

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Sunday, July 16, 2023, 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        Dale Holloway  
Vicki Gay

**Guests**

Katheryn McGuigan Carl Nelius  
Larry Milberger

**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 11:00 a.m.
- ❖ **ATTENDEES/QUORUM:** Quorum established.
- ❖ **LAST BOD MEETING MINUTES:** May 20, 2023. **Motion to approve minutes: Skip Rabuse**  
**Seconded: Tom Zalewski. Board Vote: Unanimous Minutes Approved.**
- ❖ **BUDGET:**
  - **TREASURER'S REPORT:** Skip handed out a budget sheet and pointed out that the numbers reflected both May and June. Skip commented that the budget is on track and briefly discussed some of the expenditures for May and June, along with the Boat Ramp Usage Fee budget account.
  - **LEGAL – NEW INVOICE:** Skip and Dennis discussed the recent charges on the May and June legal invoices. Sherri commented that for some reason HHCA did not receive the invoice for the month of May and had to request it from the attorney. Skip reported that both invoices for May and June have been paid. Dennis asked the Board to keep a log anytime they correspond with HHCA's attorney so the Board can ensure the charges are correct.
  - **MAINTENANCE FEES:** Skip stated that 51 of 61 property owners originally billed have paid their maintenance fees. Sherri stated that due to a property sales transaction since the original maintenance fees billing, there are now 60 property owners.
  - **BOAT RAMP USAGE FEES.** Skip reported that 19 of 60 property owners have paid the boat ramp usage fee for a total of \$2,850.
- ❖ **COMMITTEE REPORTS:**
  - **NEW COMMITTEE:** Sherri commented that after collecting the information concerning the lots in HHCA that are in violation of our Deed Restrictions, she wanted to propose to the Board to form a new committee to be responsible for gathering this information so that HHCA can continue its efforts to maintain the beauty of our community and adhere to our deed restrictions. Therefore, Sherri stated she had talked to Ricky Ward and Katheryn McGuigan

about overseeing this new committee due to their involvement and continued interest in our community. **Motion to form new committee: Dennis Gay Seconded: Skip Rabuse Board Vote: Unanimous New Committee Approved.** The name of the new committee will be "Violations Committee" and Katheryn McGuigan will be the chair of the committee.

- **ARCHITECTURAL COMMITTEE:** Kurt Hickey gave the following report:
  - **DOYLE** – The garage is almost finished.
  - **WILSON/HAUETER** – Kurt stated 12 piers have been set and there are 12 more to do. John Wilson and Karen Haueter wanted to begin on June 1<sup>st</sup> but did not start the work until July 1<sup>st</sup>. Kurt stated the question had come up about how deep the piers should be set and Kurt stated there is nothing in the Deed Restrictions that addresses the depth of piers.
  - **FOYT** – No update on the completion of painting the exterior of his house.

Dennis asked Kurt about the drainage issue his property is having as a result of the building of the new house behind him on Breakwater. Kurt stated he is looking into some ways to protect his property regarding the drainage issue.

Larry Milberger briefly discussed his plans to put in a chain link fence along the side of his property in the back between his house and the Marburgers. Kurt stated there are forms he will need to fill out and provide to the Architectural Committee.

- **BEAUTIFICATION COMMITTEE:** Dale reported that Phase 1 is complete, and the new plants are being watered and monitored. Skip reported that he had reimbursed Dale and that the Beautification Committee is under budget for now. Dale commented that Michael Davidson had donated his services in helping with the landscaping. Dale further stated that the next phase will be putting a roof over the sign and putting in some landscaping from the sign to Highway 156 and then from the sign backwards towards Marina Dr. The Committee is in the process of getting roofing prices on both a tin roof and a composition roof. The outgoing side of the sign has been washed. Katheryn asked about some clearing that needed to be done by the boat ramp and Dale stated he would talk to Michael about it.
- **BOAT RAMP COMMITTEE:** Tom reported that the Boat Ramp Committee met in June and minutes from that meeting were sent to the Board. There is \$1,000 left in the old Boat Ramp account, less approximately \$200 for filing the tax return, which will be transferred to the HHCA to be used strictly for boat ramp repairs.
  - **BOAT RAMP REPAIRS:** Kurt discussed the repairs still needed on the boat ramp and stated the hole in front of the boat ramp had been fixed. There is still the issue of sand at the bottom of the boat ramp and the hole on the right side (by Bussell's property). Dale said the runoff is going through the bulkhead and Kurt commented that the repair needs to be done to avoid having to replace the bulkhead, which already had been done approximately three years ago. Dennis asked about ideas on how to fix these issues and Kurt responded by using rock and concrete and possibly building a retaining wall. Dennis asked about how much it would cost, and Kurt stated a wild guess would be \$1000. Kurt also pointed out that it would not be a small project. Tom commented that if anyone is having any concrete work done that if there should be any leftover concrete the boat ramp could use it. Kurt stated he would look into the costs of the concrete. Sherri asked who is on the Boat Ramp Committee: Tom Zalewski, Kurt Hickey and Mike Gardner.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell discussed the changing of the billing period and pointed out that to change the billing period from July 1–June 30 to a calendar year billing period (January 1 – December 31) would require a community vote since July 1<sup>st</sup> is in our deed restrictions. Dennis mentioned that an email should be sent out to the community explaining the pros and cons of changing the billing period to get input from the

