

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Sunday, September 10, 2023, 11:00 a.m.
Dennis Gay's Home

Board of Directors Present:

Dennis Gay Darrell Doyle
Paul (Skip) Rabuse Tom Zalewski
Sherri Neilus-absent

Committee Members Present:

Kurt Hickey Katheryn McGuigan
Vicki Gay Carl Nelius
Lorraine Rabuse Charles Borland
Guests None

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 Gary, President, at 11:04 a.m.

❖ **ATTENDEES/QUORUM** Quorum established

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

❖ **BUDGET**

➤ **TREASURER'S REPORT** Skip presented Profit/Loss statement for August 2023 and YTD 2023. Mild spending, office supplies and electricity. No legal fees for both July and August. Skip mentioned water bill for August had not been received yet, and had placeholder in August for \$100 for August. Tom Zelewski reminded Skip that due to budget being cash basis, the water bill or any bill should be recorded in the month it is paid. Skip will modify the P/L accordingly.

➤ **LEGAL** No Activity

➤ **MAINTENANCE FEES** No maintenance fees paid in August

➤ **BOAT RAMP USAGE FEES** No boat ramp fees paid in August. Tom asked how to transfer money from boat ramp to HHCA. It was decided to issue a check.

❖ **SECRETARY REPORT**

➤ Property Stakes/Bids: Katheryn will explain recent issue concerning dead tree on Valiente property. With no property stakes on lots, it is difficult to be certain we are contacting correct property owner for removal or clearing.

➤ Clearing of lots: What is next step? Katheryn had bids.

➤ Locks/Keys/Camera: No update for locks and keys. Lorraine to give an update on camera.

➤ 2024 Boat Stickers: Stickers have been ordered for 2024 and color will be green.

➤ Sold Property: Lot 960 formerly owned by Charles Shellnut and Leanette Burns sold on August 24, 2023. We have received the transfer fee from Eastex Title Company.

❖ COMMITTEE REPORTS

- ARCHITECTURAL CONTROL COMMITTEE (ACC) Kurt said we had one completion, the Doyles garage and one ongoing project.
- BEAUTIFICATION COMMITTEE No Report
- BOAT RAMP COMMITTEE Work was done on September 2nd to create a berm. It was said the berm was put in place to alter the flow of water. Ricky cleared the ramp. Discussion continued on filling the hole by Bussell's. The pile of crushed concrete will remain until the project is completed. All extra will be removed. Maintenance under the ramp is still a project. How is yet to be determined. Tom asked about usage fee for usage year. Discussion was on what the fee is for and Kurt reminded all there is still ongoing maintenance. Dennis mentioned the budget would need discussed for the boat ramp and how fees would change or stay. Tom reported a new chain, new lock for the right side were purchased. Tom sent a letter and called Mr. Terry in regards to the warranty deed and gave him until September 1st to respond He has not received a response. He gave the of September 1st to respond. Three owners have not signed the warranty deed. Dennis discussed the liability of the boat ramp. Unpaid owners need to have insurance. He mentioned owners have 5 years to contest or the transfer of ownership stands.
- DEED RESTRICTIONS/BYLAWS COMMITTEE Darrell Doyle addressed fence requirements. He said all fences need to be 20' from the road and that plans for fencing need to be submitted to the ACC before building; no privacy fences are allowed; fences in place before HHCA are grandfathered. Also, a garage can not be built unless a home is following.
- DREDGING COMMITTEE Charles reported the committee met a couple weeks ago. The Carters are extending their property and a bulkhead will be installed. Another 50' will be added to the existing bulkhead by Kathryn and Ricky. Charles staked the area a new bulkhead would be built. He will draw up the plans for all the additions. He will have a meeting with Jacob at TRA, the Carters, Holloways & Ricky and Kathryn. Charles asked for a community meeting to discuss the proposed plans. Following he would apply for a permit. He mentioned the budget cost of the project is \$130,000. Charles discussed the possibility of selling the dredging equipment HHCA owns. There was no interest because we may still need the equipment.
- EVENTS COMMITTEE Lorraine reported we will have the community Chili Cookoff on Saturday, October 21st at the Gay/Rabuse driveways. Information was emailed to the residents.
- VIOLATIONS COMMITTEE Katheryn reported that 6 properties were cleared, 2 have paid. A lot of discussion ensued regarding collection of money for the clearings. Bids from 3 companies were given to have additional clearing to be done. Katheryn then brought up that an owner had her fence damaged from her neighbors fallen tree and requested a letter from HHCA to send to her insurance company. Denny agreed to send a letter to Mary regarding her fence damage. He will let her know she needs to discuss the damage with her neighbor as that is not a HHCA issue. However, the neighbor would be advised that the dead trees on their property need to be removed.

❖ **OLD BUSINESS**

- **LOCK/KEYS/CAMERA-BOAT RAMP** Lorraine reported she has found a camera but prior to ordering would like to meet with Kurt and Michael Gardner to evaluate the capabilities and requirements to use of the camera.

- **BOARD POLICY – FINES AND FEES** Darrell reported it is coming along nicely.

❖ **NEW BUSINESS** No new business

- ❖ **NEXT BOD MEETING** The BOD meeting was changed to **October 14, 2023**, 11:00 a.m., Dennis Gay's home

- ❖ **MOTION TO ADJOURN** Tom Zalewski Seconded: Skip Rabuse The meeting was adjourned at 12:42 p.m.