

**Holiday Beach Property Owners Association
Monthly Board Meeting
April 16, 2016
4:00 pm**

Board members present:

John Bradley, Brett E. Taylor, Ted Logeman, John Leleux, Marshall Lightman, Albert Lee Byrom, Bill McLain

Call to Order: Meeting was called to order by President, John Leleux at 4:00 pm

Establish that a quorum is present:

Albert Lee Byrom, parliamentarian, confirmed that a quorum was present.

Introduction of guests:

Guests, Betty Stiles, county commissioner, John Strothman and Tom Callam, representatives of Aransas Pathways were welcomed by John Leleux, board president.

Approval of Minutes from March 8, 2016:

Minutes were read. Gloria Ziegenhals suggested that John Einkhauf's name be corrected to Jason Einkhauf. Minutes were approved as corrected. Marshall Lightman moved to accept the minutes as corrected. Albert Lee Byrom seconded the motion. All in favor, none opposed, motion carried.

Financial Report:

Ted Logeman presented Financial Report. (See attached). Marshall Lightman moved to accept the financial report as read. Albert Lee Byrom seconded the motion. All in favor, none opposed, motion carried.

Board Member and Committee Reports:

Subdivision – Architectural – Jason Polasek

Jason Polasek was not present for this report. Bill McLain reported that he has been driving around area and has found several derelict properties. A certified letter was sent to the owner of a home with a derelict motor home. The homeowner responded that he didn't know who moved the motor home onto his property. Further investigation determined that the owner's stepdaughter placed the motor home on the property. Another property owner who has a derelict vehicle on his property responded that the vehicle is locked with a chain and that no one was to remove it.

Boat Ramps and Piers – John Bradley

John Bradley reported that he and Marshall Lightman took readings checking for sediment on the main boat ramp. They are starting to see some sediment toward the end of ramp. He stated that the ramp is getting enough movement to cause some concern, but the ramp is currently safe and useable. He added that he will continue monitoring movement. He said that it appears that 6" bull rock that was originally dropped is now gone.

He reported that there is a long list of electrical issues on the pier. The system is getting degraded. There is broken conduit, rusting boxes, and lights that need to be repaired. He has not yet been able to locate a ladder tall enough to reach the lights for repair. He recommended that the board create a committee to develop a 3-5 year budget to address potential capital improvements and maintenance for the pier and boat ramps. He further recommended a 60-day time period for the committee to present the budget to the board for approval.

He also expressed concern about the canals. He advised that we can lose entrance to the canals if there is a big storm from north. He recommended including those concerns in proposed budget.

Marshall Lightman stated that the previous board made the decision to use riprap for the boat ramp. He stated that the gaps in the riprap were only partially filled with concrete and tied it together with plastic zip ties. He believes that within 3 years it will be necessary to make more repairs. He added that the second canal is blocked when there is a north wind.

Bill McClain said that the entrance to the canal is controlled by Corps of Engineers and that after 100 feet, the canals are a Holiday Beach issue. He said that County Commissioner, Betty Stiles, will address this concern. He added that a permit and permission from the Corps of Engineers must be obtained in order to address the issues at the canal entrance.

John Bradley stated that the main boat ramp is currently fully fenced. A rough estimate to put in a gate with a card reader will be about \$13,500.00. This does not include the small boat ramp.

Bill McClain suggested that HBPOA spend \$300 to get the small boat ramp area surveyed in order to determine property boundaries.

John Bradley stated that he will get a good bid from a certified electrician to get the pier electrical issues resolved. He expects that it will be expensive. Bill McLain suggested that he ask a local resident who is a certified electrician to look at it. John stated that he has talked with a local resident.

County Liaison – John read a letter from Peggy Board offering her services as the County Liaison for the HBPOA. Marshall Lightman asked that it be put on the agenda for the next meeting for a vote.

New Property Owners- Analisa Kennedy

Analisa Kennedy was not present for this report.

