

Holiday Beach Property Owners' Association, Inc
Annual Board Meeting
July 16, 2016

Present: John LeLeux (President), Marshal Lightman (Vice President),
Kim Krueger (Treasurer), Analisa Kennedy, (Secretary)
Jason Polasek (Subdivision / Architectural),
Bill McLain (Pools and Parks), Terry Nielsen (County Liaison)

Call to Order: Meeting called to order 2:00 pm Welcome from John LeLeux

Establish a Quorum: Noted that a Quorum was present.

Reading and approval of minutes June 14, 2016. Marshal made a motion to accept the minutes as read– Bill Second - All in Favor - None Opposed – Motion Carried.

Question from audience to have minutes posted as they had not received minutes. John LeLeux stated that this is something that we apologize for and will certainly see that it is done in a timely manner. Analisa – We are in the process of updating our Web Page too.

Financial Report – Kim Krueger, Treasurer, read report – see attached.

Analisa made a Motion made to accept Financial Report as read – Marshal 2nd

All in Favor – None Opposed – Motion Carried.

Kim stated that she is becoming more familiar with all of the record keeping and is working with a book keeper to do a better job for all of us.

Board Member and Committee Reports:

County Liaison – Terry Nielsen introduced as new to the position. Statement that he is anxious to help our community.

Question from the audience as to do they have a schedule of paving our streets?

John Leleux stated that he wanted to move through the Agenda and will address questions at the end of the meeting.

Pool and Parks - Bill McLain discussed how the property by, Kiss my Grass has been taking care of our areas around Holiday Beach and that they volunteered to do this for Holiday Beach.

Boat Ramps and Piers – to be presented under New Business Report by Marshal Lightman.

Subdivision – Architectural – Jason Polasek – Nothing at this time.

New Property Owners - Analisa Kennedy – I would like to welcome all the new home and property owners to our neighborhood. I encourage everyone to get to know their neighbors. This will help all of us in case of something happening that we need to know about. Please feel free to contact me at any time and I will see if I can find an answer for you. Email me: analisa50@yahoo.com and let me know you are from Holiday Beach.

Old Business: None at this time for the Annual Meeting

New Business:

Budget for Boat Ramp, Pier, and Pool - Income vs Expenses – Marshal Lightman

Report provided – See Attached. All of the budgets that we have received from contractors are bonded and insured and secured with warranties. These are not to be compared to what a general contractor can do. You have to keep in mind that when you are getting bids like this you are including all of the insurance of quality by being bonded and insured with warranties for a number of years for this type of construction.

We also have to keep in mind we have inherited fees for the boat Ramp over \$250,000 previously spent. We have a shortfall in the amount of money necessary for maintenance of HB issues and the amenities we have here, the Pier, Pool, Small Boat Launch, Large Boat Launch, Kayak Area, and the Community Center. There have been several ideas batted around increase in dues, one time fee to fix things. We want to hear from the Homeowners of Holiday Beach with ideas as we have homes here too and we need to all be a part of the solution. Please email us at hbpoa@holidaybeachtx.org with your ideas, solutions, and concerns.

Marshal stated that we are going to grow and we need to plan for our future and deal with what we can now. Speculation about growth as we are the only place to move North in this county.

Staggered Terms of Office for the Board: John LeLeux addressed audience on what we inherited and the transition of office. Should consider having staggered terms so that someone on the Board continues with knowledge of how to run the Board. This would prevent a new board from coming in and not knowing what direction they will move.

**Change billing date to August 1 with a 30 day payment due by September 1 annually
Marshal discussion about creating this type of billing and what we need to do to collect the funds owed to us. Example stated about Liens and how much is owed to Holiday Beach. This one time billing would really help in organizing our budget. Also help us in going after those who have not paid their Homeowners Dues by creating an Annual Accounting of money in and money due.**

Bids for new septic system at office: John Leleux discussed what occurred with a number of parties and rain issues and the Community Center. We need something that is adequate. \$9000. to \$12,000 for a standard Home Septic to meet with the state standards. We need to look at what things are going to make it right. We do not want to put ourselves in jeopardy with something that does not last and does not meet the needs of our Community.

Mail Box Update: Marshal Lightman

We will be getting 7 posts and 7 blocks of mail boxes replaced by the Insurance Company. We are sorry for the inconvenience.

