

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, August 19, 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 Katheryn McGuigan
Vicki Gay Carl Nelius
Lorraine Rabuse

Guests None

D R A F T

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 11:02 a.m.

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

❖ **LAST BOD MEETING MINUTES:** July 16, 2023. **Motion to approve minutes: Tom Zalewski**
Seconded: Darrell Doyle Board Vote: Unanimous Minutes Approved.

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip briefly discussed some minor changes he had made to the Budget sheet and the expenses for July The new format is easier to follow. We are staying within our budget.
- **LEGAL** Skip reported no monies were spent in July on legal fees and it was verified with the attorney there would be no invoice for July. .
- **MAINTENANCE FEES:** Sherri stated there are seven (7) property owners who have not paid their maintenance fees and that past due invoices were mailed along with a copy of the HHCA payment plan on July 12, 2023. The Board will address these cases with our attorney.
- **BOAT RAMP USAGE FEES.** Sherri reported that 20 of 60 property owners have paid the boat ramp usage fee for a total of \$3,000. Skip stated that monies spent out of the boat ramp account for July were \$300 for mowing and \$60 for **permits**.

❖ **COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL COMMITTEE:** Kurt Hickey gave the following report:
 - **DOYLE** – The garage doors should be coming in soon.
 - **WILSON/HAUETER** – All piers and beams have been set. The trailer on the property will remain until construction is completed.
 - **FOYT** – The trim is being painted red and the red being used is consistent with the community (i.e., red doors on several houses).

- **BEAUTIFICATION COMMITTEE:** No report. Lorraine stated that while the Holloways were gone on vacation, she was asked to water the landscaping.
- **BOAT RAMP COMMITTEE:** Tom stated some concrete would be moved to help with repairs and that two new locks have been installed. Kurt suggested adding to the Boat Ramp Rules and Regulations to not drive over the chain, but rather move it to the side when launching or retrieving watercraft so as not to damage the chain.
 - **BOAT RAMP REPAIRS:** Kurt stated that he had gotten the price of concrete. It is estimated that it would take one truckload of concrete to do both repair projects at a cost of \$1,500 a truckload. The drainage issue causing the repairs needed for the boat ramp was discussed. Instead of the water going down the boat ramp, it is going down the hill washing out under the boat ramp. The silt buildup and removal at the bottom of the boat ramp was discussed. Kurt stated that a lot of silt could be removed by volunteers with shovels Kurt and Tom will organize this activity with volunteers.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell discussed some changes that need to be made in the Deed Restrictions/Bylaws such as:
 - Paragraph 1.01 which deals with metal buildings. The sentence about metal buildings needs to be moved up to the beginning of the paragraph as metal buildings are not allowed per the Deed Restrictions.
 - Maintenance fees – to be discussed at next community meeting.
 - RV covers.

Katheryn asked about having a fence if there is no house and Darrell explained that in Texas the law allows a property owner to fence off his property for protection. Fences cannot exceed the front of the building.

- **DREDGING COMMITTEE:** Dennis reported that the Committee had met on August 13th and there will be three (3) permits rather than one total permit as follows: 1) the Carters; 2) HHCA; and 3) Kathryn McGuigan and Ricky Ward. To do the extensions, donations would need to come from the community. The Carters would pay to fill their extension. Skip commented that the extension done by the Carters and the HHCA extension should not be contingent upon each other. Dennis also stated the selling of the dredging pump had been briefly discussed but decided to wait for now. Sherri asked what exactly “HHCA” extension is and what is “Carters”: Carters would be the 16 ft added to his box and HHCA’s would be a new peninsula that would attach to the Carters. Once we have received the permits from the TRA, the Dredging Committee will provide detailed information including diagrams, cost estimates, etc. for their review and consideration along with a request for donations to fund the projects. While there is no guarantee that we can mitigate all of mother nature’s actions, it is felt that the approach will go a long way to ensure regular access to the lake.
- **EVENTS COMMITTEE:** Lorraine stated that the next event for the community they are planning is a Chili Cookoff after the Board meeting on October 21, 2023. There would be a panel of judges and a trophy given that could pass back and forth between the winners each year. Elena Hickey has agreed to oversee the Chili Cookoff. Dennis asked about the golf cart poker run and Lorraine said that event would be a fundraising event in the future.
- **VIOLATIONS COMMITTEE:** Sherri reported that in Katheryn’s and Rick’s absence, she and Carl contacted two land clearing businesses and received the following two bids:
 - **George’s Tree Service:** \$500 a lot
 - **Steve & Sons:** \$800 a lot