County Commissioner:

Betty Stiles addressed the group. She reported that the county is working very hard at establishing an EMS point at the Fulton Fire Station so that there will be service closer to the bridge for Lamar and Holiday Beach. She added that the county is also addressing the issue of first responders. However, she stated that her main reason for attending this meeting was to introduce Tom Callam and John Strothman from Aransas Pathways.

The Aransas Pathways representatives passed out a map with information about their plans to build a 12 x 12 traditional deck with a safety at the pond on Lakeview. The deck will be accessed by a gravel pathway. They also presented plans to build an additional 12 x 12 traditional deck with a gravel pathway at the other end of the pond. They presented signs that will be posted to inform visitors about the rules for usage of the space.

Anna Gill asked why the plans had been changed from those that had been presented previously. The response was that there was opposition to the original proposal so they revised the plans to be smaller.

Anna Gill asked who was responsible for recent removal of alligators from the pond. The pathways representative first said the game warden removed them. John Leleux and Bill McClain stated that was not what happened. After some discussion it was revealed that the county had hired an alligator hunter to remove alligators from the pond. The Aransas Pathways representative said that the alligators were deemed a nuisance because people had been feeding them and they were approaching people and hissing. Anna asked what would happen to the alligators. John Leleux said they went to an alligator farm. He expressed his concern to the guest speakers that there had been no notice to the community about the planned removal of the alligators. He noted that it has been reported that there is a 12 foot alligator who will also be removed. He further stated that HB residents were told they were not allowed to take photos of the removal.

The Aransas Pathways representatives stated that the pond has been on the maps for birding for 4 years. He said that they would like for people to enjoy the area and do so safely. He added that people don't know how to conduct themselves correctly with alligators. Bill McClain stated that there has been a sign about alligators in the pond for years. One member of the audience said that removal of alligators is going to increase the water moccasin population. John Leleux said that the crux of the issue is communication. He stated that maybe we are a different people than they realize and that when people start doing things that are out of the ordinary, people start asking questions. He added that it does not reflect well on either Aransas Pathways or the HBPOA. Marshall Lightman added that he and his wife enjoy going to another area to watch the birds, alligators and nutria.. Another community member mentioned that alligators hiss at people in the Wildlife Refuge. Betty Stiles then mentioned that the county will remove invasive cat tails from the pond. Marshall Lightman asked if they are removing all the alligators from the pond. The representatives replied that it will just be the larger ones. They added that there have been over 6 large alligators observed in the pond. John Leleux reiterated that there needs to be better communication between county leaders and HBPOA. He remarked that some people around here love alligators and there needs to be a balance in nature. Marshall Lightman asked about the county's plan for trash removal from the observation decks. It was said that a receptacle will be in place and it will be emptied weekly. The representatives asked who they should call about future operations in the area. John Leleux said they should call him. He reiterated that better communication would have prevented the problem.

Bill McClain said their future deck location is in a residential area, which is against our bylaws. The Aransas Pathways representative said it is in an open space – not on a residential lot. Marshall Lightman said that the county will do what they're going to do and HBPOA will monitor it.

A community member asked when the land was purchased and when it was designated as a birding site. The representatives replied that the land was purchased one year ago, but has been a known birding site for four years. The community member further inquired about how Aransas Pathways got permission to change the designation of the parcel from residential to commercial. Bill McClain clarified that the people who owned the land had owned a lot of land in Holiday Beach and that the portion of the land for the proposed future deck that was purchased by Aransas Pathways is zoned residential. The representatives said that they understand HBPOA's concern about large decks and a boardwalk and they want to work cooperatively with the board.

Anna Gill asked where birders will park. Albert Lee Byrom said that there is not enough room for cars to park on the side of the road. The Aransas Pathways representatives said they don't expect lots of people to come. Albert Lee Byrom said you never know what exotic bird might land here that would bring a lot of people.

