

D R A F T

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, January 21, 2023, 11:00 A.M.
Dennis Gay's Home**

Board of Directors Present:

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

Committee Members Present:

Kurt Hickey Lorraine Rabuse
Dale Holloway Vicki Gay
Guest: 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 11:04 a.m.

❖ **ATTENDEES/QUORUM:** All Directors present; quorum established.

❖ **LAST BOD MEETING MINUTES:** December 17, 2022. **Motion to approve minutes:** Tom Zalewski **Seconded:** Darrell Doyle. **Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

➤ **TREASURER'S REPORT:** Skip briefly went over the budget and will start bringing a balance sheet to the meetings. Tom suggested putting the bank balance of the HHCA account in the minutes from our meetings.

Dennis commented about the discussion the Board had at the last meeting concerning possibly changing the billing cycle for maintenance fees and stated he had asked Skip and Tom to look at the budget and come up with a list of pros and cons. The two options being considered are 1) leave the billing cycle as is or (2) change the billing cycle to run January 1 through December 31st. Skip stated he and Tom had discussed the two options and some of the pros to changing it to January 1 through December 31st are: 1) would align with the beginning of the calendar year; 2) would align with tax year; 3) would align with the budget of the Sewer and current Boat Ramp; 4) banking and bookkeeping aligned with January – December; 5) simpler to remember when thinking about funds spent and remaining; 6) fees collected remain the same, just time of collection changes; and 7) would align with boat usage fees and stickers. Skip also mentioned that changing the billing cycle would also affect when we have the HHCA Annual Meeting, the Bylaws, and for 2023 we would have to prorate the collection period. Kurt also suggested the option of doing semi-annual billing but that would entail a lot more bookkeeping and billing. Dennis suggested that we leave the billing cycle as is for now.

➤ **LEGAL – NEW INVOICE:** Skip stated a new bill from the attorney for December had been received for \$795 which will be paid by the Boat Ramp Committee.

- PAST-DUE MAINTENANCE FEES: Sherri stated nothing new to report on past=due maintenance fees. There are still five property owners with nine lots who have not paid. Statistically, 91% of the property owners have paid.

❖ COMMITTEE REPORTS:

- ARCHITECTURAL CONTROL: Kurt Hickey reported the Collora house has been dried in and will be painted and sod put down soon. One problem that has come up is that SHECO is out of transformers, and it will be approximately two months before they get some in. Kurt also stated the lot owned by John Wilson has been cleared and some dirt work has been done. Kurt stated he had made contact with Mr. Wilson and had gone over what is required should he decide to build.

Kurt also reported that TRA had contacted Steve Manning concerning the breach in the fencing around the silt piles on the peninsula. Since Steve is in Utah, Kurt met with Mac from TRA and went over the repairs needed. Kurt stated Mac comes out in a boat every two weeks to check status of silt piles and fencing. Kurt suggested getting a group together to fix what needs to be done as soon as possible. Skip suggested maybe breaking what needs to be done down in phases so that different ones could help when possible.

Kurt also reported that he tried to launch a boat on the boat ramp and said the silt from run off had built up on the concrete ramp which causes the trailer tires to be lopsided when trying to launch. Kurt mentioned that this type of problem would be handled by the proposed usage fee when the boat ramp can't be used.

Dennis asked to read to the Board and Committee members present some opening remarks he had written for the Community Meeting on February 18th. Dennis also read some negative remarks received from some members and commented he felt it necessary to address some of the statements made through his opening remarks. Sherri commented she had put on the draft of the agenda for the Community Meeting for the Committee Chairs to give a brief overview of what their committees had been working on, future ideas or plans, etc. since this will be the first community meeting since the election of the Board and Committee members. Kurt commented he did not think a Code of Ethics was needed and pointed out that integrity is already built into the Board and Committees because the people serving are elected by the community.

- BEAUTIFICATION: Dale gave an update on the water meter issue reported at the last BOD meeting as to whether it belonged to Point Blank or Lake Livingston Water Supply. It has been determined that the water at the entrance sign belongs to Lake Livingston Water Supply and has been disconnected for some time. The cost to recap and reset the meter is \$450 and the monthly cost will run about \$50 a month. Dale stated he had bought the lights and would donate the cost for them, \$30 for Michael's two mowings should be still allocated, and asked that the previous remaining \$350 be reallocated for the meter along with an additional \$100 needed in order to move forward. **Motion to reallocate \$350 of the \$380 + \$100 = \$450 for meter – Sherri Nelius Seconded: Skip Rabuse Board Vote: Unanimous - Approved.**

Dale also gave a report on getting pricing for the entrance sign. One price from Conroe was \$4500 per sign, another was \$3500 for both signs. Sherri mentioned that at a previous BOD meeting that this topic was requested to be put on the agenda for discussion as to whether the community wanted another picture type sign or just a sign with Holiday Harbor on it.

