

**Holiday Beach Home Owners Assoc.
Monthly Board Meeting
March 8, 2016
6:00 pm**

Board Members Present:

Albert Lee Byrom, John Leleux, Marshal Lightman, Ted Logeman, Bill McLain,
Analisa Kennedy

Call to Order: Meeting started at 6:00

Establish that a quorum is present:

Lee Byrom - Parliamentarian

Meeting is properly called to order.

Lee made a statement concerning the creation of our Monthly Agenda and after a brief discussion the Board recommended that all Items pertaining to the Agenda go through Analisa Kennedy, Board Secretary, and that she will then submit the Agenda to Jody to be sent out to the Home Owners. This will ensure an accurate representation of Old and New Business.

Approval of Minutes from February 9, 2016.

Motion made by Analisa to accept the Minutes of the February 9th meeting with the following corrections – Noted that while Ted Logeman was not present at the meeting he generated the Financial Report submitted and the Spelling of John Einkauf was corrected. Ted 2nd the Motion - All in Favor – None Opposed – Motion Carried.

Financial Report

Ted Logeman presented Financial Report. Beginning Balance of \$39,672.35. February Deposits \$17,076.11 February Checks / Debits <\$8,114.51> Ending Balance as of February 29, 2016 \$48,633.95.

Lee made a motion to accept the Financial Report as submitted - Marshal Lightman 2nd - All in Favor – None Opposed – Motion Carried.

Board Member and Committee Reports

Subdivision and Architectural

Jason Polasek was not present – the following was read on his behalf.

407 Forrest Oak Lane Approved

15 Bellaire Approved

2 are currently being investigated - An RV and an Out building that have been constructed without approval.

Marshall Lightman led a discussion about what to do to fix Belaire and how the water is going to flow so that we in Holiday Beach are no longer stepchildren of the county. It was noted that all of the roads in Lamar are paved and we want the same thing done for Holiday Beach. We pay the same taxes and need the same services. We have more houses here than they have in Lamar. Betty Stiles was very receptive about our needs and concerns and Marshall and John are going to keep after this situation until we have a solution with a designated time line in place.

John Leleux also discussed the needs that we have in Holiday Beach and we want our needs met. A complete profile of Belaire is going to be done. The Drainage ditch needs to be addressed. Marshall has great pictures of areas that are flooded and how we need to be cleaned up. Year by Year is what we would like to have done. This is not just a Belaire issue but a Holiday Beach Community Issue!

Boat Ramps and Piers

John Bradley was not present. John Leleux presented his report and stated that nothing has changed at this time. John Bradley has been measuring the water and ramp. The lights are working on the pier. John Bradley is going to have two stainless steel boxes put over there and he is donating these to us. We will have to go into the water to repair one of these lights at a later date and it was noted that a ladder will have to be in the water to do this.

Parks and Pools

Bill McClain Pool and Parks are fine. We got the homeowner to clean up his area. We hired a tree trimmer and the pool collection of leaves has dropped considerably. Mail box poles are in waiting on a three day opportunity to work on it. Would like to see about getting a fence budget to keep people out of the pool area.

New Property Owners

Analisa Kennedy It was noted that several individuals who have recently bought property in HB are not given all the information that they should have in reference to our community. Analisa would like to have the Welcome Letter presented to all Real Estate Agents in the Area to ensure a better welcome and understanding of what we have going on in Holiday Beach. Comment about her sister needing to bring specific documents for building approval. Wants to ensure that the communication is clear on what we require for building approval.

Old Business

Fishing Pier and Boat Ramp Issues

John stated that one of the simplest ways to solve boat ramp issues is to build a fence with a gate reader for each gate. This would be no different then what we have for the fishing pier. It will stop illegal use of our boat ramps. It costs us a lot to maintain the ramps and with the additional usage from outsiders it is just increasing the wear and tear on Holiday Beach facilities.

Marshall stated that we make a motion that John Bradley get three bids Marshal research fencing in the boat ramp area – all of the area that belongs to Holiday Beach and get readers for both ramps enclosing all of our ramp areas - 2nd made by Lee - All in Favor – None Opposed - Motion Carried.

