

Holiday Beach Home Owners Assoc.
Monthly Board Meeting
October 10, 2015
2:00 pm

Board Members Present:

John Bradley, Lee Byrom, Tim Erwin, John Leleux, Marshal Lightman, Ted Logeman,
Bill McLain, Jason Polasek, Brett Taylor, Analisa Kennedy

President Opening : Thanking everyone for their attendance and reminded them that there would be cookies and ice cream after the meeting. Introduction of our guest speakers prior to our Board Meeting.

Guest Speakers: Aransas County Pathways – Lamar Volunteer Fire Department Rep.

Pathways Presentation: Betty Stiles (County Commissioner) – Tom Callan (Vice Chairman. Aransas Pathways Steering Committee) - John Strothman (Project Manager)
Discussion about tourism and the areas that we need to address in our Aransas County. Venue Taxes were discussed and how they are used throughout the county. David Gill asked if trailer sites are also included in the taxing. Mr. Callan stated that yes they are also collected. Land purchased at a tax sale for \$800.00 will be the next project for the Pathways Organization. Individuals can go to the website of - WWW.aransaspathways.com and this will show the projects that are being worked on in the county. The Ponds of Holiday Beach is one of the new projects for Pathways. Other examples of Pathway sites were discussed. John Strothman provided a packet with the proposed descriptions of construction and schematics of what will be done for the new park they are planning on building. (packet attached)

Question asked by Bill McLain in reference to the approval of this building site with the one way traffic. It was stated that the previous Board approved all of this. Lee Byrom also stated concerns about the previous Board not going through procedures and the situation of something be established without the Board knowing anything about this program. It was noted that no one currently sitting on the Board had ever heard anything about this program and had been in attendance to previous Board Meetings for many years.

What is the recourse in the event that the neighbors do not like this idea at all. Questions about how many other sites are located in neighborhoods. There are at least 4 projects that are in neighborhoods. Concerns about kids now having a place to go hang out and party as we do not have neighborhood police patrols.

Marshal Lightman brought up other land that has been bought. The land was considered a residential site. This is not a commercial site based on Tom Callan it is a park. This program is at least a year off depending on the grant schedule. Over the next 8 or 9 months we can get together to decide what we can do. This was initially presented 3-4 years ago to the past Board. Both sides agreed that considerations need to be considered.

John Leleux thanked the Pathways group for their presentation and noted the new Board and Community are working together on all of us making Holiday Beach better.

Betty Stiles (County Commissioner Precinct 4 & 4A) stated that the St. Charles Bay Boat Ramp will be closed after Duck Season for repair and upgrades.

Lamar Volunteer Fire Department Rep. - Pat Leudecke told us about their Annual Market Days scheduled for October 30-31. Requested permission from the Board to send out a blanket email in reference to their fund raiser to the Holiday Beach Community. The letter was read to the Board. Permission granted for the Holiday Beach Home Owner's Assoc. Office to send out the announcement.

Call to Order: 2:38 Meeting

Quorum Established: Lee Byrom – Parliamentarian brief statement - stated how the formality of our meetings need to be run to help us better to stay on track and keeping the meeting running efficiently. A guest in the audience made a statement in reference to the Board hashing out the conversation of a meeting prior to a meeting and then having brief conversation and then voting on the issues. Byrom thanked her and stated that she said it better than he did.

Approval of Minutes from September 8, 2015 Meeting:

Minutes were read and it was noted there were some minor corrections that needed to be addressed. Corrections were presented and will be made. Minutes will then be presented to the office and posted accordingly. Motion made by Marshal to accept Minutes as read and corrected 2nd by Tim - All in Favor - Motion Carried.

Financial Report: Ted Logeman reviewed the Report (see attached) Ted checked on the electric questions from the designated accounts there was nothing we could find that shows we are charged for any street lights. So as it stands for the 12 +/- street lights we are not being billed. Seems that AEP must be paying for the lights as we show no bills.

