

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, February 22, 2025
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse,
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Katheryn McGuigan
Skip Rabuse Vicki Gay
Charles Borland Dale Holloway

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 11:01.

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

❖ **LAST BOD MEETING MINUTES:** January 15, 2025

Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Board Vote: Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

HHCA-Tom Zalewski reported there were funds that came in and a few minor expenses for January. Boat Ramp-Tom reported 9 people have paid for the boat ramp. The goal is for 20.

➤ **2024-2025 MAINTENANCE FEE INVOICES:**

Lorraine Rabuse reported past due invoices are being sent to 6 people. Registered letters were sent to 4 owners for past due invoices.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported she has around 20 people attending the wine tasting on March 7. It starts at 6:00 p.m. at Steve and Diane's yellow house. Elena requested \$50 to buy some supplies for the event. Motion to approve the amount: Kurt Hickey; Seconded: Tom Zalewski
The HHCA Annual Meeting to be held on April 26. Afterwards there will be a Community Picnic. More information will be emailed in March.

Upcoming events were discussed. Some dates (tentatively) are the 4th of July parade and Fireworks on Friday, July 4th, Golf Cart Poker 9/6, and Chili Cook-off 10/25. More information will be provided when it is closer to the event.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan said there are piles of wood in lots that need to be burned. She felt notices need to be sent. There was a discussion on mowing of lots.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter reported that no requests have been submitted for review.

➤ **BEAUTIFICATION COMMITTEE:**

We are still looking for someone to be in charge of the committee. Kurt Hickey said he would go to the entrance to the neighborhood and trim the Knock Out Roses.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported that minor debris had been removed, and that no repairs have been needed. As of this meeting, 2 additional people have paid making it a total of 11 for Boat Ramp 2025 maintenance fee. Kurt proposed that anyone choosing not to pay needs to turn in their key by the end of March. Reminder letters will go out after March 15th BOD meeting to those who have not paid.

➤ **DREDGING COMMITTEE:**

Charles Borland reported on the following:

- Shoretech requested 2nd payment. Some confusion on what the milestone of 33% complete was. Charles clarified with Dave Thompson and milestone of 33% (of Community portion of the overall project) has not yet been achieved, and therefore no payment will be made at this time
- Stephen Creek Permit - Dave Thomson has applied for a permit to dredge Stephens Creek. Core told Dave to mimic the old permit granted in 1977 which allows dredging all the way back to the Hwy 156 Bridge. Broc Adams told Charles that permit may need to go to public notice before being granted. Some discussion regarding who will permit be issued to. This all started as a result of Carters request to dredge their boathouse area.
- Boat Ramp Permit – Charles has applied for permit to dredge Boat Ramp water entrance
- Overall Project Permit Revision – permit revised and approved to now include more property for Carter portion of the project (separate contract, same permit)
- Dirt Loads Hauled – 23 loads of dirt hauled so far (two separate invoices). Charles is requesting to pay these two invoices
- Barges – two spud barges are to arrive on jobsite in the next 2-3 weeks
- Dredging Project Completion Date – Charles is estimating end of March for completion based on status reports from Shoretech
- Permit audit – Corp is moving ahead of a random permit Audit of the HHCA Dredging project. Charles is providing requested information to the Corp
- Funding Status – Payment schedule is:
 - Pmt 1 - \$28,500
 - Pmt 2 - \$27,500
 - Pmt 3 - \$28,000 (Ricky & Katheryn's Portion of the project)
 - Pmt 4 - \$28,000 + (TBD)
- Additional Dirt requirements – Charles stated that another 70+ loads of dirt may be required. Kurt Hickey suggested that a spend/cost report should be requested from Shoretech to mitigate any budget surprises to the Community and help manage the project.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell mentioned he made proposed changes based on feedback from Gretchen Carter. These changes have been circulated to the Committee and the BOD. Kurt Hickey made a motion to approve the latest changes. Seconded: Lorraine Rabuse. All in agreement that these changes can now be brought to the HHCA Community for final vote/approval.

❖ **OLD BUSINESS:**

HHCA Website – payment not made yet for website usage, as no invoice has been received yet. There was also discussion about eliminating old BOD names from the Website. Website testing is ongoing.

❖ **NEW BUSINESS:**

- Fireworks – Lorraine Rabuse discussed Fireworks Show for 2025. Permission to hold the show. Working on requests for donations. The goal for donations is the same as last year or more.
- Annual Meeting - Annual Meeting time was discussed. Agenda items were also discussed. Agreement was reached for 1-3 PM

❖ **NEXT BOD MEETING:**

Saturday, March 15, 2025

❖ **MOTION TO ADJOURN:**

Motion to adjourn: Tom Zalewski. Motion seconded: Kurt Hickey. Meeting adjourned at 12:21 PM


LORRAINE RABUSE, HHCA Secretary