

**Holiday Beach Home Owners Assoc.  
Monthly Board Meeting  
September 8, 2015  
6:00 pm**

**Board Members Present:**

John LeLeux, Warren Demaree, Bill McLain, Ted Logeman, Marshal Lightman, Albert Byrom, Jason Polasek, Tim Erwin, Analisa Kennedy

**Call to Order:**

Establish that a Quorum is Present: Yes

**Reading and approval of minutes from previous meeting (August 11, 2015):**

Minutes were not available in print but were offered in disc form for anyone who would have liked a copy of what occurred. The present audience (most of who were at previous meeting) were asked if anyone had any objections to the meeting carrying on and asked that everyone be patient as the new board is still working out the kinks. No objections from the audience. Motion to Accept the Minutes of previous meeting made by Albert Byrom 2<sup>nd</sup> by Jason Polasek – All in favor – Motion Carried.

**Financial Report:**

Reviewed the information that was presented in packet. Profit and Loss / Balance Sheet / Reconciliation Detail / Explanation of how the information has been presented. The water usage seems a little high but that is due to the pool and very little can be tracked back to the pier for the usage there. The usage for the lights and the amount used was also reviewed in detail. We are not sure as to the location of some of the street lights but that we may be paying for some that are not part of what we should be paying. There are some street lights that have been previously paid by the other administration. A comment from the audience stated that in previous minutes somewhere there was discussion that the lights could be turned off by other future boards. This is part of the electric bill that can be trimmed down.

Reviewed the Undeclared Transactions.

Any Questions from the Board. Motion made to accept Financial Report by Albert Byrom – 2<sup>nd</sup> by Jason Polasek - All in Favor – Motion Carried.

## Board Member and Committee Reports:

**Architectural Report: New Approvals - 198 Grape Vine / 245 Everett 103 Sherwood / 169 Sailfish. David Gill asked a question about a house that is currently being built on Pool Side Loop. Question about another on 60 Belaire. The house on Belaire was approved to be built 6 months ago.**

**Pools and Parks – Pool is clear and clean. Last month I gave some misinformation. We were told that we needed to buy the entire part for replacement. \$221 + SH instead of the \$800. So this makes a big difference. We have a member of the community that has donated signs for the pool and updated the information. The electric bill went down when we started running 24 hours a day instead of previously just running it sporadically. The pool is not the only big energy user. This building AC is on 24/7. The savings of \$30 was noted due to proper maintenance. It will stay open until it gets too cold to swim. We have the parts for the auto chlorinator and it will also help with the running of the pool. We have only had one individual in the pool past hours he was removed. The new security system light is less expensive and does more. I would like to take the old system and put the information out on the pier and hopefully it will work as well out there.**

**12 yards of base has been put out by the canoe trail Ron McCann Reported that they have cleared the area. We actually need some more fill in the area. We can cut down on the cost if the company is already in the area. This was donated by the Mr. Mrs. McCann.**

**The President (John LeLeux) stated that he has received calls from the community wanting to donate services for a variety of things we may need. We are attempting to make sure that everyone understands that we are a community that wants to work together for the common good of everyone.**

**Question about the bathrooms down at the pier? Constantly vandalized and people of Holiday Beach said they had enough and a porta potty was installed. There used to be one down at the Kayak Trail and it was torn down. So discussion as to what to do since no one has a job description to clean it. There will be further discussion as to what to do with this facility at the pier.**

**Pier Issues and Boat Ramp have been reported. There are some pot holes in that area. We know that we have to get out now and really check things out. The pier is a real problem with the number of people that are out there. The numbers are really high. We may have to get a handle on it by putting a sign out there to allow only a certain number of people to be able to use the pier. We have had folks picking up trash for us and we need a plan to make people aware of what is going on. Situations of large numbers of people showing up to use the pier.**

This is not a new issue. We have no security. The tags that hang from the mirror may have worked at one time but they no longer work. The stickers that they use at Rockport Beach may be a better idea and certainly worth the money. We need to start somewhere. We are dumping so much money into the boat ramp and the pier is too small.

The pier is like the pool. Users can be downloaded so we know who has been in the pool and who has been on the pier. The process is possible for us to do. We have the technology. The issue is that we are not police officers but we could go and take turns to ask folks to leave. From the audience – asked neighbors to help participate and later they became board members. We can put stickers on cars. The next time you come would you please show the signs so that we document who really belongs here and who does not. There was positive feedback. Taking license plate numbers down helped up keep people out. Notes in the windshield worked .... After about 2 months it was taken care of but we need a better way to identify who should really be in Holiday Beach. Maybe we could take turns at the entrance of the pier with security vests or something and take down the information of who is coming in. Maybe the word would get out that we are checking.

President – Concerned about the situation and dealing with the public in a law enforcement situation. He stated he would treat them as well as they would allow them. Having Game Wardens show up a little more often too. The Stickers on the cars that do not come off would be a good idea. Looking at different parks it was noted that Holiday Beach is actually listed in some maps and books. We have to be proactive.

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Joe – Having been here 17 years no one has been arrested for trespassing . The only thing about that is the liability involved. Years ago we tried hiring some off duty police.

Anna Gill – stated if we had Wardens come and go for a while we can say that many do not have licenses. John addressed the situation and attention to areas.

Albert Byrum stated that he had to leave and Mr. McLain has his proxy.