Discussion about the billing for Jason as we had several checks written and then voided. His accounting system was not in place to handle individual checks. This has been corrected.

Motion to accept the Financial Report as read made by Lee Byrom 2nd by Bill McLain
All in Favor - Motion Carried.

Board Member and Committee Reports:

Architectural Report: None at this time.

Pools and Parks: Bill McLain – (report attached) Needed to adjust the price of the pump just a bit. Noted a savings of \$4,030 running operations. The savings is due to the fact that the pool is being run efficiently for the first time in forever. Now have a remote camera with night vision. It is out of reach and doing what we need it to do. Will be covering the pool with some plastic later.

Parks - everything has been cleaned including the old pool area. We do have a brush pile over there that we need to take care of. Jim Campbell shredded the area for us for \$300.

We had some problems with the moisture in the gate control and it is working so much better. \$168 to replace this.

\$1500 each for us to replace the Mail Boxes. Possibly need to build a shelter over the boxes. Used to have individual delivery but it is doubtful that we can go back to this.

Noted Comment: Mr. Irwin noted that the expense from previous board and present board is significantly different. Asked Bill why he thought there was such a huge difference. Simply explained – more efficient management of electronics – chemicals – basic operations – all of this proper operation has provided us with an economical efficient operation of what was once a very expensive operation.

Pier and Boat Ramps: Boat Ramp Gravel – Jim Campbell will spread the gravel for us at no charge. \$900.00 probably the cost we will have to spend. May get a better deal if we order more in bulk and take care of more items that need the gravel. Pier – Kayak – Boat Launch Discussion about the holes in the area at the Boat Ramp.

County Liaison: Tim Irwin – called Betty Stiles office and County Engineer to discuss who is responsible for mowing. They are just now starting Precinct 2 and we are Precinct 4. We will just have to wait on their schedule for mowing and they have no idea how long it will take to get it done.

Subdivision Restrictions: Jason Polasek – 10x20 storage Building 471 W Club Oak Lane Approved as it is beside an existing structure. 209 W Rustic Oak 9/28 presented for approval 9/30 Approved for a new build.

Old Business:

Committee Reports – Items Tabled – Audit – Septic –

Audit – Need to get this over with – we know that some money has been donated (\$1500) we have been told that they will now do it for \$4000. Recommendation is to wait on audit until investigation is complete as there is a criminal investigation. If we wait there may be part of the payment for the Audit through the investigation.

Lee Byrom made a motion to table the Audit pending the County Investigation Ted Logeman 2nd All in Favor - Motion Carried.

Parking Lot at Big Boat Ramp – Discussion about the area and what needs to be done to fix the apron and boat turn area. About 1500 sq ft - \$6000 possible price includes poured and what we may need to do. This would be a good permanent repair. We need to get someone who really knows what they are looking at as there is an area we need to tie to it.

Ted Logeman showed a drawing of an area by the boat ramp that is actually our property and it would help a great deal to incorporate that acreage to be a bigger part of the boat ramp. This would be a great addition. This has been surveyed and it is ours.

John Bradley stated he has talked to a couple of people but no one has been out to actually see the possible job. We are 2 – 3 months out in getting these jobs done. John stated we need to do something as these are an important asset. \$1000 band-aid or a \$6000 fix it. Fill dirt and other areas need to be fixed to avoid a liability.

Motion made by Marshal to do a temporary fix and then to pursue getting bids to make a permanent fix - Ted 2nd - All in Favor - Motion Carried.

Septic – Discussion to shred and clean up the area – Ted made a motion to have Mr. Campbell shred and clear area behind building for \$300. - Lee Byrom 2nd All in Favor – Motion Carried.

