

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 23, 2025
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Katheryn McGuigan Vicki Gay
Gretchen Carter Skip Rabuse

MINUTES

- ❖ **COMMUNITY FORUM:** Guest attendance: Brian and Krystal McHugh, Larry and Nancy Millberger
- ❖ **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 was established.
- ❖ **LAST BOD MEETING MINUTES:** July 12, 2025
Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Minutes Approved.
- ❖ **BUDGET:**
 - **TREASURER'S REPORT:**
Tom Zalewski reviewed the HHCA P/L and the Balance Sheet. The insurance bills have been paid, one in May and one in July. Year to date we have spent \$5,762. The Ed Jones CD will earn 4.3% over the next 6 months.
 - Boat Ramp P/L: We have 22 boat ramp members. Money was spent on mowing and \$493.00 on seed, silt fence and spreading the dirt.
 - Special Projects financial report: The group met with Shoretech and settled on the last payment for the bulkhead work. Expenses have been \$140,000 of a budget of \$147,000. There is a balance of \$8,500 still outstanding. Charles is contacting Mark Fontenot for money owed for his employees who helped dredge. It has been discussed \$1,500. We still owe Shoretech \$7,000.00. Kurt Hickey said before the final payment, the gate needs closed and the dirt spread out.
 - Outstanding Maintenance Fees: Lorraine Rabuse reported there continues be 4 owners with outstanding HHCA maintenance fees. It was decided Dennis and Lorraine will discuss one of the accounts with the attorney because of the amount owed to HHCA.
- ❖ **COMMITTEE REPORTS:**
 - **EVENTS COMMITTEE:**
Elena Hickey was not able to attend. Lorraine said the Golf Cart Poker Run will be held on Saturday, September 13. The committee is asking for 3 more people to be host homes. The Events Committee requested the money made on the Poker Run be allocated to the Events Committee for signage for future events. Lorraine made the motion and Kurt Hickey seconded the motion. Board approved. The next event will be the Chili Cook-off to be on October 25. She asked for \$100 for the Golf Cart Poker run expenses. Lorraine made a motion, Tom Zalewski seconded the motion, board approved. There needs to be 4 host families for the event. Millbergers and the Wards offered to be host families. Katheryn offered their house for a back up location in case of rain.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan reported several lots need mowed including ones HHCA already mowed. One lot has dead trees that need cut down. An arborist looked at trees and observed pine bark beetles

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter reported that 2 requests for fences have been submitted by Larry Millberger and Katheryn McGuigan. There was a discussion on fence line placement verbiage. Darrell said he would review the deed restrictions and let us know. He thinks it may be a state guideline.

➤ **BEAUTIFICATION COMMITTEE:**

Skip Rabuse reported he would like to have a work day to clean the entry sign, weed, blow off pine needles and trim roses. It was decided to have clean up the next day from 10-12:00.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported the dredge material has been moved and was spread out over the boat ramp area, grass seed was put down and growing. He said the boat ramp is being mowed twice a month. Dennis Gay reported there was a problem getting his boat out of the boat ramp. He feels he hit an unexpected hump. Kurt said he would check into it.

➤ **DREDGING COMMITTEE:**

It was reported there has been 2 hydraulic dredgings, 300 feet in. The first part of the project has been completed except the gate closed and the pile of dredged material spread. There was a discussion on the path out of the harbor. The goal is to get lane markers on both sides of the exit to the lake.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reported the voting results from the annual meeting are posted on the website.

❖ **OLD BUSINESS:**

None

❖ **NEW BUSINESS:**

Tom Zalewski reported that we had a service charge on our special projects account. He discovered all our accounts will be charged a service fee if they go under \$1,000. Lorraine suggested we move \$1,000 to the Special Projects account from HHCA account as a loan in order to not be charged the fee. Tom said this would not be needed until September. The discussion was tabled until the next board meeting

❖ **NEXT BOD MEETING:** Due to schedule conflicts the next meeting has moved to Saturday, September 20, 2025, same time and location.

❖ **MOTION TO ADJOURN:** Lorraine Rabuse made a motion to adjourn the meeting; Tom Zalewski seconded. Meeting adjourned at 12:09 p.m.



LORRAINE RABUSE, HHCA Secretary