John Leleux asked Betty Stiles for an update on the survey of Belaire in reference to the ditches. Betty Stiles said they are working on it and will have it soon. Marshall Lightman asked if the county could drop off donuts for mosquito control. Betty Stiles said she would be happy to drop them off at the community center.

Old Business:

Subdivision –Architectural

John Leleux said the bylaws and deed restrictions need to be followed and enforced concerning property issues. If there are situations that fall under the Aransas County abatement act to address issue, the county should be contacted. Bill McClain said he has contacted the county and they will do nothing. John Leleux said that the conversations with the county are not over.

Bill McClain said that the county has a code person dedicated for looking into HBPOA concerns. He cited an instance in which an individual had numerous boats on his property in Holiday Beach. The county visited the property and determined that the individual had registration papers for each of the boats, so there was nothing they could do about the situation.

Boat Ramps and Piers

See John Bradley's committee report.

Parks and Pools

Bill McClain said everything is good. Brush was cleaned up and taken to the dump. He reported that people are hopping the fence to use pool.

New Business:

Parks and Pools Budget

Bill McClain will have a proposal to present at the next meeting for ways to solve the fence problems. John Leleux said he will be on the next agenda. Lee Byrom moved to create a budget for fence and pool. Marshall Lightman seconded the motion. Discussion followed. John Bradley said that we need an overall budget for the entire community – not three budgets for different things. He said we have no reserves and advised that we need to be putting money aside for boat ramp and other matters that may need attention in an emergency. Ted Logeman asked if there is going to be barbed wire around the pool fence and if there will be lawsuits for injuries caused by the barbed wire. Bill McClain said there is already barbed wire. Bill also said that if we replace or repair more than 80% of the chain link fence, we will have to go by a new code that does not allow chain link. Vote was taken with – 3 in favor, 3 opposed. John Leleux abstained. John Leleux stated that the motion would be tabled and addressed at the next meeting.

Workman's Compensation

Bill McClain said that workman's compensation is needed for a person to mow HBPOA lawns. He stated that several mowers have liability insurance but choose to self-insure for workman's compensation. He said that the Workman's compensation insurance writer asked how many workers are there. He answered the inquiry and is now waiting for a response from the writer. Marshall Lightman said that we do not need workman's compensation for a small number of workers. No motion was made.

Holiday Beach Woman's Club:

John Leleux stated that the first meeting of the new Holiday Beach Woman's Club has been set for April 28 at 5:00 p.m.

Fire Victims Assistance:

John Leleux stated that some HBPOA members have concerns about organizing help for family who recently lost their home to a fire. No discussion ensued.

Property Owners Comments:

There were no comments from property owners. Property owners were thanked for their attendance and invited to join the board for a hot dog social after the meeting.

Ted Logeman moved to adjourn the meeting. Marshall Lightman seconded the motion. All in favor – none opposed - Motion carried.

