

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 15, 2026
The Rabuse home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Skip Rabuse
Charles Borland Katheryn McGuigan

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 11:00 A.M.

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

❖ **LAST BOD MEETING MINUTES:** January 20, 2026

Motion to approve minutes was made by Tom Zalewski; Seconded by Kurt Hickey. Board Vote: Unanimous, Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

Tom reported income received for Maintenance Fees for February was \$3,675.00 giving us a total of \$18,900.00. The expenses were minimal which were office supplies, water, electricity and new entrance light bulbs. Tom mentioned he replaced 8 light bulbs at the entrance. He stated additional bulbs are needed. Lorraine made a motion to purchase them with a \$50 limit. The motion was seconded by Kurt Hickey. All were in favor. Tom reviewed the boat ramp expenses which included a contractor to spread dirt and Kurt to spread grass seed. Tom also mentioned that the CD is earning 3.75% interest every 6 months.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported the Wine Tasting was successful with about 20 people attended. She thanked the Rabuses for hosting the event. The next event is the Community Potluck which will be held after the Annual Meeting. Elena requested \$450.00 for the brisket and supplies. Darrell Doyle made a motion to approve the request, Tom Zalewski seconded the motion. All approved. The next event will be the July 4th Golf Cart Parade which will begin at 10:00 a.m. Following will be a gathering and the food is yet to be determined. Elena will be talking to the Constable about helping us with the traffic on 156 so we can drive to the adjoining neighborhood. The last event of the year will be the Golf Cart Poker Run along with a Chili Supper. Skip Rabuse reported we will be collecting donations for fireworks event. Skip is working with the fireworks Vendor to provide a budget number for setup of the fireworks. The budget number is to be determined.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan reported that she did not have any new mowing violations to report. However, she did note the for sale on Lot 961 needs a phone number. From the list of 6 property owners who have received violation letters, 2 of the property owners have fixed their issues. Katheryn noted that someone has been dumping ashes in the ditch across from Lot 931.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter was unable to attend the meeting. Secretary Lorraine Rabuse reported the following on behalf of Gretchen Carter: request for fence for Nina Woods - still outstanding; request for Roof for Nina Woods – approved ACC and BOD; request for fence for Milberger – approved ACC and BOD via email; request for carport for Gardner – approved ACC and BOD via email; request for fence for Pratt – approved ACC and BOD via email.

➤ **BEAUTIFICATION COMMITTEE:**

Skip Rabuse reported that Entrance sign light bulbs had been replaced. Additional improvement items were mentioned including: Irrigation system tune-up including head replacement – budget approved, Roses to replace, rose food and rose soil – budget approved. Skip requested a work day for spreading mulch below entrance sign around roses (budget approved), and proposed a work day date of Saturday April 4th or Saturday April 11th. After discussion, agreement was reached for Saturday April 4th from 9 am to 12 Noon.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported that several days of dredging by Shoretech yielded about 60 cubic yards of lake soil, which was deposited into a silt fence barricaded area in the boat ramp grounds. After soil had dried out, it was moved by contracted help to several lots by request, and the majority of the soil was spread over the damaged boat ramp grass area. Kurt had planted seed and initiated the watering process to restore the boat ramp lawn. Several additional items have been addressed since the last meeting, and they include repair of ruts caused by Shoretech equipment demobilization, mowing the grass, repair of chain post, which was damaged by Shoretech during equipment demobilization, repair of ramp chain, also damaged by Shoretech during equipment removal, and debris removal from the ramp.

➤ **DREDGING COMMITTEE:**

Charles Borland reported on several items that included: Dredging boat ramp launching area was a 3 day test for Shoretech at no cost in order to prove their equipment before proceeding to the harbor; inside the harbor dredging was performed – approximately 150 linear feet for 3.5 days for a cost of \$8,750, and lake dirt was placed in bulkheaded box owned by Carters; then channel outside harbor was started, courtesy of some Angel investors. Donations and pledges of \$8,500 have been received. The dredging work is basically done, but invoice is needed in order to pay Shoretech. Discussion ensued regarding sending out another note for request of donations for the project, and for Charles to prepare some wording for the upcoming HHCA Annual meeting. Charles also discussed needed repair to the Dredging equipment owned by the Dredging Committee. Motion was presented to have HHCA partially fund the Dredging project regarding repair of HHCA equipment that Shoretech borrowed to do the dredging, and amount is \$500. Motion passed/approved.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle presented the final version of the Deed Restriction proposed changes, with highlighted sections identified for easy review by property owners.

❖ **OLD BUSINESS:**

- Lorraine Rabuse brought up outstanding 2026 Maintenance Fees – two property owners that still need to be received.
- Lorraine discussed Boat Ramp fees received from 20 property owners. Two property owners that have recently sold their property have not returned Boat Ramp lock keys.

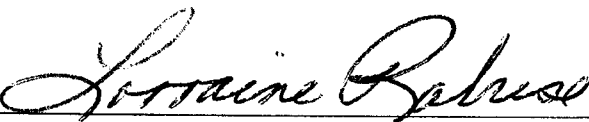
- Lorraine next discussed Annual meeting start time of 1:00 PM, and other discussions ensued regarding food, supplies, etc. in preparation for this meeting.
- Dennis Gay brought up any nominations can be made from the floor at the Annual Meeting and would be a write in.
- The BOD reviewed the agenda for the Annual Meeting to ensure everyone was comfortable with the flow of the meeting, with Roles and Responsibilities discussed for each Board Member and each Committee chairperson.
- The BOD discussed contingency planning if a quorum was not reached for the Annual Meeting.

❖ **NEW BUSINESS:**

- Dennis Gay reported he will be attending a HOA law seminar in Houston being sponsored by our attorney Mitchell Katine.
- Tom Zalewski discussed a concern that he had from a tax due amount for 2025 that was significantly different than any other year, and the tax due amount was \$5000. The tax due is normally ZERO dollars. There was much discussion, and at the end Tom agreed to contact the H&R tax preparation representative to obtain an explanation.

❖ **NEXT BOD MEETING:** June 20, 2026. 11:00 P.M.

❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Lorraine Rabuse seconded. Meeting adjourned at 2:05 P.M.



LORRAINE RABUSE, HHCA Secretary