

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 21, 2024**  
**Dennis Gay Home**

**Board of Directors Present:**

Dennis Gay	Lorraine Rabuse
Darrell Doyle	Tom Zalewski
Kurt Hickey	

**Committee Members Present:**

Vicki Gay	Elena Hickey
Charles Borland	Skip Rabuse
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 11:05 a.m.
- ❖ **ATTENDEES/QUORUM:** Quorum established.
- ❖ **LAST BOD MEETING MINUTES:** July 20, 2024. Motion to approve minutes: Kurt Hickey; Seconded: Tom Zalewski Board Vote: Unanimous Minutes Approved.
- ❖ **BUDGET:**
  - **TREASURER'S REPORT:**  
Tom Zalewski gave a report on the bank balances of the boat ramp and community.
  - **2024-2025 MAINTENANCE FEES:**  
Lorraine reported there are 7 people who have not paid their half year maintenance fees. These owners will start having interest added and final past due notices are being sent out to them. Four owners have accumulative balances from previous years. Certified letters were mailed to them. Two people acknowledged the letter and two have not. We discussed the next steps. Kurt Hickey made a motion to send the information to our attorney, Mitchell Katine and have him write a stern letter at a cost not to exceed \$800.00. Tom Zalewski seconded. Motion passed.
- ❖ **COMMITTEE REPORTS:**
  - **EVENTS COMMITTEE:**  
Elena Hickey reported the Chili Cook-off will be held October 12. Judging will start at 4:30 and the community at 5:00. Elena requested \$200 for expenses. Tom Zalewski made a motion to approve the \$200 expense; Darrell Doyle seconded the motion. Motion passed unanimously. Elena reported a tentative date for the wine tasting will be January 3, 2025. Sherri Nelius suggested we have a meet and greet for the new neighbors.
  - **VIOLATIONS COMMITTEE:**  
Katheryn McGuigan reported a couple lots had been mowed. There were no new to add.
  - **ARCHITECTURAL CONTROL COMMITTEE:**  
Dennis Gay reported Gretchen Carter will be added to the Architectural Control Committee. The committee needs to meet and decide who will be the chairperson.
  - **BEAUTIFICATION COMMITTEE:**  
No report. Still looking for someone to take over the committee and volunteers to assist. It was noted the roses are looking stressed and could be in need of water. It was reported Dale Holloway had the lot mowed and would spray the sign for spiders.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported that all previous washout repairs continue to remain in good shape. Michael Davidson mowed the boat ramp area and the entrance to the neighborhood for the month of September. Sand removal from the ramp area is a pending project. He would need around 4 volunteers and a tractor to get the job done. Kurt will coordinate this when the temperatures go down. Another pending project is the washout under the ramp itself. The planning for this fix continues.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle had nothing to report. There were several comments regarding opportunities for improvement to the Deed Restrictions such as clarifications for fences, garages, and appropriate setbacks. The general Board consensus was to prepare these proposed clarifications and/or amendments to present to the Board and then consideration by the Community in the next Community meeting.

➤ **DREDGING COMMITTEE:**

Charles Borland gave updates on the Dredging project. He reported he has received 2 approvals for two breakwaters; the approvals were received from the Texas Commission of Environmental Quality and the Army Corp of Engineers. Breakwater 1 includes both Carter property and the Community project. Breakwater 2 is the extension to the existing peninsula maintained by Ricky and Katherine. The diagrams Charles provided showed this.

Charles also mentioned that the Dredging Committee has received bids to build breakwaters and dredge, and the bids are currently being evaluated.

For Breakwater construction, Charles proposed to approach ShoreTech, as they are already contracted to the Carter project, and could begin in a few months. Moseley has been approached and is backlogged where he could not start for at least 12 months.

For dredging, several methods for dredging are being evaluated for cost and effectiveness.

The Board voted to have a community meeting to discuss the project and answer questions the community may have. The date, time and location will be determined later.

❖ **OLD BUSINESS:**

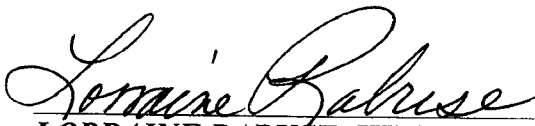
- Tom Zalewski called a CPA and gave him some information on our community. He will report back what the cost would be from this company.

❖ **NEW BUSINESS:**

- Tom Zalewski suggested we need to buy tarps to protect the dredging equipment and hoses. It was also brought up the dredging machine needs an oil change. Tom said he will buy the tarps. Charles Borland and Tom Murphy volunteered to change the oil. A motion was made by Kurt Hickey to approve \$300 to buy the tarps and oil. Seconded by Tom Zalewski. Passed unanimously.

❖ **NEXT BOD MEETING:** Saturday, October 19, 2024, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Kurt Hickey. Meeting was adjourned at 1:36 p.m.

  
LORRAINE RABUSE, HHCA Secretary