

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, February 17, 2024, 11 a.m.
Dennis Gay Home

Board of Directors Present:

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

Committee Members Present:

Katheryn McGuigan Carl Nelius
Lorraine Rabuse Kurt Hickey
Vicki Gay

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 11:04 a.m.

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

❖ **LAST BOD MEETING MINUTES:** January 20, 2024. **Motion to approve minutes: Tom Zalewski**
Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip reported that there weren't very many expenses for the month of January. Skip briefly discussed the budget sheet he will be preparing for the Community Meeting on February 24th and stated the budget sheet will be a simple report of basic expenditures to date and projected expenditures. There was discussion about the difference between a balance sheet and bank balance statements. Sherri asked what the ongoing balance is we are focusing on maintaining in the HHCA checking account. Dennis and Kurt responded that a good rule of thumb is to have at least three months of operating expenses as the ongoing balance in the bank account.
- **LEGAL:** Skip reported no monies were spent in January 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 moving along, but they are about a month and a half behind. Dennis asked about giving exceptions to others as well. Kurt said yes if necessary and that it would be on a case-by-case basis.
- Valiente Property – Kurt reported that the house plan originally wanted would not fit on the lot and the Valiente's are verifying if the new house plan they like will fit on the lot. They should be submitting the new plan soon. Precision Homes will be the builder.

Kurt reported that all the members on the Architectural Control Committee will be staying on for another year.

➤ **BEAUTIFICATION COMMITTEE:** No report. Sherri commented that Dale had informed her that no one will be left to serve on the Beautification Committee after the Annual Meeting on May 18, 2024. There was some discussion about the status of the landscaping and the lights. Dennis said he would get with Dale to find out what the status will be of those projects in May.

➤ **BOAT RAMP COMMITTEE:**

- **Boat Ramp Repairs** - Tom Zalewski reported that the paperwork was sent back to Ivy Construction for the work to be done at an approximate cost of \$1,800 previously approved by the Board.
- **Low Branch Removal** – Kurt reported that the low-hanging tree limb by the boat ramp has been removed.

Tom stated he will be filing the taxes one last time for the boat ramp and will work with Skip on getting that done. Tom also stated the current members of the Boat Ramp Committee will be staying on to serve for another year.

Kurt commented that all the repairs that have been done recently are holding up well, especially with the recent heavy rains. Darrell commented about all the trees that are down and Kurt stated they are talking with Michael Gardner about the removal of the trees.

Sherri reported that the boat ramp invoices for \$200 each in fees owed have been sent to the four original owners who have not submitted a Special Warranty Deed turning over their interest/ownership in the boat ramp.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell stated he is working on completing the suggested changes to the Deed Restrictions and Bylaws. Sherri commented that Paragraph 3.00 needs to be changed to clarify that the Board can set the maintenance fee for the upcoming year at a regular Board meeting if there is no increase or reduction in the fee amount. A requested increase or reduction by the Board would need to be voted on at a meeting of the property owners.

Darrell pointed out that depending on how the voting goes at the upcoming Community Meeting regarding the change of the billing cycle for the maintenance fees, there may be more changes to the Deed Restrictions and Bylaws.

There was a brief discussion about whether to keep the Annual Meeting in May or possibly move it to April. Sherri stated she will add that topic to the Agenda for the Annual Meeting on May 18, 2024, for input by the Community.

➤ **DREDGING COMMITTEE:** Dennis reported that he and Charles Borland met with the Corps of Engineers (Galveston) on February 6th. Some of the topics discussed were:

- A timeline is needed asap.
- The original proposal has been withdrawn; a standard proposal with lots more detail is needed.
- Questions were asked about the diagrams (i.e., the angle).
- The width between the two peninsulas (changed from 30' to 40').
- Water quality in the harbor.
- Will take six months to a year to complete the process of things to do.

Charles is going to call a meeting of the Dredging Committee to go through the list of requirements that must be submitted to the Corps of Engineers for approval.

Dennis read what will be the presentation at the Community Meeting about the proposed dredging, etc.

Kurt commented that Governor's Point has no usable boat ramp; it has been silted in.

- **EVENTS COMMITTEE:** Lorraine stated all the Events Committee members will be staying on for another year. Lorraine handed out a sheet of proposed future events such as:
 - April 13th Poker Run
 - May 18th Annual Meeting/Potluck
 - Lorraine briefly discussed the suggestion of the HHCA to buy meat for the potluck meal after the Annual Meeting.
 - July 4th Parade and fireworks (?)
 - Lorraine stated that she had spoken to the Constable's office, and he is willing to block off the portion of Hwy 156 needed for our golf carts in the parade to go from Holiday Harbor to Sub II (where Joe Campbell lives).
 - A brief discussion about having fireworks on the peninsula and contributions.
 - October 26th Chili Cookoff
 - December 7th Wine tasting

Lorraine stated there will be coffee and donuts at the Community Meeting on February 24th.

Sherri suggested that when the dates are finalized, that a community calendar could be put together for the HHCA website.

- **VIOLATIONS COMMITTEE:** Katheryn stated that everyone on the Violations Committee will be staying on for another year. Katheryn briefly discussed the previous mowing that was done and pointed out that there are some lots that are going to need to be mowed again soon and how to handle that.

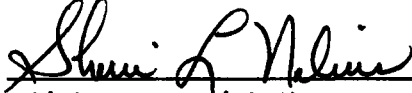
❖ **OLD BUSINESS:**

- **Board Policy – Fines and Fees.** Darrell stated the Board Policy will be ready for the Annual Meeting in May.

❖ **NEW BUSINESS:**

- **Liens:** There was discussion about the cost of filing liens, the potential money HHCA would receive back, etc. Dennis will talk to the attorney and get his opinion on when to file, etc
- **Community Meeting:** Dennis reminded everyone of the topics that will be discussed at the Community Meeting. Sherri briefly discussed what will go into the community folders for the meeting (agenda, budget sheet, committee member list, BOD/Committee nomination form, and ballot). It was decided by the Board to have the start time for the Community Meeting to be 10:00 a.m.
- **BOD Meeting Change.** Dennis stated that the next BOD meeting scheduled for March 16th needs to be changed. After discussion, it was decided the next BOD meeting would be on Friday, March 22, 2024, at 1:00 p.m., Dennis Gay's home.
- **HHCA Annual Meeting:** The HHCA Annual Meeting will be held on May 18, 2024, at 1:00 p.m., Richard Ward and Katheryn McGuigan's home, 281 Holiday Ln.

- ❖ **NEXT BOD MEETING:** Friday, March 22, 2024, at 1:00 p.m., Dennis Gay's house.
- ❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Skip Rabuse. The meeting was adjourned at 2:19 p.m.



SHERRI L. NELIUS, Secretary
HHCA