

**D R A F T**

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Saturday, April 22, 2023, 11:30 A.M.  
Dennis Gay's Home**

**Board of Directors Present:**  
Dennis Gay Darrell Doyle  
Tom Zalewski Sherri Nelius  
Paul (Skip) Rabuse

**Committee Members Present:**  
Kurt Hickey Lorraine Rabuse  
Vicki Gay Steve Manning

**Guests:** Katheryn McGuigan  
Patty Doyle Dennis Foyt Carl Nelius

**MINUTES**

❖ **COMMUNITY FORUM**

- Katheryn McGuigan addressed the Board concerning the clearing of the Boat Ramp and some other lots in Seciion 9.

- ❖ **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 11:30 a.m.

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

- ❖ **LAST BOD MEETING MINUTES:** March 19, 2023. **Motion to approve minutes: Tom Zalewski**  
**Seconded: Skip Rabuse. Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip briefly went over the budget. The franchise tax report has been filed with the Texas Comptroller's Office. No tax was due and the fee to file was \$150 (\$299 was budgeted\_.
- **LEGAL – NEW INVOICE:** Skip stated a new bill from the attorney for March 2023 had been received for \$150. .
- **PAST-DUE MAINTENANCE FEES:** Sherri stated there are two property owners who have not paid their maintenance fees for a total of \$350.
- Sherri stated that she had not received a water bill from Lake Livingston Water Supply since the meter was installed and thought HHCA should have received one by now. Sherri will call Lake Livingston Water Supply and ask about the bill.

- ❖ **COMMITTEE MEMBERS** – Sherri asked the Committee Chairs to check with their members to see if they want to stay on the Committee for another year.

❖ **COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL:** Kurt Hickey reported the following:

- DOYLE – Darrell and Patty Doyle have submitted plans to build a garage.
  - WILSON/HAUETER – Plan to build on their two lots.
  - COLLORA – Have moved in. Lack some exterior painting and more sod.
  - MANNING – Plans to pour a 62x32 slab on his Reserve lot at front of subdivision.
  - FOYT – Exterior painting.
- BEAUTIFICATION: Lorraine Rabuse briefly talked about the meter that had been installed, a control box for the soaker hose, and the cleaning of the Holiday Harbor sign.
  - BOAT RAMP/BOAT RAMP AGREEMENT: Dennis stated that the Special Warranty Deeds had been sent to the boat ramp owners for execution. These will be filed with the County when all are received.
  - DEED RESTRICTIONS/BYLAWS Darrell stated we are waiting on the Amendment from the attorney . Once received, it will be reviewed, executed and filed with the County.
  - DREDGING: Dennis stated the Dredging Committee has a meeting on May 7<sup>th</sup>. Dennis also stated that Charles Borland reported there is \$343 left in the dredging fund. There was discussion about the need to remove the silt fence on the peninsula. It was decided to meet on Sunday (next day) at 10:30 a.m. to remove the silt fence (weather permitting).
  - EVENTS: Lorraine stated the Events Committee will be in charge of providing cookies and bottled water for the HHCA Annual Meeting on June 3<sup>rd</sup>.
    - July 4<sup>th</sup> Activities – Lorraine stated Mike and Tammy Cave will be doing their fireworks on Saturday, July 1<sup>st</sup>. There was discussion about when to have the golf cart parade and possible other activities. It was decided to have the HHA July 4<sup>th</sup> Gold Cart Parade on Monday, July 3<sup>rd</sup>. There was also discussion about setting up games and cooking hot dogs. The Events Committee will prepare a flier to be sent out with all the information once finalized. Lorraine will talk to Sheriff’s office about possible assistance so the golf cart parade can go into the other sections.
  - 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:**

- MAINTENANCE FEE INVOICES: Sherri stated she will be getting the HHCA 2023-2024 maintenance fee invoices ready to mail out and asked the Board for approval to mail the invoices on May 1<sup>st</sup>. Board agreed and approved invoices to be mailed on May 1<sup>st</sup>.
- BOARD POLICY (FINES & FEES). Sherri reminded the Board that a Board Policy is still needed for fines and fees. Two samples of such Board Policy were reviewed and Darrell volunteered to draft the Board Policy.
- BOAT STICKERS/VISITOR TAGS: Sherri stated she had updated the proposed boat ramp usage fee invoice. There was discussion about when to send out the invoices, etc.
- HHCA DIRECTORY – Sherri apologized but reported the HHCA Directory she had hoped would be ready for the HHCA Annual Meeting will not be ready. However, Sherri further stated that she would like to at least hand out something temporary to the property owners and this was agreed to by the Board.

❖ **NEW BUSINESS:**

- ANNUAL MEETING: Sherri asked the Board to look at some drafts of the Agenda, Ballot/Absentee Ballot, etc. she had drafted for the HHCA Annual Meeting on June 3<sup>rd</sup>. The Notice of Annual Meeting we are required to send out at least 30 days before the actual meeting. Sherri suggested that the Board meet in May to go over all the drafts of documents needed for the Annual Meeting. It was decided the Board would meet on May 20<sup>th</sup> at 11:00 a.m. at Dennis Gay's house.
- CHANGE BILLING CYCLE: Sherri asked if changing the billing cycle should be on the agenda for the Annual Meeting. Dennis stated he would like to get input from the community. Sherri will add this as an item to be discussed.

- ❖ NEXT BOD MEETING: Saturday, May 20, 2023, at 11:00 a.m., Dennis Gay's house.
- ❖ HHCA ANNUAL MEETING: Saturday, June 3, 2023, at 10:00 a.m., Ricky & Katheryn's house, 281 Holiday Lane.
- ❖ MOTION TO ADJOURN: Tom Zalewski Seconded: Skip Rabuse. The meeting adjourned at 1:34 p.m.

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*SHERRI L. NELIUS, Secretary*  
*HHCA*