

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING

June 20, 2026

Dennis Gay Residence
141 Marina Drive

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Skip Rabuse
Katheryn McGuigan

MINUTES

- ❖ **COMMUNITY FORUM:** Krystal McHugh and Nina Woods were in attendance.
The owners of 45 Waste were unable to attend and will be rescheduled for the August meeting.
- ❖ **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 10:55 A.M.
- ❖ **ATTENDEES/QUORUM:** Quorum was established.
- ❖ **LAST BOD MEETING MINUTES:** March 15, 2026
Motion to approve minutes was made by Kurt Hickey; Seconded by Tom Zalewski. Board Vote:
Unanimous - Minutes Approved.
Krystal McHugh asked if there were minutes more recent than those on website for January. Darrell Doyle answered that March minutes will be posted on the website soon.
- ❖ **BUDGET:**
 - **TREASURER'S REPORT:**
Tom reported on the Profit/Loss for past two months. Some dues and other income were received. Balance is \$19,575. Expenses were \$1,303.00 for liability insurance. Other expenses included office supplies, water, electricity, legal fees, beautification (roses, mulch), and HOA annual meeting expenses. Total expenses through the end of May are \$4,215.00. The budgeted amount is \$18,900, so Tom feels we are looking good on spending vs. budget for year to date. Dennis mentioned that boat ramp and HOA budgets are separate. Kurt said that historically, if a boat ramp major project is required, funds will need to be collected prior to work proceeding.

Balance Sheet details were presented. For the end of May, bank balance is \$40,726. The CD with Edward Jones has a value of \$10,219 which includes interest. Boat Ramp property value (\$49,000) included in list of assets, for a total of \$99,000.

The Audit report findings and suggestions were reviewed. Audit Team members were Steve Manning and Mark Fontenot. Audit Team suggested putting some of funds into Money Market/CD to be able to earn interest. Also suggested doing tax reporting and QuickBooks for budgeting. Board voted to allow Tom to continue to work the process as he is doing now. Lorraine volunteered to do some basic research on QuickBooks and bring back information to the next Board Meeting.

Tom said he will contact Edward Jones and inquire about moving \$10,000 into another CD and also opening up a money market fund with them.

Tom contacted HR Block about the \$5,000 tax due to the IRS and HR Block said they made a mistake and corrected our tax return to show no taxes due.

❖ COMMITTEE REPORTS:

➤ EVENTS COMMITTEE:

Elena Hickey reported on the upcoming event.

- 4th July golf cart parade: There will be a new start time of 11:00 A.M. and meet at Boat Ramp. Steven Edwards volunteered to lead the parade with his Model A. There will be an officer stopping traffic so golf carts can proceed to Holiday Shores safely (Joe Campbell's neighborhood) for a longer parade route to involve more from the neighborhoods. Mike Gardner volunteered to cook the hotdogs. The picnic after the parade will be at Gardeners land on Marina Drive. Elena asked the Board for \$250 to pay the police and food for the after-parade social. She will purchase 100 hotdogs like last year. A motion to approve the expenses was made by Tom Zalewski, seconded by Darrell Doyle. Motion was passed by BOD.
- Update on Fireworks: Skip Rabuse reported that all is going well with Liberty Fireworks, and a budget for donations has been determined. Liberty Fireworks is in the process of building the proposal for the fireworks event, which includes everything including setting up and cleanup. Safety was discussed; cleanup process was discussed. Start time for lighting is set to approximately 9:30 PM. The firework display will be approximately 15 minutes.

➤ VIOLATIONS COMMITTEE:

Katheryn McGuigan reported that things are looking pretty good, mainly because grass has not really started growing yet. Two lots were forced mowed. Letters were sent on three lots to force mow. One letter was sent to another lot owner on multiple violations on the lot. A homeowner with home repairs needed has not responded on his plan forward to repair his exterior. Katheryn reported there are ditches/culverts that have collapsed. There is a need for help from the county to fix. Dennis Gay suggested we set up a meeting and go talk to our county Commissioner Netuno. Also to discuss the road repairs needed.

➤ ARCHITECTURAL CONTROL COMMITTEE:

Gretchen Carter was unable to attend the meeting. Secretary Lorraine Rabuse reported the following on behalf of Gretchen Carter:

As of now there are no open Home/Lot Improvement requests. The new requests approved since the annual meeting are:

- Request for fence/gate - 341 Holiday Ln.
- Bulkhead fence - 37 Marina Ct.
- Deck replacement - 261 Holiday Ln.
- Side gate change to new fencing - 37 Marina Ct.
- New paint color for garage - Lot 865.
- Boathouse floor reconfiguration - 341 Holiday Ln.
- Siding and new paint color - 31 Marina Ct.

➤ BEAUTIFICATION COMMITTEE:

Skip Rabuse reported that work is continuing to keep the entrance flowers and grasses in good shape. Irrigation system is working great. Roses are struggling, not sure if too much water, etc. He mentioned that a great job was done by some in the community pitching in to clean out pine needles and spread mulch. This will be an ongoing job and volunteers are welcome to help.

