

**Holiday Beach Home Owners Assoc.
Monthly Board Meeting
January 12, 2015
6:00 pm**

Board Members Present:

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

Call to Order: Meeting started at 6:00 pm

Establish that a quorum is present – Lee Byrom, Parliamentarian Meeting is properly called to order.

Approval of Minutes from December 8, 2015 Meeting:

Minutes read by Analisa – Correction to Minutes noted that the amount of coverage for the Director's and Officers Liability Insurance is \$12,000 for a three year period as opposed to the error in the minutes of \$12,000 for one year. Lee made a motion to accept the Minutes as read with noted corrections – Tim 2nd – all in favor – none opposed – motion carried.

Financial Report: See attached financial report submitted. Information reviewed by Ted Logeman. John added that we had a property tax that we needed to submit. Motion made by Marshall 2nd by Tim all in favor- none opposed - motion carried.

Board Member and Committee Reports:

Architectural Report: None at this time.

Pools and Parks: Bill – no issues with anything.

Pier and Boat Ramps: Cameras are ready to go up for fishing pier as are the signs. Should be able to have this completed within the next 10 days or so. The cement work and the big boat ramp has slowed a bit as we lost some momentum over the holidays. Will get some bids hopefully for the next meeting. Discussion centered around previous options.

County Liaison: No report at this time.

Subdivision Restrictions: Jason stated nothing to report at this time. Discussion about possible violations involving travel trailers with people living in them. This will be investigated as there seem to be some issues with previous sites involving specific travel trailers. Minimum length and minimum age requirements were also discussed. Motion made by Ted to table the discussion until we have further information - 2nd Jason - all in favor – none opposed - motion carried.

President's Report: Discussion throughout the meeting.

Old Business:

Community Usage Fee – discussion by John Leleux. Currently a \$100.00 fee is charged and returned so that the facility is cleaned by those who rent it. It was noted that part of being a Home Owner allowed benefits within the organization such as pool, pier, and the building. Analisa stated that while she understood the usage of the other places she just felt that it would be a good idea to cover the air conditioning and other bills. It was noted that the pier and pool also generate bills but that they are covered by the HOA. It was also noted that there were a lot of Christmas items left in the building and the problem with the authorization of having said items placed in the hall and the money paid to have the labor done. This is a matter for the Board to address. Discussion about forming a committee that would oversee the deposits, the cleaning of the building, and the determination of amount to be refunded. Accountability factor of having more than one person overseeing the usage of the Community Center enables us to ensure that the management is done fairly. Ted made a motion to form a committee and that Bill be in charge of the committee - Tim 2nd - all in favor none opposed - motion carried. Committee will consist Bill, Lee, and Ted.

Mail Boxes – Letter read to the Board from Sue Bonnar in reference to possible solutions to our Mail Box situation. Discussion about the mail boxes from Tim and their condition. Photos presented to show some of the problems we are having with them.

Ted brought up information from previous meetings and why we cannot have individual mail boxes to our community. It is because we are a Star Route. Ted showed a photograph of existing mail boxes and presented a solution to possibly fix our mail boxes. Discussion about pouring another slab. Terry Nielsen from 86 Bellaire stated he would be able to help fix this problem. Much appreciated volunteer assistance from Terry Nielsen. Marshal asked about coming up with a budget to help pay for repairs...Marshal stated that he would like to make a motion that we propose \$500 to pay for materials needed to fix current mail boxes – Ted 2nd all in favor – none opposed - motion carried.

Dehumidifier in our Community Center – Bill explained the situation and what problem we had in our Center and that several individuals in our community literally could not attend the meeting because of severe allergies. It was noted that the building does not smell at this time. Prices have been checked into purchasing a dehumidifier. Dianne Nielsen stated that she had one that they do not use and would gladly donate it to the Community Center. Well received with applause!

