

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, July 20, 2024, 11:00 a.m.
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski

Committee Members Present:

Vicki Gay Katheryn McGuigan
Charles Borland Skip Rabuse

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 11:08a.m.

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

❖ **LAST BOD MEETING MINUTES:** June 1, 2024. Motion to approve minutes: Tom Zalewski Seconded: Darrell Doyle; Board Vote: Unanimous Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER REPORT:**

Tom Zalewski presented a 6-month Budget to the Board. The approval was tabled until the next meeting so the board would have time to review.

Lorraine Rabuse reported she would be sending out email/mail reminders to those who haven't paid their ½ year Maintenance Fee. The post office had delivery issues due to the Hurricane. A lot of mail was held up in Houston. On August 1 interest will be added.

❖ **COMMITTEE REPORTS:**

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Skip Rabuse reported there were 4 ARC requests.

Mark Fontenot made a request for his house to be painted a new color which was approved.

Gary Lane made a request for a new shed in replacement of the old one. The request was approved.

Tom Zalewski made a request for a retaining wall to be built in the front of his house. Request approved.

Dennis Fraga made a request to replace his existing gravel driveway with concrete. His request was approved.

The committee wants to remind the residents to send in a Home/Lot Improvement Request, and have it approved by ACC committee prior to starting a project. Also, check with the county on their building requirements, and the TRA if any improvements are requested over the water.

➤ **BEAUTIFICATION COMMITTEE** No Report

➤ **BOAT RAMP COMMITTEE:**

Kurt was unable to attend due to personal reasons but sent the following report.

1) All repairs of the boat ramp from the 4/29/24 flash flood have been completed and seem to be holding. Total spent so far is \$1221. Approved amount for repairs by the HHCA Board was \$2000.

- 2) Hurricane Beryl on 7/8/24 caused new damage including a new washout on the boat ramp and numerous downed limbs on the property. The washout is located at the top of the boat ramp. The repairs of this washout damage were completed on 7/18/24.
 - 3) A final round of the red dirt pack will be completed by the end of July. We must wait for the dirt to dry after the projected week of rain coming this weekend and next week.
 - 4) The numerous limbs and new debris on the ramp were removed and burned. Mike Davidson mowed on 7/14/24 and assisted with the collection of limbs. Kurt burned the debris and limbs on 7/15/24.
 - 5) We will need to order more red dirt for future repairs. The price is \$140 per 9-yard load. Kurt Hickey proposes this be included in the previous approval of \$2000 for the boat ramp repairs from the flash flood of 4/29/24. Kurt will order and have this dirt delivered by the end of July.
 - 6) The major project of a more permanent repair of the void underneath the boat ramp concrete slab is the next big effort we need to accomplish. We will need to get numerous ideas and input from many to determine a plan forward. We will have to work within the realization of limited funds for this project.
- Tom Zalewski said the additional dirt should be covered under the original \$2,000 already approved.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE**

Darrell reported we need to make another By-law change. This will be presented at the next community meeting.

The new "Deed Restrictions and By-Laws" was filed with the county on 7/19/2024.

- **DREDGING COMMITTEE:** Charles Borland gave an update on the building of the breakwater. Charles said he sent the responses to the Corp two weeks ago but had not heard back. He plans to follow up with Brock Adams in a week or so to see if he has heard anything. Brock gave an estimate of \$115,000 for Ward & HHCA but does not include dredging. Charles informed us of a new requirement which is a Texas Water Certification. He will apply next week. The community has a permit for dredging 1500 cubic yards of lake sand. A hydraulic permit for dredging has been applied for. Charles will discuss with the Corp about pumping into Geo Tubes. The Dredging Committee is working on additional bids.

➤ **EVENTS COMMITTEE:**

Eleana Hickey was not present but emailed her report.

The July 4th Parade and gathering was a great success. Thank you to the Board for approving the \$100 for the two Sheriff Deputies to help with the traffic on 156 during the parade. Also thank you for the approval of the \$50 for supplies. The amount spent was \$24.04.

Our next event will be the Chili Cook Off. The date has been changed from October 26 to October 12. More information will be coming soon.

➤ **VIOLATIONS COMMITTEE:**

Kathryn said ten people still had not taken care of their property. Lorraine will send out certified mail and letters to those people. Two additional first offense warning letters were sent out. One was a mowing violation and the other for a need to trim trees on two lots. The limbs are hanging over the road and could create a hazardous situation.

❖ **OLD BUSINESS:**

Lorraine reported the Board Policy for Fines and Fees has been filed at the county.

Lorraine will be sending out the certified letters to the people who have not mowed/cleared their property. There was a discussion about placing Liens on properties who are in arrears from mowing or Maintenance Fees. There are 4 homeowners this applies to.

❖ **NEW BUSINESS:**

Skip Rabuse will be joining Darrell Doyle on the Deed Restrictions committee.

Dennis Gay said he would be looking for someone to head up the Architectural committee.

Darrell Doyle reported that we had several trees go down in the neighborhood due to Hurricane Beryl. He reported that wood/limbs can be put on the roadside in our neighborhood, not the highway. The county, Pct. 4, would come pick them up. The limbs could not be longer than 10'. It was suggested that Lorraine put this information on the Holiday Harbor Facebook page.

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

❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Darrell Doyle. The meeting was adjourned at 1:56 p.m.



LORRAINE RABUSE, HHCA Secretary