Respectfully submitted,

Dianne Nielsen for Analisa Kennedy

Holiday Beach Property Owners' Association, Inc.
Reconciliation Detail
 1000 - Checking, Period Ending 04/30/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						51,520.60
Cleared Transactions						
Checks and Payments - 17 items						
Check	03/30/2016	8296	LAMAR VFD	X	-150.00	-150.00
Bill Pmt -Check	03/30/2016	8294	Time Warner Cable	X	-52.08	-202.08
Check	03/30/2016	8295	CASH	X	-8.50	-210.58
Paycheck	03/31/2016	8299	BOOSE, TRISTINE	X	-239.34	-449.92
Bill Pmt -Check	04/01/2016	8300	United States Treas...	X	-1,261.78	-1,711.70
Check	04/01/2016	TWC1...	Texas Employment ...	X	-21.52	-1,733.22
Bill Pmt -Check	04/04/2016	8303	Holiday Beach W.S.C.	X	-145.70	-1,878.92
Bill Pmt -Check	04/04/2016	8301	A-1 Norm's Portables	X	-108.25	-1,987.17
Bill Pmt -Check	04/04/2016	8302	Corpest Services, Inc.	X	-100.00	-2,087.17
Bill Pmt -Check	04/06/2016	8305	BENNETT, JASON	X	-245.00	-2,332.17
Bill Pmt -Check	04/06/2016	8304	ROCKPORT POOL ...	X	-165.13	-2,497.30
Bill Pmt -Check	04/08/2016	8307	Philadelphia Insuran...	X	-592.58	-3,089.88
Bill Pmt -Check	04/08/2016	8306	Bag Lady	X	-47.20	-3,137.08
Bill Pmt -Check	04/13/2016	8308	Nueces Electric Coo...	X	-579.00	-3,716.08
Paycheck	04/15/2016	8309	DUNCAN, JoANN	X	-649.89	-4,365.97
Bill Pmt -Check	04/20/2016	8310	AT&T	X	-89.07	-4,455.04
Bill Pmt -Check	04/22/2016	8311	BENNETT, JASON	X	-505.00	-4,960.04
Total Checks and Payments					-4,960.04	-4,960.04
Deposits and Credits - 10 items						
Deposit	03/31/2016			X	137.00	137.00
Deposit	03/31/2016			X	1,952.50	2,089.50
Deposit	04/08/2016			X	40.00	2,129.50
Deposit	04/08/2016			X	2,395.50	4,525.00
Deposit	04/15/2016			X	433.00	4,958.00
Deposit	04/15/2016			X	3,630.44	8,588.44
Deposit	04/22/2016			X	30.00	8,618.44
Deposit	04/22/2016			X	3,985.00	12,603.44
Deposit	04/29/2016			X	20.00	12,623.44
Deposit	04/29/2016			X	1,661.65	14,285.09
Total Deposits and Credits					14,285.09	14,285.09
Total Cleared Transactions					9,325.05	9,325.05
Cleared Balance					9,325.05	60,845.65
Uncleared Transactions						
Checks and Payments - 4 items						
Paycheck	04/29/2016	8312	DUNCAN, JoANN		-542.76	-542.76
Paycheck	04/29/2016	8313	BOOSE, TRISTINE		-228.96	-771.72
Bill Pmt -Check	04/30/2016	PB160...	Prosperity Bank (Lo...		-1,141.22	-1,912.94
Check	04/30/2016	8314	LAMAR VFD		-175.00	-2,087.94
Total Checks and Payments					-2,087.94	-2,087.94
Total Uncleared Transactions					-2,087.94	-2,087.94
Register Balance as of 04/30/2016					7,237.11	58,757.71
New Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	05/02/2016	8315	Time Warner Cable		-52.08	-52.08
Bill Pmt -Check	05/04/2016	8318	D & C FENCE COM...		-2,035.10	-2,087.18
Bill Pmt -Check	05/04/2016	8317	LONESTAR LANDS...		-81.19	-2,168.37
Bill Pmt -Check	05/04/2016	8316	Bag Lady		-47.20	-2,215.57
Bill Pmt -Check	05/06/2016	160506	Lowe's		-225.08	-2,440.65
Bill Pmt -Check	05/06/2016	8319	A-1 Norm's Portables		-108.25	-2,548.90
Total Checks and Payments					-2,548.90	-2,548.90

1:48 PM

05/06/16

Holiday Beach Property Owners' Association, Inc.

Reconciliation Detail

1000 - Checking, Period Ending 04/30/2016

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 2 items						
Deposit	05/06/2016				121.00	121.00
Deposit	05/06/2016				2,523.32	2,644.32
Total Deposits and Credits					2,644.32	2,644.32
Total New Transactions					95.42	95.42
Ending Balance					7,332.53	58,853.13

11:35 AM

05/02/16

Holiday Beach Property Owners' Association, Inc.

Reconciliation Detail

1010 · Imprest Fund, Period Ending 04/30/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100.00
Cleared Balance						100.00
Register Balance as of 04/30/2016						100.00
Ending Balance						100.00

11:35 AM

05/02/16

Holiday Beach Property Owners' Association, Inc.

