

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Sunday, March 19, 2023, 11:00am
Home of Dennis Gay

Board of Directors Present:

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

Committee Members Present:

Kurt Hickey Vicki Gay
Dale Holloway

MINUTES

O Community Forum:

➤ None

O 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 11:01am.

O Attendees/Quorum: Sherri Nelius was absent, however all other Directors were present, Quorum established.

O Last BOD Meeting Minutes: January 19, 2023. The January 19, 2023 Minutes reflected the fact that the Board agreed to change voting from one vote per lot to one vote per Property Owner excluding Maintenance Fees which would remain with one vote per lot. Maintenance Fee changes should be voted upon by lot since each lot will be assessed. The Board felt this approach was fair. After the Community meeting on February 18, 2023, the Board realized that the verbiage presented v to the Community did not differentiate voting procedures between Maintenance Fee changes and all other items to be voted upon. The Board decided to keep the current voting rules and put the change for Maintenance Fee voting to a Community vote when there are other issues requiring Community Property Owners approval. Tom Zalewski moved to approve the January 18th Minutes. Skip Rabuse seconded. Minutes were approved.

O Budget:

➤ **Treasurers Report:** Skip briefly reviewed the budget and we are within plan. We spent funds for ink, paper, etc. We agreed we need to add an expense line for electric expense and water expense In support of the beautification project for the Community entrance.

➤ **Legal – New Invoice:** We reviewed and approved the recent invoice from our Attorney and agreed to the Boat Ramp and HHCA split for payment. We also approved the estimated \$1k expense to our Attorney to refine, prepare and file our recently approved Deed Restrictions and Bylaws with the County.

➤ **Past Due Maintenance Fees:** The Board agreed to waive the interest due for the members who were late with their Maintenance Fees. This is only during the start up year for our HHCA. There will be no future waivers.

O Committee Reports:

➤ **Architectural Committee:** Kurt is coordinating with John Wilson on the water flow from his property thru Kurt's yard to the drainage ditch. All is working well. Kurt will also talk with Dennis Foyt about the painting of the trim around his newly installed windows. Painting should be completed within 6 months of project start date.

➤ **Beautification Committee:** Dale is planning to collect the materials needed to install a sprinkler/soaker system at the Community entrance. Dale will also schedule the installation. He'll also work with Michael Davidson to conduct the regular mowing of the entrance and the boat ramp property.

- **Boat Ramp Committee:** Dennis reported that Sherri received the boat decals, guest Passes and placards which the Board approved. We agreed to charge a replacement fee of \$5 to the hosting member for any guest passes and placards not returned immediately after the guesting period. Dennis also presented a draft of the Boat Ramp Rules and Regulations which will be provided to members with the boat decal upon payment of their Usage Fee. It was also agreed Boat Ramp members could park their vehicle and trailer in an orderly fashion on the Boat Ramp property while boating. Equipment should not block easy access to the boat ramp and in no case should the equipment be parked overnight. The BOD will make another review of the Rules and Regulations before final approval for distribution.
- **Deed Restrictions:** Our Attorney is finalizing the Deed Restrictions and Bylaws approved at the February 18, 2023 Community meeting to be ready for filing with the County.
- **Dredging Committee:** Dennis presented on behalf of Charles Borland. Charles has been working with the TRA and the Corps of Engineers on our new dredging plans and permit. The TRA and Corps contacts indicated that they have had contact from a Community member which is causing them extra work and asked if we could help. We provided them with proof of all past permits showing we were legally approved and within the permit requirements and they thanked us for it. They acknowledged our latest permit request and it is being processed. The recent mechanical dredging project is complete and the dirt/silt has been removed from the peninsula. The overall cost was \$1300 larger than we received in donations from the community. Steve Manning offered to carry the shortage which will be applied to the next dredging project.
- **Events:** Skip reported on behalf of Lorraine Rabuse that the recent Community party was a huge success. The next Community event is planned for the July 4th holiday. Plans are underway. Exact date to be announced.
- **Dismissal of Committees:** Dennis stated this portion of the BOD meeting involving committees is over and the Committee members and guests were dismissed, but could stay if they wanted to stay.

O Old Business:

- The BOD agreed to the RV and mowing violation letters reviewed and approved by the Attorney.
- Boat ramp decals, guest passes and placards have been received and will be distributed when the Rules and Regulations are approved for distribution. Usage Fees are currently set at \$150 for 2023.
- The HHCA Directory is on hold until Sherri's return.

O New Business:

- Report to the Texas Comptroller is due 5-15-2023. Skip is looking into the details.
- Voting list will be kept up-to-date in preparation for future Community votes.
- With Sherri unable to perform her duties and until she decides to resign, the Board will appoint an interim Secretary until Sherri returns or for the duration of her term as appropriate. We will arrange the Board positions to be President, Vice President, Treasurer/Secretary and Member at Large. Skip will become Treasurer/Secretary and we'll appoint someone to be an Administrative Assistant. We asked Skip to ask Lorraine if she would volunteer to become the Administrative Assistant, which is a non-voting position.

O Next Board Meeting : The BOD will meet again on April 15, 2023 at the home of Dennis Gay at 11:00am.

O Motion to Adjourn: Tom Zalewski moved to adjourn, and Skip Rabuse seconded. The meeting adjourned

At 1:23pm