

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Friday, April 19, 2024, 3:45 p.m.
Dennis Gay Home

Board of Directors Present:

Dennis Gay Sherri Nelius
Paul (Skip) Rabuse Tom Zalewski
Darrell Doyle

Committee Members Present:

Katheryn McGuigan Carl Nelius
Lorraine Rabuse Kurt Hickey
Charles Borland Dale Holloway
Vicki Gay

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 3:52 p.m.

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

❖ **LAST BOD MEETING MINUTES:** March 22, 2024. **Motion to approve minutes: Tom Zalewski**
Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

- Skip briefly went over the budget sheet for March and stated that March was a low expense month. The two main expenditures were the \$1,800 previously approved by the Board for the bulkhead repairs on the boat ramp and the tax preparation fee of \$200 for the boat ramp taxes.
- Tom pointed out that the boat ramp property is not listed as an asset for HHCA on the balance sheet.

➤ **2024-2025 MAINTENANCE FEE INVOICES:** Sherri stated that maintenance fee invoices are usually mailed around May 1st. Since the billing cycle change is on the Ballot for the Annual Meeting on May 18, 2024, to be voted on, Sherri asked the Board if the invoices should be sent out on May 1st or wait until after the Annual Meeting to see how the voting goes. The Board decided to wait to send out the maintenance fee invoices until after the Annual Meeting.

➤ **COMMITTEE REPORTS:**

➤ **ARCHITECTURAL CONTROL COMMITTEE:** Kurt Hickey gave the following updates:

- Valiente Property – Nothing new to report
- Bennett Property – Have submitted some documents by email but are missing some of the required documents for the Committee to approve.
- Wilson/Haueter Property – Should finish doors and trim this weekend and begin painting next week.
- Kurt expressed some concern about using faux siding for new construction.
- Milberger Fence – Kurt briefly discussed the Milberger's request for approval to build a chain link fence between their property and the Marburger's property. There is a property line issue and the Committee suggested to the Board that the request to

build the chain link fence be disapproved at this time until the property line issue is resolved. After a brief discussion by the Board, the Board agreed to disapprove Milberger's request to build a chain link fence at this time until the property line issue is resolved. Dale Holloway suggested requesting a site survey to avoid property line issues.

- **BEAUTIFICATION COMMITTEE:** Dale reported that the sign work (roof and lights) is complete. Dale stated the next step would be to replace the gardenia plants with roses and re-mulch. The cost would be between \$300-\$400. **Motion to approve spending \$300-\$400 to replace the gardenias and re-mulch: Sherri Nelius Seconded: Tom Zalewski**
Board vote: Unanimous - Approved
- **BOAT RAMP COMMITTEE:** Tom Zalewski commented on the following:
 - Taxes filed using H&R Block; closed by IRS.
 - EIN number: Brief discussion about notifying the IRS about discontinued use of old EIN number.
 - Ivy Construction completed the bulkhead work on the boat ramp but still has some dirt work to do.
 - Michael Davidson is working with Tom regarding the mowing.
 - Received executed Special Warranty Deed from the Gundermanns. Sherri stated the deed has been filed and returned by San Jacinto County.
 - Tom mentioned that the boat ramp owners who have not paid their usage fee for the current year will be required to return the key back to HHCA. For those boat ramp owners who are selling their property, the paid membership in the boat ramp is still valid for the current year for the new owners.
 - Brief discussion about the rule regarding the remaining original boat ramp owners who haven't paid their annual fee of \$200.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell briefly reviewed the revised Board Policy for Fines and Fees violations. There was discussion regarding some of the fees for second and third violations. It was decided to increase the fees regarding RVs to \$50, \$150, and \$250.
- **DREDGING COMMITTEE:** Briefly discussed were:
 - Getting new peninsula added.
 - Permit for extension to McGuigan/Ward peninsula.
 - Ask for hydraulic permit; already have mechanical.
 - Special assessment for new peninsula (need 60% approval of property owners (36 of 60)).
- **EVENTS COMMITTEE:** Lorraine briefly discussed the Golf Cart Poker Run and stated about 31 people were participating. Lorraine stated should the weather be bad, the event would be moved to their garage. Lorraine also discussed the upcoming events of the Potluck dinner after the Annual Meeting and the July 4th parade. Fliers will be sent to the Community regarding these events.
- **VIOLATIONS COMMITTEE:** Katheryn stated there are some lots that already need to be mowed and asked that an email be sent to the property owners reminding them it is mowing season. Sherri stated she will prepare an email for the Board and Katheryn to review.

❖ **OLD BUSINESS:**

- **Annual Meeting.** Sherri stated the Notice of Annual Meeting was sent to the Community.
- **Documents for Annual Meeting:** The Board reviewed and approved the following documents: Agenda, Minutes – Annual and Community; Budget – Skip will prepare a

budget report for the Annual Meeting; Absentee Ballot/Ballot/Proxy; and 2024/2025 BOD Meeting calendar.

- **Nomination Committee:** Katheryn stated no nominations have been received by the Committee. Darrell stated he had been given a nomination form and would turn it in to Sherri.

❖ **NEW BUSINESS:**

- **Past Due Final Notice Invoices - Status:** Sherri asked the Board to review and approve two final notice invoices that will be sent by certified mail. The Board reviewed and approved the two final notices.
- **Documents for Annual Meeting – Community:** Sherri stated the documents for the Annual Meeting will be sent to the Community next week by email and mailed to those property owners we don't have an email address for.
- **Next Board Meeting:** Sherri stated the next Board meeting is scheduled for June 22, 2024, and asked the Board if they needed to meet again before the Annual Meeting. It was decided that it wasn't necessary to meet.

❖ **ANNUAL MEETING:** Saturday, May 18, 2024, at 1:00 p.m., McGuigan/Ward house

❖ **NEXT BOD MEETING:** Saturday, June 22, 2024, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Darrell Doyle; Seconded: Skip Rabuse. The meeting was adjourned at 6:39 p.m.

SHERRI L. NELIUS, Secretary
HHCA