

DRAFT

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, May 20, 2023, 11:00 a.m.
Dennis Gay's Home**

Board of Directors Present:

Dennis Gay Darrell Doyle
Sherri Nelius Tom Zalewski

Paul (Skip) Rabuse - Absent

Committee Members Present:

Kurt Hickey Dale Holloway
Steve Manning

Guests

Katheryn McGuigan
Carl Nelius

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 11:03 a.m.

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

❖ **LAST BOD MEETING MINUTES:** April 22, 2023. **Motion to approve minutes: Tom Zalewski**
Seconded: Dennis Gay. Board Vote: Unanimous Minutes Approved.

❖ **BUDGET:**

- **TREASURER'S REPORT:** *In Skip's absence, Dennis reported that he and Skip had discussed the budget and planned to use 90% as the target for budget planning.*
- **LEGAL – NEW INVOICE:** Sherri stated the April invoice from the attorney is \$1,050.00.
- **PAST-DUE MAINTENANCE FEES:** Sherri stated there are still two property owners who have not paid their maintenance fees totaling \$350 for 2022, plus interest. . .
- **BOAT RAMP USAGE FEES/INVOICES:** Sherri showed the Board a revised boat ramp usage fee invoice and stated the revisions were needed especially if invoices were mailed in or electronically sent (i.e., description paragraph concerning each boat sticker needed, etc.). Dennis asked Kurt about how much is being spent on the repairs and Kurt suggested raising the budget by \$300 for repairs.
- **RENEWAL OF INSURANCE POLICIES:** Tom stated the forms to renew the insurance policies are signed and need to be paid and received by McMurrey Insurance before May 27, 2023. Sherri stated she would drop the renewal forms off to the insurance company. The total cost is \$2,287.24 for one year. Steve Manning asked if anyone had looked into having just one insurance policy and if it would be cheaper.
- There was discussion concerning future ongoing repairs that would be needed on the boat ramp. Kurt Hickey stated that repairs now are needed due to a cave in and wash-out under the concrete on the Bussell's side and there is a hole in front of the boat ramp that washes

out and suggested budgeting for these ongoing repairs. Sherri suggested some thoughts for the future would be some type of lighting at the boat ramp and possibly a camera.

- MOWING OF BOAT RAMP AREA: There was a discussion concerning the mowing of the boat ramp area. Dale Holloway stated that Michael charges \$60 to mow the front entrance and the boat ramp area. He mows twice a month for nine months and he also removes debris. There was a brief discussion about separating Michael's mowing into two invoices: one for \$50 for the boat ramp area; and the second for \$10 for the entrance. Dale stated he would talk to Michael. Tom suggested moving \$500 to Project Expenses in the budget.
- HHCA WEBSITE: Darrell suggested for budget purposes to keep using the temporary HHCA website for now at no cost and the Board agreed.

❖ COMMITTEE REPORTS:

- ARCHITECTURAL CONTROL: Kurt Hickey reported the following:
 - DOYLE – Kurt stated the construction of the garage should begin in two weeks.
 - WILSON/HAUETER – Kurt stated the Architectural Control Committee had approved the Wilson/Haueter plans to build and that construction should begin the first part of June. HardiePlank siding will be used and they are thinking about using either green or blue for the colors. There will be no travel trailer on the property. Kurt turned over the plans to Sherri for recordkeeping for HHCA.
 - COLLORA – Need more sod.
- BEAUTIFICATION: Dale reported that the valve box had been installed in front of the meter and the border where the flower bed is going to be is marked. The sign looks a lot better since being washed. Dale also stated he wants to till the flower bed one more time and that the roof over the sign will have lights.
- BOAT RAMP/BOAT RAMP AGREEMENT: Sherri reported that she has received 13 Special Warranty Deeds from the Boat Ramp owners and asked the Board if she should go ahead and file them with the San Jacinto County Clerk's Office. After a brief discussion, the Board decided to move forward with filing the 13 Deeds.
- FIRST AMENDMENT TO 2022 RESTATED DEED RESTRICTIONS/BYLAWS Sherri reported the First Amendment had been filed and when returned, she would send a copy of the recorded First Amendment electronically to the community.
- DREDGING: Dennis gave a brief report about the Dredging Committee Meeting held on May 7, 2023 with the Carters. The Carters stated they did not plan on giving easement rights to HHCA. Dennis stated that minutes from that meeting would be forthcoming.
- EVENTS: In Lorraine's absence, Dennis stated that the Events Committee is in the process of organizing July 4th activities and a flier would be sent out.
- DISMISSAL OF COMMITTEES: Dennis stated this portion of the Board of Directors Meeting involving the Committees is over and that the Committees and guests were dismissed but could stay if they wanted to.

❖ OLD BUSINESS:

- BOARD POLICY (FINES & FEES). Darrell reported he had started working on the board policy regarding fees.
- HHCA DIRECTORY – Sherri showed to the Board a sample, temporary HHCA directory that she would like to hand out at the annual meeting. Sherri also stated she is going to try to get more directory forms from the property owners so that a more complete HHCA Directory could be done.

❖ **NEW BUSINESS:**

- ANNUAL MEETING: BOARD POSITIONS: Dennis stated that the two Board positions would be voted on at the Annual Meeting on June 3, 2023, and stated he was glad both Tom and Darrell agreed to run for their current Board positions. Sherri reported she had received one proxy and one Absentee Ballot.
- TEMPORARY ASSISTANT FOR SECRETARY: Sherri discussed her recent health event that happened a few days before a Board Meeting. In thinking of the responsibilities of the Secretary position on the Board, Sherri stated she had discussed having a temporary assistant for her position with Dennis and stressed how she did not want there to be stress caused because of an unforeseen event. Therefore, Sherri recommended to the Board for approval having someone as a temporary assistant for the HHCA Secretary position who could step in for the Secretary when needed. This would not be a Board position. Sherri stated she had talked to Lorraine Rabuse about being the temporary assistant and Lorraine had agreed. Lorraine has previous experience on HOA Boards. Therefore, Sherri made the ***Motion for the Board to approve Lorraine Rabuse as the temporary assistant to the HHCA Secretary. Seconded: Tom Zalewski Board Vote: Unanimous*** Sherri stated she would get with Lorraine and show her the location of HHCA files, supplies, etc

- ❖ **NEXT BOD MEETING (Brief):** Saturday, June 3, 2023, immediately following the Annual Meeting
Next regular monthly Board Meeting is July 15, 2023 at 11:00 a.m., Dennis Gay's house.
- ❖ **HHCA ANNUAL MEETING:** Saturday, June 3, 2023, at 10:00 a.m., Ricky & Katheryn's house, 281 Holiday Lane.
- ❖ **MOTION TO ADJOURN:** Tom Zalewski Seconded: Darrell Doyle. The meeting adjourned at 1:50 p.m.

SHERRI L. NELIUS, Secretary
HHCA