Fishing Tournament

John stated that we have discussed this briefly before and there are all kinds of things to consider. Are we looking at a community fishing tournament or one on a larger scale? It was noted that Dianne and Terry Nielsen had brought this up to the Board previously. Dianne Nielsen was in the audience. Dianne stated they have a group of women that would like to organize some things such as the fishing tournaments for fund raisers. John stated that we have liability issues. We need to address how to classify this type of tournament. Releases have to be signed according to Marshall. Such as using Captains and their liability. Discussion about different kinds of tournaments with specifics. Dianne stated that she has fished in several tournaments and is aware of the forms. The idea was received well but more information needs to be gathered and later presented to the Board.

By Laws Committee

Bill stated that it has kind of dissolved with Tim resigning from this position. Marshall asked which By Laws are out there. It was noted that Bill Schmidt had previously stated that the previous Board had made some changes and they were submitted in pieces. John stated that there are 80 pages in the courthouse all in segments. This makes it almost impossible to look up specifics of any kind. Lee Byrom stated that By Laws Committee needs to be interpreted as when you bought your property and that those would be the guidelines based on individual property owners. If there becomes a problem then we need to review each individually.

Ted stated that he would like to make a motion to go by current By Laws that are on file at the Holiday Beach Office - Byrom 2nd - All in Favor – None Opposed - Motion Carried.

RV Compliance With Deed Restrictions

We have a new issue with a couple of folks that want to live in them but the Deed Restrictions are very plain concerning this violation. Bill stated that if you read the By Laws there is no misunderstanding as to what is allowed. He read from the By Laws concerning residing in Temporary Housing of Any Kind. He also read a section about having livestock of any kind on any lots in Holiday Beach. Question to Board.... How Do We Enforce Violations?

John stated that we need to organize a committee on how to deal with the Violations so we can have a plan in place to consistently deal with violations.

Lee Stated made a motion to have form a committee to deal with By Law Violations - Ted 2nd - All in Favor – None Opposed - Motion Carried.

New Business

Fencing off the boat ramps and installing card reader system-Previously discussed additional conversation to make sure that there is no way for boaters to go around the fence. Want to ensure that all of the property is fenced.

Moving the Next Board Meeting to a Saturday – We are trying to make sure that Holiday Beach Homeowners have the opportunity to attend our Monthly Meetings.

Ted made a motion to have the April meeting on April 16th at 4:00 – Lee 2nd – All in Favor – None Opposed – Motion Carried. A couple in attendance thanked the Board for doing this as they are from San Antonio and want to attend the meetings.

Establish policy for use of Holiday Beach owned property by homeowners such as tables and chairs. This has been brought up as there are individuals who want to borrow the tables for a variety of events. Ted stated that everyone can have the use of the building with what is inside the building but not take the items from here for other use.

Motion made by Lee to keep remaining policy of using the Club House and that all items stay in the building - Ted 2nd - All in Favor – None Opposed - Motion Carried.

Play Ground Update – Dianne Nielsen

She stated that she has a background in developing playground construction. (See Attached) Great presentation on how to save Imagination Park. Ideas – Funding – Volunteers Creating Holiday Beach Ladies Club was briefly mentioned – will readdress this at another time. Discussion about the area and what we do have. John stated that we have several issues to address as well besides the one playground. Each person stated something about the possible construction of our playgrounds. Ted thanked her for the presentation and all that she did. Bill pointed out that we have the playground by the pool and it gets a lot more use. Dianne agreed to create a plan to address the needs of that park as well.

Lee made a motion to have Dianne oversee the corrections to the Imagination Park playground and all that it entails for the duration of one year -Ted 2nd – All in Favor – None Opposed – Motion Carried. Ted stated that the efforts of Dianne Nielsen are much appreciated.

Property Owners Comments

David Gill stated that there are 2 entrances on each Boat ramp. Making a suggestion that there only be one card reader. Might save a lot of energy and funds. Sees no reason to have two gates in and out. One side in but have a gate on the other side just for emergency use. Discussion and agreed.

Comments from Marshall about the issue of Fireworks in the area and what can be done for safety concerns. Discussion as to who is responsible for enforcing violations if any occur.

Marshal stated that some of the canal seems to be getting silted out. Comments about what to do with the silt problems of our canals and what has been done previously to correct it creatively. John Leleux stated he is planning on making some calls to see what can possibly be done to resolve this issue.

Any other comments from the audience. They were thanked for their attendance.

Lee made a motion made to adjourn the meeting - Marshall 2nd - All in Favor – None Opposed - Motion Carried.

