylaws on the TV screen. Sherri suggested adding a legend of what each color means regarding the proposed changes to the Deed Restrictions and Bylaws so that when they are sent to the community for review it would be clear what was being changed, omitted, etc. Some of the items to be changed or omitted are RVs, language added concerning transfer fees, renting for six months at a time, boat slips – 28 ft, committee member terms, electronic voting, etc. Darrell will finalize corrections, send them to the Board for approval, then to the attorney, and then sent them out to the community for review and discussion at the January 21, 2023, community meeting.
- **DREDGING**: Dennis stated that Charles Borland could not be at the meeting, but he reported that there have been 17 donations totaling \$6,600 collected. A few more expected donations should come in and there is much appreciation for those who have donated.
- **EVENTS COMMITTEE**: In Lorraine Rabuse's absence, Sherri read Lorraine's report stating the Fall Potluck get-together had to be postponed due to the weather and them being out of town for a funeral. The Vaczis have sold their house and won't be having their annual Christmas party, so the Events Committee is asking for someone to volunteer their home to have a Christmas get-together for the community. The Events Committee would help with the planning, food, etc. Anyone interested in hosting this event should contact Lorraine as soon as possible.
- **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**: Sherri commented to Darrell that the main phone number should be changed from her cell number to the number being used for HHCA, which is 936-377-5625.
- **BOARD POLICIES – UPDATE**: Sherri stated the three approved Board policies had been filed with San Jacinto County and copies of each recorded board policy are in each Director's folder. There are still a couple of board policies that need to be done as suggested by Darrell.
- **PAST DUE MAINTENANCE FEES – CERTIFIED LETTERS**: Sherri stated that the certified letters going to the seven property owners who haven't paid their maintenance fees are ready to be signed by Dennis Gay and will be mailed out by certified mail and regular mail. These are letters approved by our attorney. The letters include a special payment plan, a new invoice showing the 18% interest, and a copy of the recorded Board Policy regarding payment plans.

#### **NEW BUSINESS:**

- **HHCA DIRECTORY PREVIEW**: Sherri presented to the Board a rough sampling of what the new HHCA directory will look like for their input and comments. Sherri further stated that she hopes to have the directory ready to hand out at the January community meeting, but with the holidays upon us, it may not be ready until the annual meeting in May.
- **COMMUNITY MEETING/BOD MEETING IN JANUARY**: Sherri commented that we need to decide where the community meeting will be held and at what time so that notice can be given to the community in advance as required by our current Deed Restrictions and Bylaws.

- **NOMINATING COMMITTEE/NOTICE OF ANNUAL MEETING:** Sherri reminded the Board that a nominating committee will need to be appointed for the two Director positions that will come open in May 2023. Dennis asked that this topic be put on the agenda for the community meeting in January.

**NEXT BOARD MEETING:** Saturday, December 17, 2022, 11 a.m., Dennis Gay's Home

**MOTION TO ADJOURN:** Tom Zalewski Seconded: Darrell Doyle The meeting adjourned at 3:30 p.m.

  
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SHERRI L. NELIUS, Secretary  
HHCA