

DRAFT

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC. ANNUAL MEETING

Saturday, April 26, 2025, 1:00 p.m.
Home of Richard Ward & Katheryn McGuigan
281 Holiday Lane
Coldspring, TX 77331

MINUTES

MEETING CALLED TO ORDER: The Annual Meeting of the Holiday Harbor Community Association, Inc. (“HHCA”) was called to order by Dennis Gay at 1:02 p.m.

Dennis thanked Ricky and Katheryn for opening their home for our meeting, the Events Committee for organizing the Pot Luck and addressed the community on how the meeting will run.

QUORUM: Dennis Gay asked Secretary Lorraine Rabuse if a quorum was established. Lorraine responded ‘yes.’ Required quorum is 55% of the 58 property owners, which is 32 property owners either present, by proxy or absentee ballot. The Board continued with the meeting.

APPROVAL OF MINUTES: Motion to approve minutes from May 19, 2024 HHCA Annual Meeting was made by Kurt Hickey, Seconded by Tom Zalewski. All board members were in favor.

TREASURER REPORT:

Tom Zalewski reviewed the P/L and mentioned the new calendar year budget cycle. (January through December 2024). Tom discussed the income of dues, lot transfers and mowing fees. Expenses included insurance, office supplies, utilities, income tax, beautification and minor legal expenses were incurred and less than the previous year. Total expenses last year were \$10,154.00 with a net income of \$1,048.00, reflective of a half year budget. Tom reviewed the Balance Sheet and reported the liability and equity value of \$67,875.00. Steve Maning asked what percentage of our maintenance fees have been paid. Tom said the budget was based on 92% of the maintenance fees received. Actual fees paid were 97%.

Tom discussed his research on CPAs. Only one CPA presented a budget number which was \$15,000. The CPA said as small as our community is that an audit from a couple of volunteers would be sufficient. After a discussion with the HHCA BOD, the Board determined an Audit Committee would be formed. Steve Manning and Dale Holloway were appointed to conduct the audit. Both are businessmen and non-board members. Steve gave a review to the community of the audit process and the results everything is in order.

COMMITTEE REPORTS:

➤ **EVENTS:**

Elena Hickey reviewed the events for the year.

- Wine Tasting which was held at Steve and Diane Manning’s house. There was a good turn out, with around 30 people attending. There was plenty of food and good tasting wine.
- The Pot Luck which is being held today. Elena thanked everyone for bringing so many side dishes to enjoy after the meeting.
- 4th of July parade will be held on that day at 10:00 a.m. Following the parade, hot dogs and chips will be available. That evening we will have a Fireworks display, coordinated by the Rabuse family. Lorraine reported we have \$3,000 donated to date. The goal set for this year is \$5,000.

There were some concerns raised about the fireworks last year regarding debris floating in the air and landing on some surrounding properties. In the past, there was a firetruck and ambulance on site due to professional (Class B) fireworks. Elena said a license is not needed for this class (not Class B) of fireworks. Elena also said we would check the availability of the fire departments for this event. It was also clarified that the trailer did not catch fire, but the spent fireworks did catch fire. A fire

extinguisher and buckets of water were on hand to put out the fire as needed. The liability, as in any other fireworks, is up to the individual homeowner. The group will do everything they can to control the risk for future events.

- Golf Cart Poker Run is tentatively set for early September.
- Chili Cookoff tentatively set for late October.

➤ **VIOLATIONS:**

Katheryn McGuigan introduced her committee, Ricky Ward and Gary Lane. She described their responsibility is to drive around and look for any violations such as grass mowing. She also asked to let her know if you see any violations.

➤ **ARCHITECTURAL REVIEW:**

Gretchen Carter reviewed how to apply to the Architectural Committee and get approval. She named the additional people on the committee, Dale Holloway and Tom Murphy. Neither were able to attend this meeting. The Architectural Form was discussed and it was decided to put it on the HHCA website. Gretchen mentioned we have one new house being built.

➤ **BEAUTIFICATION:**

Skip Rabuse asked for volunteers to be on the committee. He reviewed what his plans are for the neighborhood entrance. He reported there would be a volunteer cleanup day in the near future.

➤ **BOAT RAMP:**

Kurt Hickey reported the boat ramp budget ended last year with about \$2,600.00. He said the expenses and repairs were high last year due to the Hurricane and floods, which drained quite a bit of the money. This was due to the wash-outs, which have been repaired. A total of \$2,500.00 has been collected so far this year. Most of the same people have signed up again this year. Year-to-date, nothing has been spent. Kurt reported the boat ramp is in great condition. The membership process is easy. You fill out a little paper work and get a key. If you see a problem, let him know. One expense was mowing, which is done by Michael Davidson twice a month. The other expense was maintenance and repair. The insurance is under one policy of HHCA. The additional boat ramp committee members are Mike Gardner and Tom Zalewski. There was a question about the boat stickers that were issued the past two years. He reported there had been no real problems along with the expense, so a decision was made to try the year not issuing them. This would be a cost savings.