Holiday Beach Property Owners' Association, Inc.

Reconciliation Detail

1000 - Checking, Period Ending 03/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						48,633.95
Cleared Transactions						
Checks and Payments - 20 items						
Bill Pmt -Check	02/24/2016	8276	AT&T	X	-89.08	-89.08
Paycheck	02/29/2016	8277	DUNCAN, JoANN	X	-536.06	-625.14
Paycheck	02/29/2016	8278	BOOSE, TRISTINE	X	-239.34	-864.48
Check	02/29/2016	8279	LAMAR VFD	X	-20.00	-884.48
Bill Pmt -Check	03/02/2016	8280	National Lloyds Insu...	X	-1,593.00	-2,477.48
Bill Pmt -Check	03/02/2016	8281	Time Warner Cable	X	-52.04	-2,529.52
Bill Pmt -Check	03/14/2016	8286	Capps Insurance Ag...	X	-3,361.00	-5,890.52
Bill Pmt -Check	03/14/2016	8290	Philadelphia Insuran...	X	-592.68	-6,483.20
Bill Pmt -Check	03/14/2016	8289	Nueces Electric Coo...	X	-591.89	-7,075.09
Bill Pmt -Check	03/14/2016	8285	BENNETT, JASON	X	-245.00	-7,320.09
Bill Pmt -Check	03/14/2016	8288	LONESTAR LANDS...	X	-225.00	-7,545.09
Bill Pmt -Check	03/14/2016	8283	Accident Fund	X	-207.00	-7,752.09
Bill Pmt -Check	03/14/2016	8287	Holiday Beach W.S.C.	X	-123.09	-7,875.18
Bill Pmt -Check	03/14/2016	8282	A-1 Norm's Portables	X	-108.25	-7,983.43
Bill Pmt -Check	03/14/2016	8284	Bag Lady	X	-47.20	-8,030.63
Bill Pmt -Check	03/14/2016	8291	ROCKPORT POOL ...	X	-41.11	-8,071.74
Bill Pmt -Check	03/23/2016	8292	AT&T	X	-89.11	-8,160.85
Bill Pmt -Check	03/28/2016	8293	BENNETT, JASON	X	-505.00	-8,665.85
Paycheck	03/30/2016	8297	DUNCAN, JoANN	X	-904.30	-9,570.15
Bill Pmt -Check	03/31/2016	160332	Prosperity Bank (Lo...	X	-1,141.22	-10,711.37
Total Checks and Payments					-10,711.37	-10,711.37
Deposits and Credits - 6 items						
Deposit	03/03/2016			X	14.00	14.00
Deposit	03/03/2016			X	1,852.50	1,866.50
Deposit	03/18/2016			X	528.00	2,394.50
Deposit	03/18/2016			X	9,292.52	11,687.02
Deposit	03/25/2016			X	41.00	11,728.02
Deposit	03/25/2016			X	1,870.00	13,598.02
Total Deposits and Credits					13,598.02	13,598.02
Total Cleared Transactions					2,886.65	2,886.65
Cleared Balance					2,886.65	51,520.60
Uncleared Transactions						
Checks and Payments - 5 items						
Deposit	02/05/2016	2513	RADICKE, CECIL		-15.00	-15.00
Deposit	02/12/2016	5741	ROE, TEDDY J.		-100.00	-115.00
Check	03/30/2016	8296	LAMAR VFD		-150.00	-265.00
Bill Pmt -Check	03/30/2016	8294	Time Warner Cable		-52.08	-317.08
Paycheck	03/31/2016	8299	BOOSE, TRISTINE		-239.34	-556.42
Total Checks and Payments					-556.42	-556.42
Deposits and Credits - 2 items						
Deposit	03/31/2016				137.00	137.00
Deposit	03/31/2016				1,952.50	2,089.50
Total Deposits and Credits					2,089.50	2,089.50
Total Uncleared Transactions					1,533.08	1,533.08
Register Balance as of 03/31/2016					4,419.73	53,053.68

11:00 AM

03/30/16

Holiday Beach Property Owners' Association, Inc.