Property Owners Comments: 2:43 pm

John addressed the audience to please help up with the problems we all have and that it all belongs to Holiday Beach, not individuals. It is all of our responsibility for the Holiday Beach Community.

Walter Parker – Question about Mail Boxes – what type of time line are we looking at? 7 boxes destroyed – Marshall reported that the insurance company offered \$1500. to repair. Marshal went to the insurance company and and met with an inspector from Conroe and provided all the information of what we needed to do to have everything repaired with a budget we gave them of \$15,000. to fix and have been told they will be done in a timely manner.

Mr. Parker continued with recanting an incident about the building that was here years ago and an accident that damaged it. He stated that Tim Irwin, who is a fine insurance negotiator, negotiated with the insurance agency and stated that he knew Mr. Irwin could help us with this insurance issue. Mr. Parker stated he is a retired lawyer.

Loraine Tellez – Questions about the bids for the insurance company. Wants to know if the Board got bids in negotiating settlements. Marshal stated yes.

Gloria Ziegenhaus – Questions about the mailboxes and the age of all of them. Some work and some do not. Are we going to replace some of these. Marshall stated good question however, once again we are having to prioritize items that need to be fixed first.

Bill McLain stated that he had researched replacing all of the mailboxes this months ago and to replace everything was going to be about \$30,000. He also stated we do not have enough land if our property grows. Gloria asked would the post office not deliver like Lamar. Various audience comments in discussion.

Bill mentioned Cluster Boxes and what we might do in the future. It will be a huge expense in our future.

Sally Williams – Questions about restrictions and Fire Works – This is something that is an issue with the fire that occurred down their street. It was noted that this may be something for the County Liaison to check on.

Ms. Tellez – Questions about the items discussed – The Fishing Pier. She stated that she is a weekender and that she has heard about the city annexing this area after the causeway. Palmetto and Bay View Loop we watch the boats coming in and out. We see a lot of guides coming and going. Would it not be cheaper to have a gate for the entrance of the subdivision as opposed to just the launches.

John LeLeux stated that a gated card would work well. Ms. Tellez was concerned that the gate would be jammed and broken and it would be another repair. These are issues that are really happening. We are also looking at towing vehicles.

John stated that he went by the boat launch today and noted that there were no Boat Passes on any of the vehicles that were parked in the lot.

Ms. Tellez stated that the trash is horrific in her area. Ms. Tellez stated that she bought lots as a courthouse sale and ran into a fishing guide who bought lots so he could access our boat launches.

She continued to support the need to repair and fix what needs to be done.

Cecilia Floerke stated that she belongs to another gated community and they have instituted the main gate and it still causes problems and issues.

Billy Burke stated that we can not gate the Holiday Beach Community because Aransas County owns the roads. David Reed is who we need to talk to and we will get more help from him than the county Commissioner. Septic System we need to consider a mound system as we own the lot next to us. There are a lot of things we can do. FYI Environmental Health is no longer run by Mr. Jackson. Mail Box issues are very expensive especially when done right. Boat Launch has had way too much money poured into it over the years and I have seen it all. He stated that he tried to help as he owns a construction business and would like to offer help. He stated that it seems like every time we have a new board so many things seem to be repeated.

Marshall stated that this is one of the things we have addressed. The need of having a quarterly meetings so we do not wait until once a year to try to solve issues when we can get them to the table to discuss and then fix.

John LeLeux stated he appreciated Mr. Burke's comments and all he has to offer and appreciated hearing from those who had been here so long.

Shannon Shilling – Addressed the Board with a lot of great ideas! She stated, “We are seeing the need for a lot of repairs and money needs. There are so many ways we could offset the cost of some of these.” A Fishing Tournament was brought up before as a possible fund raiser to help pay for some of our needs. We have guides who live in this community who would be able to help. Similar to what Lamar does, I feel we could raise a lot of money.

Chili Cook Offs and BBQ Organizations they have groups that organize these things and see about doing this as a fund raiser for us but tie it into the organization.

Mardi Gras is another idea, Chili Festival, so many different ideas. Community Involvement is the key. We all want these repairs but we all need to step in and help with any of these ideas. Community watches too is another need to create.