Cagle Book – John addressed this situation. This is a manual that would assist us in managing our Home Owners Association. Tim stated that he had looked in this as well and that it is a manual worth having. This manual has all of the legal information that HOA's need to legally operate and function in accordance with Texas Laws. Considering we are operating with some confusion with our By-Laws this would help us be better represented.

Analisa made a motion to purchase the Cagle Book not to exceed \$600 – Marshall 2nd - all in favor – none opposed - motion carried.

We will be on a waiting list to get this manual as it is currently out of print and with new legislation will be reprinted this semester.

By-Laws Update – Tim discussed what we need to do to ensure that we have our By Laws up to date. Tim stated he would like to have Bill on this committee. Note: Short Term Rentals have no rights to usage of our pier etc. was part of the discussion. Marshal and David are also on this committee. Also discussion about getting copies of older By Laws to ensure that we have accurate information as it seems that some have been amended at different times.

Investigation – Ted read a brief statement concerning the investigation of the past Board. Still ongoing with no changes at this time. Letter was from Cox.

New Property Owner Letter – Analisa brought in Welcome Packets from the Rockport Chamber of Commerce to be handed out to all new comers to Holiday Beach. She stated that we need to include a welcome letter from Holiday Beach once we have all of the kinks ironed out as to what we need it to say. Community Building usage and Pier usage as examples. Once we have this information we can write a letter and have it included in the packet and send the letter our in email.

Neighborhood Watch – Commissioner Betty Stiles discussed what they are doing in Lamar. Camera prices from the Sherriff. Meeting January 13th at Pop's to discuss what their community will be doing to help lock down some security issues. Betty also shared information about a social media program that is in Lamar called Next Door Lamar. Great way to network with your neighbors. NextDoor.com is the site you go to and set it up. Peggy Bourg, from the audience, stated that she would like to volunteer to create the Nextdoor.com for Holiday Beach. Well received and whole heartedly approved!

Bird Watch Area – John Leleux discussion about what has occurred in the Pathways Birding Area. Betty Stiles commented on the Pathways Program. Bill addressed concerns. Marshall discussed some of the wetland areas and birding visitors for the past 18 years. Pathways now owns the land. Marshall stated that we need to look at this in a positive way as opposed to a negative way considering it just may be a done deal.

Lee readdressed how this was presented to the Board and that we all felt a bit blindsided. Lee reminded people that we represented a lot of people in our community. It was noted that several homes have now gone up for sale and it is believed it is because of the Pathways site and the traffic that may come in the future.

Bill stepped away from his Board Seat and asked to address the Board as a home owner. Bill stated that as an individual he would like to buy the land back for what they paid for it and make it part of the Holiday Beach Home Owners Association.

Betty Stiles stated that the property never belonged to Holiday Beach and asked why Bill was being so hostile? Noted that this topic is volatile in nature and numerous Holiday Board Members vehemently stated their opposition to this project and how it was done. Traffic from dedicated birders can be quite substantial as addressed by Mrs. Leleux. Discussion once again became quite heated.

John revisited the discussion as to why we have a Board and as a Board we are trying to find solutions to problems and make things that both parties have something to gain. We have to represent the Holiday Beach Home Owners regardless of our personal opinions. Discussion closed at this time.

New Business:

Entrance Security Cameras previously discussed

Marshall directed his comments to County Commissioner Betty Stiles – Please check into the Tax Code 311 and how these funds can come back to us for repairs – Marshall also referenced some of his concerns such as ditches, bulkheads and other areas as to needs for our community for maintenance. It was discussed about the streets in Holiday Beach vs the streets in Lamar. Marshal provided pictures to Ms. Stiles dealing with potholes and roads.

Betty Stiles addressed some of the concerns that Marshall brought up and stated that she would appreciate contact from members in the community.

Analisa also addressed concerns about ditches being done and described what is done on Live Oak. Also noted that when Analisa spoke to one of the workers he stated that we could submit a request to have work like this done and also stated that some of our streets were going to be paved. Ms. Stiles provided her email for individuals to contact her and she would try to address each situation. Stiles.betty2@gmail.com Belair Street is one of major concern because of the chronic drainage problems and bulk head issues.