➤ **DEED RESTRICTIONS/BYLAWS:**

Darrell Doyle introduced Steve Manning and Scott Carter as being members of the committee. He then reviewed some of the proposed changes being voted on today. (see attached ballot)

1.12 Regarding orientation of the boat house for the Marburgers. The Marburger lot is not currently included in the Deed Restriction limitations for orientation (i.e., parallel vs. perpendicular with the bulkhead). Marburger had already agreed on the 'parallel' orientation, and his lot (877) is now added for any future modifications.

1.14 A change to correct building culverts directly across from one another to prevent runoff from your neighbor's yard.

3.06 A change in the Special Assessments restriction of the dollar amount of \$120.00. The proposed change would allow the board to present a dollar amount to the community to be voted on. A 60% vote is required to pass any presented amount.

ARTICLE XIII FINANCIAL REVIEW: A change regarding the audit of the HHCA financials changed to no longer require a CPA, but rather an Audit Committee comprised of non-HHCA Board members.

➤ **DREDGING:**

Charles Borland introduced himself. He reported the bulkhead work by Shoretech is almost completed for the Community, Ricky and Katheryn and Carter projects. The tie-backs are needing completion. The next step is dredging. Dave Thomas from Shoretech said they will start with the excavator on the barges and see how it goes. The scope is still 6 feet deep by 400 feet. If the process is too slow, they will need to change

the method. We should know in a couple weeks. The backup plan may include the use of the hydraulic dredging equipment, which will need to be maintained and a crew hired as well.

Rick Wolf asked where the material will go. Charles replied in the boxes so we would not have to purchase dirt. Kurt said the financial does not include the dredging. There is \$25,000 left and we are hopeful that will cover the dredging. Krystal McHugh asked how long the dredging will take. Charles said the original build started in January and depending on how the weather and process goes. He is hoping for a duration of one month. Charles said the permit for the boat ramp area is not approved yet.

➤ **OLD BUSINESS:** None

➤ **NEW BUSINESS:**

A complaint was issued to HHCA about dogs running around and not on leashes. Darrell verified there is nothing in our deed restrictions requiring this but there is with the county. A suggestion was made if you see a problem, call the county.

Darrell discussed the new website for HHCA. He said the site is up and running. The new name is HHCA-HOA.com.

➤ **COMMUNITY FORUM**

- Jane Hodges asked for more clarification on the proposed Amendment 3.06.
- Lorraine reminded everyone to donate money for fireworks and make checks payable to them.
- Lorraine and Denny let the community know the dates of the BOD meetings for the remainder of 2025.
- Dennis Gay asked if there are any floor nominations for the two positions. (Vice President and Boat Ramp Representative). No written-in nominations or floor nominations were presented.
- Dennis asked the ballots to be turned in for counting. The final count will be reported after a short adjournment.

ANNOUNCEMENT OF VOTING RESULTS

➤ **ELECTION OF OFFICERS:**

Dennis stated that since there were no other nominees for the position of Vice President and Boat Ramp Representative that he was happy to report Darrell Doyle and Kurt Hickey are elected by acclamation. Both will serve for another two years.

➤ **RESULTS OF DEED RESTRICTIONS and DEED RESTRICTION CHANGES:**

SECTION 1.01 – passed

SECTION 1.04 – passed

SECTION 1.12 – passed

SECTION 3.06 – failed

ARTICLE XIII-FINANCIAL REVIEW - passed

(see the following sheet for the complete voting results)

MOTION TO ADJOURN: Motion to adjourn by Tom Zalewski. Motion seconded by Darrell Doyle.
Meeting adjourned at 3:02 p.m.

HHCA ANNUAL MEETING
VOTING RESULTS
SATURDAY, APRIL 26, 2025

BOARD OF DIRECTOR ELECTIONS

NUMBER OF VOTES

DARRELL DOYLE – VICE PRESIDENT
KURT HICKEY – BOAT RAMP REP

32 YES VOTES/1 NO VOTE/2 DIDN'T VOTE
32 YES VOTES/1 NO VOTE/2 DIDN'T VOTE
0 WRITE IN

NOMINATION RESULTS:

DARRELL DOYLE and KURT HICKEY retained their Board of Director positions.

DEED RESTRICTION CHANGES:

SECTION 1.01	34 YES	1 NO	PASSED
SECTION 1.04	34 YES	1 NO	PASSED
SECTION 1.12	34 YES	1 NO	PASSED
SECTION 1.14	34 YES	1 NO	PASSED
SECTION 3.06	34 YES	1 NO	FAILED

BYLAWS CHANGE:

ARTICLE XIII-FINANCIAL REVIEW	33 YES	2 NO	PASSED
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BALLOTS:

22 BALLOTS
8 ABSENTEE BALLOTS
5 PROXIES

TOTAL: 35

TOTAL RESIDENTS: 58

Lorraine Rabuse, HHCA Secretary