Terry Neilsen stated that his wife, Dianne, would also be interested in these Fishing Tournaments.

Robert Magness stated that there are several good ideas.

Alternatives of selling passes or memberships to folks. Mosquito Fest as an idea.

There have to be ideas to generate revenue to help us as opposed to raise a lot of dues to pay for items that need to be done.

Dianne Nielsen – Introduction of Women's Group. We had a big fund raiser and are looking towards the playground rebuild. We are working towards working towards community involvement. Loves the ideas of Fishing Tournament and to invite neighbors to participate.

Ms. Tellez – asked about the release of Liens on property and what is done. Analisa stated that we are in the continued process of gathering the names and putting liens on properties.

Gloria – I really think we need to raise the dues. It was done in 2011 where it went from \$10.00 a lot to \$35.00 a lot. She feels that Home Owners can pay up to \$100.00 a lot out here.

Marshal stated that it is up to the community to vote on this and if we do it will be done in a mail out and appropriately voted on with lots of information to make it clear what will be done with the funds.

John...an avenue for us to pay for what we need to do to not just maintain but to ensure we can keep things right.

Mrs. Tellez– Have y'all done this as far as mailing out questions and raising fees?

John Leleux addressed this by we want the input of the people and that is why we are asking the community to present your ideas to us and we will go through these ideas that will go on an agenda to follow to try to get attendance so everyone to come. We have to have a goal and take the steps to address the goal.

Vickie Bittle – Want to make sure that the Mobile Home issue is closed. Bill McLain addressed this and stated yes it is.

Mike Cornelius – Boat Ramp question about proposal is it going to be closed in but chained with a card on one side?

John LeLeux – there are 2 or 3 issues here. Liability is a key concern with our amenities. The amenities are to be used and taken care of. We have to correct problems we have with each one of these. What can we do to get things done to maintain all takes money.

What stage are we on the dredging? Marshal has contacted the Corp of Engineers and is working on getting bids for this situation.

Marshal Lightman– stated as a home owner he wanted to make a comment. Please if there are ideas that you have to raise money feel free to do them but understand that there will not be enough bake sales or fishing tournaments to raise enough money to fix what needs to be fixed in a timely manner. We appreciate all the ideas and efforts but it is going to take more.

Robert Magness – What procedures do we have to handle a situation if someone is using the facilities and they should not be and what is going to be done about it?

John stated we are not an enforcement agency. John stated it is not his primary responsibility even as a retired law enforcement officer to run around and try to enforce the rules of Holiday Beach. We are trying to put into place these reader cards and gates to assist with the Launches, and Cameras to secure our areas. These items will help enforce what we need.

Robert Magness stated if you do not have a parking permit can you tow the vehicle? Isn't there a way to get the information about who it belongs to?

Marshal stated the we have information from the Sheriff's Department on how to get vehicles towed and we would need to contact a towing agency to come and get the vehicles but how would we manage that? We would have to get a volunteer to oversee this too.

John stated to Mr. Magness we are also trying to find out how to do this and the easiest way is thru a card reader. \$2,000 for the reader – the gates are \$12,000. Card numbers are logged in thru a computer and we can track everyone who goes thru the gates at each location.

Bill Stated please go to the Web Page and read new New Owner Information Guide.

Ms. Floerke – About the gates they used the bar gates instead of the big gate at her gated community and wondered if that might work at the Boat Ramp... John stated that sounded interesting and made a note.

Gloria Zigenhaus – Likes the idea for the Bar Ramp...how is this going to be done?

John stated this is why we are having this meeting so we can figure it out. These ideas will be on an agenda. We need all of you to act as ambassadors to share this with your neighborhood.

Tim Foerster – Has the Highway Department been approached about a turn lane into Holiday Beach? Yes numerous times afraid that we have not been successful with that request.

John LeLeux, President, asked if there were any other Questions or Comments... then stated he appreciates all the comments and concerns. We want to do something positive. Please contact your neighbors so we can have input from everyone. We are all here for the same reason, to make our Home and neighborhoods better for all of us.

John invited everyone to stick around and visit with their neighbors.

Marshal Lightman, VP, made the motion to close the meeting - Bill McLain 2nd – All in Favor – None Opposed – Motion Carried.