

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, November 18, 2023, 11:00 a.m.**  
**Skip & Lorraine Rabuse Home**

**Board of Directors Present:**

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

**Committee Members Present:**

Katheryn McGuigan Carl Nelius  
Dale Holloway Lorraine Rabuse  
Charles Borland Mike Gardner

Guests: Jeri Bailey

**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 Darrell Doyle, Vice President, at 11:04 a.m.
- ❖ **ATTENDEES/QUORUM:** Quorum established.
- ❖ **LAST BOD MEETING MINUTES:** October 14, 2023. **Motion to approve minutes: Tom Zalewski**  
**Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.**
- ❖ **BUDGET:**
  - **TREASURER'S REPORT:** Skip reported that October ended up being a low expense month. There was a brief discussion about upcoming expenses in the future and HHCA taking over the paying of the yearly property taxes on the boat ramp. The only payment that had previously been discussed and approved was for the taxes due (\$137.73) for 2023. The Board agreed the taxes should be paid by HHCA in the future but suggested waiting until the next BOD meeting to approve. **Motion to approve budget report: Tom Zalewski**  
**Seconded: Sherri Nelius; Board Vote: Unanimous Budget Report Approved.**
  - **LEGAL** Skip reported no monies were spent in October 2023 on legal fees.
  - **MAINTENANCE FEES:** Sherri stated certified letters had been sent to the six (6) property owners who have not paid their maintenance fees. Sherri mentioned that she had not received any green cards back yet from the mailing of the certified letters. Sherri also mentioned that she had received an email from a property owner asking if he could pay the maintenance fees due online. Sherri responded in an email back to him that HHCA was not set up at this time to receive payments online.
  - **BOAT RAMP USAGE FEES.** Sherri stated the 2024 Boat Ramp Usage Fee Invoice is finalized and will be sent by email to the community on December 1, 2023. For those that we don't have an email address for, their form will be mailed to them.
- ❖ **COMMITTEE REPORTS:**
  - **ARCHITECTURAL CONTROL COMMITTEE:** In Kurt Hickey's absence, Dale Holloway gave the following report:
    - **RABUSE-** Portable building - completed.

- WILSON/HAUETER – They will not make the December deadline as originally submitted. They will have to be given an extension.
- **BEAUTIFICATION COMMITTEE**: Dale Holloway stated he will go ahead and purchase the materials to do the roof as approved. Dale also reported that five plants have died on the north side of the sign. It was discovered that the sprinkler head had stopped up, so the plant wasn't getting water. Dale further stated he was going to be doing some cleanup work at the front himself rather than hiring Michael to do it.
- **BOAT RAMP COMMITTEE**: Tom briefly discussed the two bulkhead repairs that need to be done. One repair needs to be done as soon as possible. Kurt is getting an estimate for the bulkhead repairs. Tom also briefly discussed the minutes and boat ramp budget proposal from the recent Boat Ramp Committee Meeting. Tom pointed out that it is not the recommendation at this time for HHCA to purchase a camera but that a light at the boat ramp is needed. Sherri asked what the Boat Ramp Committee's reasons were for not recommending the installation of a camera (since the purchase had previously been approved by the Board) and Tom stated that after further consideration the maintenance and monitoring of the camera, possible monthly charge, and that historically problems at the boat ramp had not been an issue. Sherri commented that when the boat ramp could be used there were a few problems with the chain and the lock and that there haven't been any problems possibly due to lack of use of the boat ramp. It was felt that the camera idea could be revisited when the boat ramp reopens and if there are problems. **Motion to table the purchase of a camera for the boat ramp at this time and revisit this topic (if necessary) later: Sherri Nelius; Seconded: Tom Zalewski; Board Vote: Unanimous; Motion Approved.**
- **DEED RESTRICTIONS/BYLAWS COMMITTEE**: Darrell stated he will have a draft of the proposed changes to the Deed Restrictions ready in the first quarter of 2024.
- **DREDGING COMMITTEE**: Charles Borland gave an updated report on where the HHCA stands regarding the dredging and bulkhead permits. A permit has been approved to excavate 1500 cu yds of material (silt) from the Corps of Engineers and the TRA has issued a conditional permit approval for this 1500 cu yds. Charles still needs to contact the Federal Energy Commission per the conditions of the TRA approval. Charles also stated that a single permit has been filed for the bulkhead work including the bulkhead work for Carter, Ward and HHCA. There are some indications from the TRA that they will only approve the Carter work. Charles pointed out that after we get the permit from TRA for the bulkhead, we still have to go back to the Corps of Engineers for approval. We can start dredging at any time we want. Charles stated that ideally, we need to get floating equipment to do the excavation work. Dale suggested coordinating with the Carters when they get their permit. Charles mentioned he would be setting up another Dredging Committee Meeting within a month. Sherri commented on how bad the entrance to the creek has become and Charles commented yes it will take a lot of work. Katheryn asked if it would help the silt problems with the creek when the Carters have their work done and Charles said yes it would. Charles stated that we can only remove the silt mechanically and not by hydraulic means per our existing permit. We may request permission to hydraulically move silt in the future.
- **EVENTS COMMITTEE**: Lorraine stated the Chili Cookoff went well. There were a lot of events going on in the area on that day. Lorraine stated the Events Committee is talking about having another wine tasting event possibly in April of 2024. Lorraine also stated that the Events Committee has a new member and they welcomed Jeri Bailey to the Committee.

- **VIOLATIONS COMMITTEE:** Katheryn reported that some of the dead trees have been removed. Darrell commented that something needs to be done about the easement clearing and that he and Katheryn are working together on contacting the county to find out more information.

Sherri commented that the HHCA had received a phone call from a Kenneth Rayne concerning the removal of scrap metal in our community and handed out his name and number. Apparently, he offers this service once a month, free of charge. If HHCA is interested, he would set up a certain day each month to come out and pick up in our community. It was asked if he does pick up of other items as well and Sherri stated she didn't know since he had left a message, and she hadn't talked to him.

- **DISMISSAL OF COMMITTEES:** Darrell 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:**

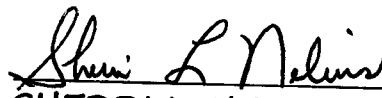
- **CHANGING MAINTENANCE FEE BILLING CYCLE:** Sherri reported that 33 yes votes are needed (55% of property owners) for the change in the billing cycle to pass and that only 10 yes votes had been received. Thus far, all votes received have been "yes" votes. Sherri further stated a reminder email had gone out and that she would send out one last reminder on Monday, November 20<sup>th</sup>.
- **MOWING INVOICES** – Sherri asked the Board if past-due invoices should be sent out for the mowing work that was done and the Board agreed that past-due invoices should be sent out. Sherri commented that some lots are getting close to needing mowing again.
- **BOARD POLICY (FINES & FEES):** Darrell stated a draft of the Board Policy (Fines & Fees) would be ready in the first quarter of 2024.

❖ **NEW BUSINESS:**

- **DEAD TREES/COURTESY LETTERS - STATUS** – Sherri stated that Katheryn had given her a list of lots with dead trees and that courtesy letters via email and mail had been sent out to all property owners.
- **DECEMBER BOD MEETING:** Sherri reminded everyone about the date, time, and location of the next BOD meeting. The meeting is expected to be brief.

- ❖ **JANUARY BOD MEETING:** Saturday, January 20, 2024, at 11:00 a.m., Dennis Gay's house.

- ❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Skip Rabuse. The meeting was adjourned at 12:18 p.m.

  
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SHERRI L. NELIUS, Secretary  
HHCA