There are 10 lots that still need some clearing in various stages. Darrell suggested contacting Rudy to get a bid. Katheryn stated she would contact George again to inquire further about his bid. Sherri also reported that the invoices for mowing had been mailed out to the property

owners on August 11, 2023. No checks have been received to date for the mowing. It is important that properties are maintained for esthetics as well as fire prevention as there have been numerous fires in our area. We don't want any fires here.

- **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:**

- **LOCK/KEYS/CAMERA – BOAT RAMP:** Sherri stated she has issued 16 keys to the lock on the boat ramp. Dennis asked Lorraine about the cost of a camera and Lorraine stated it would be around \$300. **Motion to approve purchase of camera for \$300 or under: Skip Rabuse Seconded: Tom Zalewski Board Vote: Unanimous.**
- **BOARD POLICY – FINES AND FEES:** Darrell reported he has been looking at other HOA's fines and fees policies and briefly discussed the requirements before filing a lien against a property owner that goes into effect on September 1, 2023. Sherri stated that HHCA already has a form letter sent by certified mail that goes to the property owner but needs a sample lien form from our attorney
- **BOARD POLICY (FINES & FEES):** Darrell reported he is working on the board policy regarding fines and fees.

❖ **NEW BUSINESS:**

- **BOAT RAMP OWNERS/SPECIAL WARRANTY DEEDS/FEES/LEGAL:** Sherri reported that HHCA has received and filed 16 Special Warranty Deeds from the 20 Boat Ramp Owners. Dennis stated that he had talked to our attorney about clarification regarding the Deeds and boat usage fees. If an original owner does not execute a Special Warranty Deed but pays the \$150 boat usage fee, then that owner is acknowledging HHCA as the Owner of the boat ramp. If an original boat ramp owner has not executed a Special Warranty Deed or paid the boat usage fee of \$150, then that owner should be billed the original \$200 under the old boat ramp agreement. Further, he advised that an owner that has not transferred their deed to HHCA should obtain their own insurance as co-owner of the boat ramp as they would be legally liable as co-owner if there was a lawsuit due to an accident or injury at the ramp. The HHCA boat ramp insurance covers all HHCA property owners but not co-owners of the ramp. Also, according to the previous boat ramp owner guidelines if an original owner has not paid the \$200 maintenance fee for the boat ramp, then that owner is suspended from the use of the boat ramp. Tom will contact the remaining four (4) owners and advise them of this information.
- **BOAT STICKERS FOR 2024:** Sherri stated she is still looking at different prices and designs for the 2024 boat stickers and should have some designs ready for the next BOD meeting. If we use the same design as the 2023 boat stickers, the color would be changed to lime green.
- **RV VIOLATION:** Sherri stated the question about having an RV parked next to your house has come up several times. And per our Deed Restrictions, Paragraph 1.05, "No Lot owner shall allow any occupied or unoccupied recreational vehicle, camper, house trailer, tent or tent trailer to remain on any **unimproved** Lot or combination of Lots governed by HHCA (unimproved Lot means a Lot without a house constructed or being constructed on the Lot)

❖ **NEXT BOD MEETING: Sunday, September 10, 2023, at 11:00 a.m., Dennis Gay's house.**

- ❖ **MOTION TO ADJOURN**: Tom Zalewski Seconded: Skip Rabuse. The meeting was adjourned at 1:08 p.m.

SHERRI L. NELIUS, Secretary
HHCA