Betty asked that the Board please consider coming together with her to help find solutions. John stopped the discussion and thanked Betty for coming to the meeting and that we all need to work together. The Board will meet with Betty and the engineers to see what we can actually accomplish.

January 25th the office will be closed as Jody has Jury Duty.

Property Owner's Comments:

Dianne Nielsen asked about doing an Annual Fishing Tournament to bring in some funds and fun into the Holiday Beach Community as she wants us to be a fun place. John mentioned our previous discussion about a Community get together. Terry Nielsen stated they would donate \$100. towards plaques for such a tournament. Great idea.

John discussed how we are functioning as a group and a community. Dianne, retired early education professional, also discussed about the need for better playground areas as what we currently have is inadequate. Discussed and explained fall zones and materials used. Possibly replace what we have and put up a basketball area. The Board liked these ideas and will revisit them with the Nielsen's.

Welcome Paul and Christine Loo new to our community from California!

Marshall stated he would like future Board meetings to be on 2nd Saturdays as opposed to Tuesday's. We have discussed this before so that weekend homeowners could attend our meetings and it was previously decided to do this a couple of times a year. It was noted by Lee that he would not be able to attend weekend meetings as that is when he leaves the area. This will be on next month's agenda as a discussion / action item.

Ted Motion made a motion to adjourn - Bill 2nd - all in favor – none opposed - meeting over 7:37 pm

Adjournment:

Holiday Beach Property Owners' Association, Inc

Balance Sheet

Jan 31, 16

ASSETS

Current Assets

Checking/Savings

1000 · Checking
1002 · Boat Ramp Reserve 460.00
1004 · Cash Reserve 3,783.92
1006 · Pier Replacement Reserve 252.50
1008 · Pool Repair Reserve 1,593.46
1009 · Security Lighting 1,803.25
1000 · Checking - Other 27,935.08

Total 1000 · Checking 35,828.21

1010 · Imprest Fund 100.00

Total Checking/Savings 35,928.21

Accounts Receivable

1200 · Accounts Receivable -2,166.24

Total Accounts Receivable -2,166.24

Total Current Assets 33,761.97

Fixed Assets

1500 · Property & Buildings 132,868.25
1510 · Accumulated Depreciation -97,514.18
1520 · Community Center 42,776.51
1530 · Boat Ramp 2014 113,662.50

Total Fixed Assets 191,793.08

TOTAL ASSETS 225,555.05

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 · Payroll Liabilities
2101 · Fed WH 220.90
2102 · FICA WH 355.90
2103 · FMed WH 83.27
2104 · FUTA 44.01
2105 · TWC 19.85
2100 · Payroll Liabilities - Other 4,631.97

Total 2100 · Payroll Liabilities 5,355.90

2220 · 2013 Boat Ramp Loan 31,637.03

Total Other Current Liabilities 36,992.93

Total Current Liabilities 36,992.93

Total Liabilities 36,992.93

Equity

3000 · Opening Bal Equity 102,056.44

3900 · Retained Earnings 61,874.63

Net Income 24,631.05

Total Equity 188,562.12

TOTAL LIABILITIES & EQUITY 225,555.05

Cash Basis

As of January 31, 2016

Holiday Beach Property Owners' Association, Inc.
Profit & Loss

Jan 2016

Ordinary Income/Expense

Income

4010 · Annual Maintenance Assessments 9,015.39
4020 · Property Transfer Fees 650.00
4030 · Resale Certificates 75.00
4100 · Donations
4102 · Lamar VFD 0.00
4103 · Pool 40.00
4104 · Boat Ramp Reserve 100.00
4105 · Pier Replacement Reserve 45.00

Total 4100 · Donations 185.00

4150 · Miscellaneous Income & Benefits 43.00

Total Income 9,968.39

Gross Profit 9,968.39

Expense

6000 · Office Expense 8.95
6010 · Utilities
6011 · Communications 302.30
6012 · Water 116.68
6013 · Trash 47.20
6014 · Electric 663.99

