

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, June 1, 2024, 11:00 a.m.
Dennis Gay Home

Board of Directors Present:

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

Committee Members Present:

Carl Nelius
Vicki Gay

MINUTES

- ❖ **COMMUNITY FORUM:** Patrick Plum attended the meeting to give his opinion on dredging of the harbor entrance. He stated he has lived on the lake 20+ years. He says there will always be a silting problem and he will not be supporting the project.
- ❖ **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 11:14 a.m.
- ❖ **ATTENDEES/QUORUM:** Quorum established.
- ❖ **LAST BOD MEETING MINUTES:** April 19, 2024. Motion to approve minutes: Tom Zalewski Seconded: Kurt Hickey; Board Vote: Unanimous Minutes Approved.
- ❖ **NEW APPOINTMENTS FOR BOARD OF DIRECTORS**
Due to the resignation of the secretary, Sherri Nelius, the Board of Directors appointed Lorraine Rabuse as Secretary, which resulted in adjustments in board positions as follows:
Treasurer - Tom Zalewski
Boat Ramp Representative- Kurt Hickey
- ❖ **BUDGET:**
 - **TREASURER'S REPORT:**
Skip Rabuse reviewed the profit and loss statement with the Board and reported the total spent in May of 2024 was \$361.49. Tom Zalewski said a new budget will be made for the remaining 6 months. Hiring a CPA to audit the 2023 budget is an action item.
 - **2024-2025 MAINTENANCE FEE INVOICES:** Sherri Nelius reported the maintenance fee invoices for July 1, 2024 to December 31, 2024 have been mailed. The billing cycle will be changed to January 1 to December 31 starting in January 2025.
- ❖ **COMMITTEE REPORTS:**
 - **ARCHITECTURAL CONTROL COMMITTEE:**
 - O **Wilson/Haueter Home** – Kurt Hickey stated they are dried in, but due to a recent storm, a tree fell onto their new roof leaving a hole. The project is considered complete.
 - O **Milberger Property** – Kurt stated a request was made to install a fence between them and the Marburgers. The committee denied the fence stating that the Milbergers will be required to resubmit the request upon resolution of the property line dispute.
 - O **Bennett Build** – Kurt reported the Bennetts will build on lots 921 and 922. They just received a permit from the county to build. They are required to elevate the house 3 feet up due to the flood plain. Reported start date is July 20th. All necessary information required by the Architectural

Control Committee was submitted to the Committee and approved. Tom Zalewski made a motion to accept the approval of the Bennett project as submitted by the Architectural Control Committee. Dennis Gay seconded and the Board unanimously approved.

- **BEAUTIFICATION COMMITTEE:** No official report. Kurt Hickey reported Dale Holloway will be submitting the expenses from the roses and mulch to the Treasurer. Michael Davidson will be mowing the boat ramp area when it quits raining.
- **BOAT RAMP COMMITTEE:** Kurt Hickey reported the recent floods have done a lot of damage to the boat ramp area. Two areas have been washed out and under the slab. Ivy Construction has finished the new bulkhead project. The committee is recommending a temporary fix for the washed-out hole on the right side of the ramp. The repair includes buying rock, dirt, rebar/lumber, and concrete bags. The project expense was estimated at \$2,000 and approved by the board. The boat ramp is currently usable as long as more large logs and other debris are not in the launch area. The boat ramp is barricaded on the right side for safety for protection.
Kurt Hickey will be the Boat Ramp Representative on the Board. Tom Zalewski will remain be on the committee.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell Doyle reported he needs to tidy up the Bylaw changes before filing at the courthouse. Sherri Nelius suggested we have the Deed Restrictions and Bylaws in one copy instead of the original and all the amendments. The Board thought it was a good idea and Darrell will work on it.
- **DREDGING COMMITTEE:** Charles Borland was not present. Dennis Gay reported that the Dredging Committee met with Underwater Construction Corporation and they made a presentation. They are in the process of preparing a bid for dredging and break water construction. Charles is still working with TRA to finalize a permit.
- **EVENTS COMMITTEE:**
 - **Golf Cart Poker Run:** Lorraine Rabuse reported \$17.98 of the \$100 budgeted was spent.
 - **Community Meeting:** Lorraine reported she spent \$164.48 of the \$300 budgeted on brisket and a few supplies. The Potluck/Picnic was a success. Lots of good food was brought to share.
 - **4th of July Parade:** Lorraine stated the 4th Annual July 4th parade would begin around 5:00 p.m. We will be going through our neighborhood and Sub 2-Joe Campbell's area if we can guarantee Constable Brian Cosme will be on the highway to briefly stop traffic for our coming and going. A flier will be sent to the community about the parade. A separate flier will be given to the other neighbors to let them know we will be by. An invite will be sent to the people "over the hill".
 - **4TH of July Fireworks:** Lorraine let the Board know she and Skip are organizing a display of fireworks for the 4th. They are collecting donations with a minimum of \$3,000.00 in order to have a decent display. Motion to request \$300 to go towards the fireworks from the money that was made on the Poker Run: Lorraine Rabuse Seconded: Tom Zalewski Board Approved: Unanimously
- **VIOLATIONS COMMITTEE:** Katheryn McGuigan was not present but gave Sherri Nelius the names of 15 mowing/clearing violation notification of properties that need to be sent. Katheryn is working on a resource the property owners could hire to mow their lots on a regular basis.

❖ **OLD BUSINESS:**

- **Board Policy** Darrell Doyle asked for the executed Board Fines and Fees Policy to be filed at the courthouse.
- **Annual Meeting-May 18, 2024 Votes:** Sherri Nelius reported 43 property owners voted. The results were as follows:

BOARD OF DIRECTOR ELECTIONS

DENNIS GAY – PRESIDENT	41	2 NO VOTES
PAUL (SKIP) RABUSE – TREASURER	41	2 NO VOTES
SHERRI NELIUS – SECRETARY	40	2 NO VOTES, 1 written nomination

Results: All retained their BOD positions

MAINTENANCE FEE BILLING CYCLE CHANGE: 39 YES 4 NO PASSED

DREDGING – SPECIAL ASSESSMENT: 28 YES 15 NO FAILED

DEED RESTRICTION CHANGES:

SECTION 3.00	39 YES	4 NO PASSED
SECTION 4.03	38 YES	5 NO PASSED

BYLAWS CHANGE:

SECTION 4.8	38 YES	5 NO PASSED
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BALLOTS:

17 BALLOTS
18 ABSENTEE BALLOTS
8 PROXIES
43 TOTAL

- **Annual Meeting Date** Dennis Gay brought up the discussion of month change for the Annual Meeting. Tom Zalewski made a motion for the meeting to be held in April, 2025. Seconded by Darrell Doyle. Board Vote: Unanimous

❖ **NEW BUSINESS:**

- Sherri Nelius received a request from Larry Milberger to be on the Dredging Committee. Dennis Gay nominated Larry and second by Darrell Doyle. Board approved unanimously.
- Tom reported the boat ramp/D&O insurance policy extension to July 11 has been paid.

❖ **NEXT BOD MEETING:** Saturday July 20, 2024, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Darrell Doyle. The meeting was adjourned at 1:26 p.m.


LORRAINE RABUSE, HHCA Secretary