Reconciliation Summary

1010 · Imprest Fund, Period Ending 04/30/2016

	<u>Apr 30, 16</u>
Beginning Balance	100.00
Cleared Balance	100.00
Register Balance as of 04/30/2016	100.00
Ending Balance	100.00

9:58 AM

Holiday Beach Property Owners' Association, Inc.

05/02/16

Account QuickReport

Accrual Basis

April 2016

Type	Date	Num	Name	Memo	Split	Amount
4100 · Donations						
4102 · Lamar VFD						
Deposit	04/15/2016	1677	HARTMAN, HAROLD	LVFD	1000 · Checking	25.00
Deposit	04/15/2016	1196	HAVEN, LEON D.	LVFD	1000 · Checking	50.00
Deposit	04/15/2016	3690	KISSLING, GILBER...	LVFD	1000 · Checking	15.00
Deposit	04/15/2016	4072	MAHONY, THOMAS	LVFD	1000 · Checking	30.00
Deposit	04/15/2016	15424...	PICARD, ROBERT	LVFD	1000 · Checking	40.00
Deposit	04/15/2016	5694	WHITE, HARPER S.	LVFD	1000 · Checking	15.00
Total 4102 · Lamar VFD						175.00
Total 4100 · Donations						175.00
TOTAL						175.00

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

	Apr 16
Ordinary Income/Expense	
Income	
4010 · Annual Maintenance Assessments	11,075.59
4020 · Property Transfer Fees	542.00
4030 · Resale Certificates	150.00
4100 · Donations	
4101 · General Donations	50.00
4102 · Lamar VFD	0.00
4104 · Boat Ramp Reserve	25.00
4105 · Pier Replacement Reserve	180.00
Total 4100 · Donations	255.00
4150 · Miscellaneous Income & Benefits	93.00
Total Income	12,115.59
Gross Profit	12,115.59
Expense	
6010 · Utilities	
6011 · Communications	89.07
6012 · Water	145.70
6013 · Trash	47.20
6014 · Electric	579.00
Total 6010 · Utilities	860.97
6020 · Repairs & Maintenance	
6021 · Parks and Building	208.25
6022 · Landscaping	750.00
6023 · Pool	165.13
Total 6020 · Repairs & Maintenance	1,123.38
6040 · Insurance	
6042 · General Liability	592.58
6045 · State Unemployment	0.00
6046 · Federal Unemployment	0.00
Total 6040 · Insurance	592.58
6100 · Miscellaneous Expenses	
6104 · Payroll Expenses	
6104.5 · Employer Payroll Taxes	1,418.44
6104 · Payroll Expenses - Other	1,766.75
Total 6104 · Payroll Expenses	3,185.19
Total 6100 · Miscellaneous Expenses	3,185.19
Total Expense	5,762.12
Net Ordinary Income	6,353.47
Net Income	6,353.47

Holiday Beach Property Owners' Association, Inc.
Balance Sheet
 As of April 30, 2016

	Apr 30, 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	1,478.46
1009 · Security Lighting	1,803.25
1000 · Checking - Other	50,873.08
Total 1000 · Checking	58,651.21
1010 · Imprest Fund	100.00
Total Checking/Savings	58,751.21
Accounts Receivable	
1200 · Accounts Receivable	-2,720.54
Total Accounts Receivable	-2,720.54
Total Current Assets	56,030.67
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	247,823.75
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	5,910.89
Total 2100 · Payroll Liabilities	6,634.82
2220 · 2013 Boat Ramp Loan	28,213.37
Total Other Current Liabilities	34,848.19
Total Current Liabilities	34,848.19
Total Liabilities	34,848.19
Equity	
3000 · Opening Bal Equity	102,056.44
3900 · Retained Earnings	61,774.63
Net Income	49,144.49
Total Equity	212,975.56
TOTAL LIABILITIES & EQUITY	247,823.75