

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, January 20, 2024, 11 a.m.**  
**Dennis Gay Home**

**DRAFT**

**Board of Directors Present:**

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

**Committee Members Present:**

Katheryn McGuigan   Carl Nelius  
Charles Borland    Lorraine Rabuse  
Kurt Hickey    Dale Holloway

**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 11:02 a.m.

❖ **ATTENDEES/QUORUM:** Quorum established.

❖ **LAST BOD MEETING MINUTES:** December 9, 2023. **Motion to approve minutes: Tom Zalewski Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip reported that the 2023 property taxes for the boat ramp in the amount of \$137.73 have been paid from the boat ramp bank account. Skip also reported that a check in the amount of \$110.00 owed for mowing had been received from a property owner. There was a brief discussion about the boat ramp value being reflected on the HHCA budget balance sheet.
- **LEGAL:** Skip reported no monies were spent in December for legal fees.
- **MAINTENANCE FEES:** No change. There are still four property owners who have not paid their maintenance fees.

❖ **COMMITTEE REPORTS:**

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

- Wilson/Haueter Home – Kurt stated the construction is progressing well, but they are about six months behind; roof is on; have windows and doors.
- Valiente Property – Kurt reported he has spoken with a realtor about building requirements and stated a floor plan should be submitted soon which fits the lot and thereby waiving the need to request a variance. Dennis asked what if the plan doesn't meet the 20' setback line requirement and Kurt responded that the plan would then be submitted to the Board for approval of variance.
- Gardner Home – Has requested approval for changing from a composition roof to a metal roof on his home.
- Martinez Property – Alan Martinez sent an inquiry about building requirements and asked if Airbnbs and propane tanks are allowed. Kurt stated he sent Mr. Martinez a

building request form and a copy of the Deed Restrictions/Bylaws. The answers given were no to Airbnbs and yes to propane tanks.

- **BEAUTIFICATION COMMITTEE:** Dale Holloway reported that the frame for the roof is completed, and the roofing should be completed next week. Carl Nelius asked if the ground spotlights would remain, and Dale stated the plan is to remove those.

Lorraine Rabuse commented about the darkness when driving on Marina Drive towards the entrance and the curves in front of the Bussell's house and suggested the possibility of using some type of lighting such as solar lights since digging and installing streetlights is not allowed. Dale said he would look into solar lighting.

- **BOAT RAMP COMMITTEE:**

- Boat Ramp Repairs - Tom Zalewski reported it will cost approximately \$1,800 to repair a 10' section of bulkhead on the left side of the boat ramp. **Motion to approve spending \$1,800 out of the boat ramp bank account for the repair of a 10' section of bulkhead on the left side of the boat ramp: Tom Zalewski Seconded: Darrell Doyle; Board Vote: Unanimous – Approved.** Kurt Hickey commented that in essence the new bulkhead would be in front of the old bulkhead which would be two layers of bulkhead and would make it in line with the underneath spillway.
- Light at Boat Ramp – Tom stated that to put a much-needed light at the boat ramp would cost approximately \$300. There would be no labor charge and the light would not be installed until the bulkhead work is completed. **Motion to spend \$300 to install a solar light at the boat ramp: Tom Zalewski Seconded: Sherri Nelius; Board Vote: Unanimous – Approved**
- Low Branch Removal – Skip commented that there is a big tree branch hanging low in the boat ramp area that needs to be removed. Kurt said it would have to be figured out the method in which to take the branch down.
- Mowing – It was asked if Michael Davidson is still going to be doing the mowing at the boat ramp and Dale said he would talk to him and find out.

Lorraine Rabuse asked about the four remaining original boat ramp owners who haven't signed the Special Warranty Deeds turning over their interests in the boat ramp to HHCA being billed the \$200 annual boat ramp maintenance fee as in the past. Dennis Gay stated that they should be sent an invoice for the \$200 and Sherri stated she would draft an invoice for the Board to approve.

- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell discussed the two proposed changes to the Deed Restrictions/Bylaws:

- 1) Voting – Maintenance Fee Changes: Should be one vote for each lot owned rather than one vote per Property Owner.
- 2) Change the budget year (if approved) to match the fiscal year which is calendar year. Sherri remarked that the maintenance fee invoice would be sent in May or June for only half a year (July 1 through December 31, 2024).
- 3) Number of Pets – There was a brief discussion concerning the clarification of paragraph 2.02 in the Deed Restrictions about the number of pets allowed.

There was discussion about privacy fencing and putting a fence in front of a house. No privacy fencing is allowed and the fence in front of the house would have to be installed 20' from the road. A privacy fence is defined as a fence that you can't see through.

- **DREDGING COMMITTEE**: Charles discussed the following:
  - \$79 is left in the dredging fund.
  - Permit has been sent to the Corps of Engineers.
  - A new application was sent approximately 10 days ago to the Corps of Engineers for approval.
  - Doesn't think the Carters have their permit yet.
  - Projected cost sheet: approximately \$109,000
  - Charles and Tom Murphy visited Houston Heavy Machinery and looked at amphibious excavation equipment; recommends renting smaller unit for one month.
  - Charges to move equipment each way: \$2,500
- **EVENTS COMMITTEE**: Lorraine stated that heaters may be needed for the upcoming Community Meeting on February 24<sup>th</sup>.
- **VIOLATIONS COMMITTEE**: No report.

❖ **OLD BUSINESS:**

- **DRAFT OF LAST COMMUNITY MEETING MINUTES – FEBRUARY 18, 2023**: Approved by Board.
- **BOARD POLICY – FINES AND FEES**. Darrell presented a draft of the Board policy for fines and fees to be reviewed before the next BOD meeting.

❖ **NEW BUSINESS:**

- **COMMUNITY MEETING** – It was decided by the Board to have the start time for the Community Meeting to be 10:00 a.m.

Dennis discussed the topics for the Community Meeting on February 24<sup>th</sup>. There was much discussion regarding future dredging, the new peninsula, donations, payment plans, sewer plant, etc.

- **FORMS**. Sherri asked the Board to review the drafts of the Agenda, BOD Nomination Form, and Ballot/Proxy for the Community Meeting. Some revisions were suggested, and Sherri stated she will make those changes and have the forms ready for final review at the February 17<sup>th</sup> BOD meeting.
- **SOLD PROPERTY**. Sherri reported that Pam McNair's Lot 864 had been sold to the Marburgers and a transfer fee check of \$125 had been received from Eastex Title.
- **NAME BADGES**. Sherri handed out name badges on lanyards that had been made for the Board Directors and Committee Chairs.

❖ **NEXT BOD MEETING: Saturday, February 17, 2024, at 11:00 a.m., Dennis Gay's house.**

❖ **MOTION TO ADJOURN**: Tom Zalewski; Seconded: Skip Rabuse. The meeting was adjourned at 3:33 p.m.

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*SHERRI L. NELIUS, Secretary*  
*HHCA*