Reconciliation Detail

1010 · Imprest Fund, Period Ending 03/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100.00
Cleared Transactions						
Checks and Payments - 1 item						
Check	03/30/2016	8295	CASH	X	-8.50	-8.50
Total Checks and Payments					-8.50	-8.50
Deposits and Credits - 1 item						
General Journal	03/30/2016	160301		X	8.50	8.50
Total Deposits and Credits					8.50	8.50
Total Cleared Transactions					0.00	0.00
Cleared Balance					0.00	100.00
Register Balance as of 03/31/2016					0.00	100.00
Ending Balance					0.00	100.00

Holiday Beach Property Owners' Association, Inc.
Profit & Loss
March 2016

	Mar 16
Ordinary Income/Expense	
Income	
4010 · Annual Maintenance Assessments	12,480.36
4020 · Property Transfer Fees	509.66
4030 · Resale Certificates	75.00
4100 · Donations	
4101 · General Donations	15.00
4102 · Lamar VFD	0.00
4103 · Pool	235.00
4104 · Boat Ramp Reserve	70.00
4105 · Pier Replacement Reserve	55.00
4106 · Legal Fund	5.00
4108 · Parks and Others	5.00
Total 4100 · Donations	385.00
4150 · Miscellaneous Income & Benefits	48.00
Total Income	13,498.02
Gross Profit	13,498.02
Expense	
6000 · Office Expense	0.00
6010 · Utilities	
6011 · Communications	193.23
6012 · Water	123.09
6013 · Trash	47.20
6014 · Electric	591.89
Total 6010 · Utilities	955.41
6020 · Repairs & Maintenance	
6021 · Parks and Building	108.25
6022 · Landscaping	975.00
6023 · Pool	41.11
Total 6020 · Repairs & Maintenance	1,124.36
6040 · Insurance	
6041 · Windstorm	3,361.00
6041.5 · Flood Insurance	1,593.00
6042 · General Liability	592.68
6044 · Workmans Compensation	207.00
6045 · State Unemployment	0.00
6046 · Federal Unemployment	0.00
Total 6040 · Insurance	5,753.68
6100 · Miscellaneous Expenses	
6104 · Payroll Expenses	
6104.5 · Employer Payroll Taxes	83.20
6104 · Payroll Expenses - Other	1,087.50
Total 6104 · Payroll Expenses	1,170.70
Total 6100 · Miscellaneous Expenses	1,170.70
Total Expense	9,004.15
Net Ordinary Income	4,493.87
Net Income	4,493.87

11:00 AM

03/30/16

Holiday Beach Property Owners' Association, Inc.

Reconciliation Summary

1010 · Imprest Fund, Period Ending 03/31/2016

	<u>Mar 31, 16</u>
Beginning Balance	100.00
Cleared Transactions	
Checks and Payments - 1 item	-8.50
Deposits and Credits - 1 item	8.50
Total Cleared Transactions	<u>0.00</u>
Cleared Balance	<u>100.00</u>
Register Balance as of 03/31/2016	100.00
Ending Balance	100.00

Holiday Beach Property Owners' Association, Inc.

Balance Sheet

As of March 31, 2016

	<u>Mar 31, 16</u>
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	1,478.46
1009 · Security Lighting	1,803.25
1000 · Checking - Other	44,566.61
Total 1000 · Checking	<u>52,344.74</u>
1010 · Imprest Fund	100.00
Total Checking/Savings	<u>52,444.74</u>
Accounts Receivable	
1200 · Accounts Receivable	-2,695.54
Total Accounts Receivable	<u>-2,695.54</u>
Other Current Assets	
1400 · Undeposited Funds	1,335.00
Total Other Current Assets	<u>1,335.00</u>
Total Current Assets	<u>51,084.20</u>
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	<u>191,793.08</u>
TOTAL ASSETS	<u><u>242,877.28</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,141.22
Total Accounts Payable	<u>1,141.22</u>
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	5,379.29
Total 2100 · Payroll Liabilities	<u>6,103.22</u>
2220 · 2013 Boat Ramp Loan	29,354.59
Total Other Current Liabilities	<u>35,457.81</u>
Total Current Liabilities	<u>36,599.03</u>
Total Liabilities	36,599.03

2:40 PM

Holiday Beach Property Owners' Association, Inc.

Balance Sheet

03/30/16

As of March 31, 2016

Cash Basis

	<u>Mar 31, 16</u>
Equity	
3000 · Opening Bal Equity	102,056.44
3900 · Retained Earnings	61,774.63
Net Income	42,447.18
Total Equity	<u>206,278.25</u>
TOTAL LIABILITIES & EQUITY	<u><u>242,877.28</u></u>