New Business:

Work with county to get Limestone Base

Donation to the Lamar Fire Department Request – Discussed – previous Board had a different way of doing this type of donation. Ted Logeman – discussed having the building make a donation to the fund in addition to individuals. Comments made about the funds from individuals made to the LVFD as opposed to the Home Owner’s Association making a donation on the behalf of the HB Community. Motion made by Tim Irwin not to make a donation by the Holiday Beach Home Owners Assoc. 2nd by Bill - Ted Logeman Opposed – Majority in Favor - Motion Carried

Discussion about the semantics of the statement - Good of the Corporation being changed to Property Owners Comments – John made the motion Correction that John can’t make a Motion – Analisa made the Motion to accept change – 2nd Tim - All in Favor - Motion Carried.

Property Owner's Comments:

Wanting more information and details on Board Committee Reports – Motion made by Lee Byrom to table this item for more specific information – Marshal Lightman 2nd All in favor Motion Carried.

New HBPOA Member Welcome Letter – What can we do to make people feel welcome. Provide information about what all is going on in our Community so there are no surprises. Analisa volunteered to take this challenge on.

Signs at Entrance – Marshal asked why we can't just have registration of the license plates of people that live here. Does not go along with the SO guidelines reference towing issues. We will include more information in the welcome letter.

We do not have a good strategy on how to fix the fishing pier problem. John Bradley – should we get together and figure out what we need to do.... Comprehensive strategy of what we need to do for our piers. Analisa stated that we need to host a Round Robin Meeting to involve members of the Board and Community on how to fix the Pier once and for all. This was agreed to not be an item to vote on.

Lee Byrom motion tabled item # 7 (signs at Entrance stating Boat Ramp and Pier are Private Property) until we have a community meeting to address this issue – John Bradley 2nd – All in Favor - Motion Carried.

Ted motion to renew ATT long distance contract - John Bradley 2nd - All in Favor - Motion Carried.

Table Mailboxes until we have further information. Ted questioned the possibility of going back to home delivery. Marshal moved to table this item - Lee 2nd - All in Favor - Motion carried.

Portion of a share of Funds - \$161.38 possibly available from Aransas County - Marshal made motion to Apply for a Share of these funds - Tim 2nd - Motion Carried.

Anna Gill – Question about were there any responses to letters sent out and the 20 day time line. John stated that yes one individual responded. John responded with a letter informing the individual that the letter was from Cox at the SO. Jerry Garcia refused his letter.

Joe Davis – Questions about the scheduling of the Engineers coming to talk to us. John Bradley has not spoken to them as of yet. He has made several attempts to contact them with no return calls. Another question – Ref. Aransas Pathways Projects feels that the Holiday Beach Community should have input with this even though it appears to be a done deal.

Would like to see if we can have a National Night Out in Holiday Beach Tim stated this would be a good thing for our Community. Tim stated he would like to help organize this event.

Lady from the audience (not identified) stated that we should donate funds to Lamar VFD she agrees with Ted in the Community paying for it as an Association. I also want to state that the Pathways project sounds like a good idea based on her experience with birding population. Also as an HR person as you may want to pay your pool person a little differently.

David Gill – comment about Boat ramp big holes seems to come from the drains of the boats. The plugs are pulled and the water causes holes in the dirt area. Maybe another sign advising folks to drain their boats on the concrete

Mary – private property signs when you first come in might be a way for those to come in to see it when they are pulling into our community as opposed to all the way down at the boat ramp.

Billy Fuller – New resident from San Antonio - 201 Mesquite Tree Drive – wanting to do some construction request. I would like to build a garage first as I am going to do all the work on my house myself and wanted to know if it is against the deed restrictions for me to do that.

John addressed this. Yes it is against Deed Restrictions to build a garage first and as what has happened in the past years and why we have to enforce this situation to protect us from past problems. Byrum stated that he had ample storage and that Mr. Fuller could store his tools at his place.

Lee Byrom made a motion to go into closed session for a 5 minutes consult - Jason 2nd – All in Favor – Motion Carried.

Adjournment: Ted Logeman motion made by to close the meeting - 2nd by Byrom - All in Favor - Motion Carried.

November 10, 2015 next Board Meeting.
Executive Session at 6:00 General Board Meeting at 6:30