➤ BOAT RAMP COMMITTEE:

Kurt Hickey reported the number of current Boat Ramp members is 23. Expenses are minimal, and a receipt was provided to Tom Zalewski for weed killer. Kurt repaired two washouts due to heavy rains and said we may consider concrete walls to divert the water in the future. Mowing and weed eating are currently being done by Kurt. Michael Davidson has been approached, but he is quite busy lately, and other options are being reviewed, i.e., two of the companies that are currently doing yards

in our neighborhood. Kurt provided a budgetary amount of \$200-250/month for the Board to consider for mowing. No motion was brought forward at this time.

Kurt discussed reinforcing the two ramp entries, and Fraga's have offered to donate their remaining road base and rock to the Boat Ramp. Kurt has a bid to spread the material for \$800. Date of work to commence 2nd or 3rd week of July due to equipment availability. Kurt presented the request for \$800 to BOD. Lorraine made the motion to approve, Tom Zalewski seconded. BOD approved.

➤ **DREDGING COMMITTEE:**

Charles Borland was unable to attend. A check was sent to Shoretech for \$31,250.00. This was for 12.5 days in the main channel. Denny read notes from Charles. The dredge/suction was performed with a cutter/suction dredge, 600 feet long and 30 feet wide, 300 feet inside of peninsula by Ricky and Kathryn, then an additional 300 feet from end of opening of the harbor towards the northeast. Boat ramp area dredging was done at no cost to community. The channel exit/entrance are now marked with PVC. There are future plans to add reflective tape to top of each section of PVC pipe marking exit/entrance lane of harbor.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle discussed that new state laws are in place but have no impact on our Deed Restrictions.

- Property code 202 – addresses flags, location of backup generators, solar energy protection
- Brown grass
- Transparency of recordkeeping
- Resale certificate – property code 207 – covers all items required to submit to property buyers. State of Texas is now asking for it
- Fine and Lien Procedures - HB 614, HB 836 – included 2 notice sequence and pre-lien period of 165 days. Currently 120 days
- Darrell said many items are mentioned. One is we can charge up to \$375 to put the packet together for a property buyer.
- In Annual meeting, two deed restriction items passed, and 5 items did not pass
- Governors Point has special assessments each year to build reserve funds
- Senate Bill 209, SB 211 are also being reviewed

❖ **COMMITTEE MEMBER DISMISSAL:** Committee members were dismissed so BOD could discuss special items

❖ **EXECUTION SESSION - SPECIAL ITEM DISCUSSION**

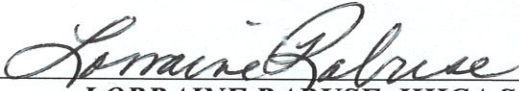
- BOD meeting frequency. A discussion resulted in keeping meeting frequency to bi-monthly. Point made to not try to resolve committee issues during BOD meetings. BOD agreed to keep meeting frequency to bi-monthly.
- Violations. It was suggested to look at a standard form to simplify the process. Lorraine mentioned she has a form letter (1st Notice), which Kathryn can send. The second letter must be a registered letter, filled out by the Secretary, then the violation itself can be attached.
- Duties of Board members. There was a discussion about offloading some duties of the BOD members such as boat ramp lock key distribution. Kurt mentioned we need to understand all duties of BOD members and then look to get BOD members additional help for certain tasks to make BOD workloads more manageable. Lorraine was given two action items.
 1. make list of duties
 2. what duties could be offloaded
- Violations and Fining Policy:

Lorraine said this policy needs attention asap. Review of Violation Items and Fines ensued. These will need to be filed with the county after decided.

- Denny walked through each item on the Fining Policy and the BOD evaluated item that should remain in the document, or may need any modification, clarification, or should be removed from the policy. There will be a second page of additional fees that are 'non-violation.' Kurt recommended a separate page-chart titled 'Other Fees-Non-Violation.' Amounts for the 'Other Fines' were then discussed. There was further discussion regarding a review of fine amounts used by other HOAs, and all fine amounts and fees were reviewed or modified and approved.
- Management Certificate
 - Discussion ensued regarding information required in this certificate to ensure compliance with these requirements. Lorraine will work with Darrell and get the updated certificate filed with the county and state.
- Committee Member Appointment
 - Darrell brought up Krystal McHugh as a new committee member for Deed Restrictions. The Board discussed and a motion was made by Darrell Doyle and seconded by Kurt Hickey. BOD approved.
- Roads and Ditches were discussed and a path forward suggested. They are:
 - Road Repair
 - Ditch/culvert cleaning and repair
 - Money to come from special assessment
 - Meeting with Netuno should be scheduled to get county assistance
 - Should assess condition of both good sections and bad sections
- Next BOD meeting was discussed and confirmed it will be August 22.
- Website: Lorraine asked if we could put upcoming events on the front page; can that be done? Darrell will research this.
- Fence between Millberger and Childress: Kurt said the addition needs to follow the process and submit request to Architecture Control Committee.
- New Insurance Policy: Lorraine said we received the new certificate.
- HHCA Printer request: Kurt recommended Lorraine go to Best Buy and get recommendation for HOA applications.
- Outstanding balances of HOA fees, transfer fee and mowing fees: After the review of a couple bills in arrears, it was talked about handing them over to our attorney.
- Miscellaneous: Follow-up on Violations. BOD recommends send another invoice

❖ **NEXT BOD MEETING:** August 22, 2026. 11:00 A.M., at 141 Marina Drive

❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Darrell Doyle seconded. Meeting adjourned at 2:37 P.M.


 LORRAINE RABUSE, HHCA Secretary