#### Old Business:

Carry over from Past Admin (Joe) Ongoing criminal investigation of previous board. We know that Rodney Cox is the investigator and has stated that the investigation is ongoing and new evidence is brought forward. Property is missing he would like the board members to send a letter to previous board to return property that is currently missing. Give them 20 days to return the property. Back to 2009 and 2010 and some from 2013. The items that are missing actually go all the way back to the building of this building. There is evidence that some of the tools have actually been here but now are now gone.

Ted made a Motion for a letter to go to previous board that items be returned within 20 days – Second by Marshall All in favor – Motion carried.

We previously had discussion about the possibility of putting up pic-nic tables behind the building on the area that is owned by the Association on the lot East of Swimming Pool but we found that septic lines run in that area. Ted made a Motion to Table this action until we had more information – 2<sup>nd</sup> Jason – All in favor – Motion carried.

#### New Business:

John LeLeux – When we came into office we discussed the possibility of having meetings on Saturdays now and then so that those who did not live here full time would have the opportunity to attend our meetings and feel like they were a part of our Holiday Beach Community. Next Board Meeting will be on October 10, 2015 2:00 pm on a Saturday so that home owners who do not live here on a regular basis would have an opportunity to come. Ted made the Motion and Bill Second – All in Favor – Motion Carried.

#### Resignation of Board Members:

County Liaison and Secretary had to resign their elected positions –A member from the audience stated a rule that if a vacancy occurs Members At Large have the first opportunity to serve in the vacated positions. Motion made by (?) (Analisa made an error in writing the correct names during this motion – a motion was clearly made by a member on the existing Board) to appoint Tim Erwin to the position of County Liaison – Second Ted Logeman – All in Favor – Motion Carried.

Discussion - Mary Hayes and Analisa Kennedy stated that they would be interested in serving on the board. Anna Gill stated that Analisa was to have been on the board. Motion made by Jason Polasek to appoint Analisa Kennedy to the position of Secretary - Second Bill - All in Favor - Motion Carried.

#### Engagement Letter with Auditor was reviewed:

John -The letter is not for a true audit it is for basic board of operation review. Jerome Cutcher CPA would be the person in charge. (The fee will not exceed \$4000. +/-) June 2014 – May 31, 2015. Funds will be audited. We know that we are looking at \$12,000 or more to conduct a full audit of our funds.

When John took office he went to the bank and figured out where there were discrepancies. We need to evaluate the past and what we should do about the funds from the past. How can there have been 6 or 7 years without an audit?

Mr. Parker. Question about the letter for and examination audit or is it for a certified audit. Yes.

The previous Board voted on an Audit. John stated that he does not want to take anything from the previous board and that we need to start fresh.

We feel that we owe it to the people of Holiday Beach to ensure that we are doing the right thing. You can actually choose the year that you would want to have audited. Ted asked that we Table this situation so that we might have people who want to donate to the funds for the Audit as opposed to taking money from the Association. Do we have time to do this? It does not mean that we have to act on this right away.

If anyone wants to contribute to paying for this Audit and share the expense that would be a great idea. Ted stated that he would be willing to contribute funds as well and help share the cost.

Discussion centered around past accounts and possible audit information and clarity that we may need. It will also set an example for the board as to what we need.

Insurance discussion briefly noted that it is not being renewed.

The policies are not standardized and there creates a problem. IE: no definition of Gross Negligence. The premium for Holiday Beach is based on the number of lots and we had it re-rated based on the change from total lots to structured lots. This takes care of us for Premises and Liability. Explained in detail. Directors and Officers deal with the actions of the Board as opposed to Basic Liability. As opposed to us being sued individually there would have to be some horrific action. Tim will check on this for better documentation.

Ted motion to table this action item - Jason Second – All in favor - Motion Carried. Will bring this information about the Audit back to the Board on October 10, 2015.

Status of criminal investigation of previous Board – previously noted

Shredding of documents – John told Jody to not shred any documents until he had seen them. We have no idea as to what was shredded previously. Ted stated that we already have a policy in reference to shredding. Ms. Hayes stated as long as there is a criminal investigation going on there should not be any shredding going on.

Mr. Parker – you have to keep everything for 6 year minimum. Probably should not shred anything while this is going on. Discussion about keeping records.

Flags – We need to see about replacing flags that are torn. \$58.00 to replace a flag and maintain them as needed. Analisa made a Motion to replace flags as needed - Jason Second – All in favor - Motion Carried.

#### Mowing:

John we have a couple of bids that have been submitted. Scott's Services submitted a list of what they would do for Holiday Beach – Previous Contract was reviewed and we were paying about \$1200 - \$1300 a month. We can get it done for twice a month for \$800. Jason Lawn

Care submitted their bid for \$425.00. We have the ability to say a specific of what we need. Marshall made a Motion to accept the services of Jason's Lawn Care –Jason Second – All in Favor - Motion Carried.

**Comments and Concerns from Audience:**

Blanch Clemmons – Stated she is not here to ease drop. She is here to say thank you for what the Board is doing. Everyone is working well together. Comments were made about previous situations. She wanted to assure the board that she wants to be present as a Home Owner. She was applauded for attending and was assured that her presence was appreciated.

John – We are here for everyone. We want participation and that people have a place to come. We are going to make this a fun place again.

**Meeting Closure:**

Motion Made by Ted to Adjourn (8:00 pm) Second made by John – All in Favor - Meeting was closed.