- BOAT RAMP/BOAT RAMP AGREEMENT: Dennis reported that he and Tom Zalewski had been working with our attorney regarding the history of the boat ramp and owners for preparation of the appropriate document(s). Billy Hodges can sign documentation for the Boat Ramp Committee and Dennis would sign on behalf of HHCA to get the agreement done.

The maintenance and any other expenses for the boat ramp would be paid for by funds from usage fees kept in a subaccount. No HHCA maintenance fees would be used concerning the boat ramp. Documentation will be available for the property owners at the Community Meeting. A final product should be ready for the property owners review and decision soon.

- DEED RESTRICTIONS/BYLAWS Darrell stated a property owner had suggested the percentage be changed from 67% to 60% rather than 55%. There was much discussion statistically about the 55% vs 60% topic. Sherri reminded the Board about how much time and effort through discussion had been spent previously about an appropriate percentage of required votes or lots pertaining especially to the demographics of Holiday Harbor. Holiday Harbor is more like a resort area, wherein you have some people living here full time, and you have owners that visit occasionally on weekends or holidays, which is a big difference in subdivisions where the majority if not all of the residents live there full time. After much further discussion, it was decided to leave the percentage change in the Deed Restrictions and Bylaws at 55%. Also discussed was changing the voting for amending deed restrictions and bylaws and the election of officers and directors from the number of lots owned to one vote per property owner. "The voting for maintenance fees will continue to be voted based " on number of lots owned."
- DREDGING: Dennis stated that the permit for mechanical and hydraulic once approved could be renewed each year by calling TRA. An agreement will need to be reached between Rick, Katheryn, Dale, Kelli, and Darrell and Patty. Scott and Gretchen plan to recover land and bulkhead where silted in and add a small peninsula. Dennis stated that a dredging meeting needs to be set up between the Board and other parties to come to an agreement and put it in writing. Charles Borland will be back before the February 18th meeting. Larry Duty is to talk with Rick and Katheryn about access to the silt piles to check for metals. Dennis stated he did not get a donation report from Charles before he left but that he thought nothing had changed since the last report.
- EVENTS: Lorraine stated the committee has decided to host a quarterly event and whatever else the BOD needs done. Lorraine is preparing a flier concerning the wine-tasting event after the community meeting which will be a Mardi Gras theme. Everyone can bring an appetizer and a bottle of wine. Lorraine asked for a list of emails and Sherri stated that it had been decided that from now on anything formally sponsored by HHCA going out to the community will be sent through the HHCA email. Each Director has access to this email.
- 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:

- ELECTRICITY BILL – ENTRANCE SIGN: Sherri reported that she and Patty Doyle went to the SHECO location in Coldspring to have the portion of the electricity bill for the entrance sign lights changed over from the sewer plant to HHCA. To split the bill off completely, SHECO would charge a \$300 deposit or the bill name could be changed to "c/o HHCA" and drafted each month from the HHCA bank account with no deposit charged. Therefore, the bill for the entrance sign lights will be renamed and SHECO went ahead and drafted January's bill from the HHCA bank account. While there, SHECO was asked about streetlights being installed on Marina Dr or any other area in Holiday Harbor, Sections 7-9, and we were told by SHECO it could not be done because Holiday Harbor has underground utilities. The only way we could install lights would be to install them ourselves and then hook up to a SHECO meter.

- VIOLATIONS – RV AND MOWING, ETC. Sherri reported that after the last BOD meeting, she sent drafts of samples of RV and mowing violation letters to our attorney to review. Our attorney responded that some language would need to be added in and we would need to do board policies for these violations. Sherri stated she did some research and found some documentation from other HOAs wherein they did one board policy concerning fines and fees and attached a list showing each fine for different violations. This would save a lot of money for filing fees and if would be easier for the Board when needed to change a fine amount. The Board liked this idea and Sherri will research some example fines and amounts.
- HHCA WEBSITE/EMAIL: Sherri reported the temporary website address for HHCA had been sent out to the members and that she had begun using the HHCA email account to send information and notices to the community.

❖ **NEW BUSINESS:**

- DRAFT OF AGENDA – COMMUNITY MEETING: Sherri asked the Board to look at the draft of the agenda for the upcoming community meeting on February 18th. There was discussion amongst the Directors and a few changes were suggested. Sherri reminded the Board that she would need the language for the ballots for both the Deed Restrictions and Bylaws voting and the Boat Ramp voting.
- VOTING LIST: Sherri asked the Board to look at the draft of the sample voting list that will be available at the community meeting. If there is no Holiday Harbor address, then the member's alternate mailing address will be used.

❖ **NEXT MEETING: COMMUNITY MEETING,** Saturday, February 18, 2023, at 1:00 p.m., Garage, Rabuse Home, 121 Marina Dr.

❖ **NEXT BOARD MEETING:** Sunday, March 19, 2023, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Skip Rabuse Seconded: Darrell Doyle. The meeting adjourned at 3:05 p.m.

SHERRI L. NELIUS, Secretary
HHCA