community before having a community meeting for the vote. Dennis also suggested asking five people not related to the Board members for input regarding the proposed billing change. Dennis and Skip will put together an email to the community about the proposed billing change. Darrell suggested to contact our CPA to make sure there are no tax consequences regarding changing the billing period that affects our non-profit status.

- **DREDGING COMMITTEE**: Dennis reported that HHCA had received the permit from the Corps of Engineers to move forward with the extension out in the lake thanks to the efforts by Charles Borland. If there is need for renewal of the permit, Dennis stated it would be no problem. Dennis also stated that if HHCA needed to put silt on the peninsula that TRA requires putting hay bales on the peninsula. Dennis stated the main concern with the extension is HHCA having access and that an agreement would need to be in place signed by all parties involved. There will be another Dredging Committee meeting coming up soon.
- **EVENTS COMMITTEE**: In Lorraine's absence, Skip gave the Events Committee report. The Committee feels like the activities for July 4<sup>th</sup> went very well. The Committee wants to have any activities planned for next year actually held on July 4<sup>th</sup> and wants to have fireworks and would ask for donations in September. Also, there has been discussion about having a fundraiser for a new sign. Vicki commented that the weather issue for July 4<sup>th</sup> activities needs to be addressed due to the heat regarding the planning of the July 4<sup>th</sup> activities for next year.
- **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**:


- **LOCK/KEYS – BOAT RAMP**: Sherri reported that Darrell had put the new key lock on the right side of the boat ramp and to date she has issued 12 keys. Dennis mentioned that Lorraine had suggested putting out a camera to monitor the activity at the boat ramp. Darrell stated there has been some intentional mischief done regarding the chain after the lock was changed. The Board agreed that putting in a camera was a good idea and will look into the different types of cameras and costs. Tom stated the old original lock on the left side should be removed and a new lock installed with one master key kept by Sherri. The Board agreed and Tom will get another new lock for the left side and will also change out the chain.
- **MOWING VIOLATION LETTERS – STATUS**: Sherri reported that 14 mowing violation letters had been sent out by certified mail/return receipt requested and that she received responses by email or phone calls from about half of the property owners. Approximately five lots have been mowed. The 30-day period for the property owners who received violation letters to either mow their lots or appeal the violation letter to the Board ends on July 23<sup>rd</sup>. There was discussion of the next step if the lots are not mowed, Sherri suggested getting bids from Mike Golden on mowing the remaining lots and also get bids from George regarding the removal of any downed trees on these lots. We could then send out invoices to the property owners for the mowing/removal work to be done. The new committee will look into getting the bids.
- **BOAT RAMP SPECIAL WARRANTY DEEDS**: Sherri reported that 15 Special Warranty Deeds from the original 20 boat ramp owners have been filed.
- **BOARD POLICY (FINES & FEES)**: Darrell reported he is working on the board policy regarding fines and fees.

❖ **NEW BUSINESS:**

- **SOLD PROPERTY:** Sherri reported that the lots formerly belonging to Dana Boyce had been sold to Kevin & Charlotte Mason. Also, Steve Radack sold his lot to Jeffrey Phillips. All maintenance fees and transfer fees have been paid related to these transactions.
- **PAST- DUE MAINTENANCE FEE INVOICES:** Sherri reported that past-due maintenance fee invoices were mailed to 11 property owners on July 12<sup>th</sup> and a copy of the HHCA Payment Plan form was included with each invoice.

❖ **NEXT BOD MEETING:** Saturday, August 19, 2023, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Tom Zalewski Seconded: Skip Rabuse. The meeting was adjourned at 12:35 p.m.

  
SHERRI L. NELIUS, Secretary  
HHCA