Total 6010 · Utilities 1,130.17

6020 · Repairs & Maintenance
6021 · Parks and Building 108.25
6023 · Pool 191.58

Total 6020 · Repairs & Maintenance 299.83

6040 · Insurance
6042 · General Liability 1,777.75
6045 · State Unemployment 0.00
6046 · Federal Unemployment 0.00

Total 6040 · Insurance 1,777.75

6100 · Miscellaneous Expenses
6104 · Payroll Expenses
6104.5 · Employer Payroll Taxes 222.53
6104 · Payroll Expenses - Other 1,654.50
Total 6104 · Payroll Expenses 1,877.03
6108 · Property Taxes 2,897.03

Total 6100 · Miscellaneous Expenses 4,774.06

Total Expense 7,990.76

Net Ordinary Income 1,977.63

Net Income 1,977.63

Cash Basis

January 31, 2016

Holiday Beach Property Owners' Association, Inc.
Reconciliation Detail

Beginning Balance 28,555.16

Cleared Transactions

Checks and Payments - 17 items

Bill Pmt -Check 11/20/2015 8230 Rockport Printing X -93.10 -93.10
Bill Pmt -Check 12/23/2015 8249 AT&T X -88.68 -181.78
Check 01/04/2016 160104 AMAZON X -8.95 -190.73
Liability Check 01/06/2016 8250 United States Treas... X -1,331.94 -1,522.67
Bill Pmt -Check 01/06/2016 8252 Holiday Beach W.S.C. X -116.68 -1,639.35
Check 01/06/2016 8251 United States Treas... X -92.47 -1,731.82
Bill Pmt -Check 01/06/2016 8253 Time Warner Cable X -52.04 -1,783.86
Check 01/06/2016 160106 Texas Employment ... X -3.49 -1,787.35
Bill Pmt -Check 01/08/2016 8256 ROCKPORT POOL ... X -191.58 -1,978.93
Bill Pmt -Check 01/08/2016 8254 A-1 Norm's Portables X -108.25 -2,087.18
Bill Pmt -Check 01/08/2016 8255 Bag Lady X -47.20 -2,134.38
Bill Pmt -Check 01/11/2016 8257 ARANSAS CO TAX ... X -2,868.35 -5,002.73
Bill Pmt -Check 01/13/2016 8258 ARANSAS CO TAX ... X -28.68 -5,031.41
Paycheck 01/15/2016 8259 DUNCAN, JoANN X -542.76 -5,574.17
Bill Pmt -Check 01/27/2016 8260 Nueces Electric Coo... X -663.99 -6,238.16
Bill Pmt -Check 01/27/2016 8262 TECH TIME X -161.29 -6,399.45
Bill Pmt -Check 01/27/2016 8261 AT&T X -88.97 -6,488.42

Total Checks and Payments -6,488.42 -6,488.42

Deposits and Credits - 11 items

Deposit 01/23/2015 X 3,095.00 3,095.00
Deposit 02/27/2015 X 3,105.50 6,200.50
Deposit 12/23/2015 X 475.00 6,675.50
Deposit 01/08/2016 X 33.00 6,708.50
Deposit 01/08/2016 X 3,630.00 10,338.50
Deposit 01/15/2016 X 68.00 10,406.50
Deposit 01/15/2016 X 2,490.00 12,896.50
Deposit 01/22/2016 X 84.00 12,980.50
Deposit 01/22/2016 X 2,078.75 15,059.25
Deposit 01/29/2016 X 193.00 15,252.25
Deposit 01/29/2016 X 2,353.36 17,605.61

Total Deposits and Credits 17,605.61 17,605.61

Total Cleared Transactions 11,117.19 11,117.19

Cleared Balance 11,117.19 39,672.35

1000 - Checking,
Period Ending 01/31/2016