

Holiday Beach Property Owners' Association, Inc
Monthly Board Meeting
August 13, 2016
2:00 PM

Agenda

I. Call To Order
John LeLeux President, Marshal Lightman V-President, Kim Krueger Treasurer, Analisa Kennedy Secretary, John Bradley Boat Ramps & Pier, Terry Nielsen County Liaison.

II. Establish a Quorum is Present – Yes

III. Reading and Approval of Minutes from Annual Meeting July 16, 2016
Marshal made the motion to accept minutes as read, John Bradley 2nd
All in Favor – None Opposed – Motion Carried.

IV. Financial Report – Kim Krueger
See Attached – Report Presented John asked about the increase in our current balance and wanted to know if it was a result of us collecting past due amounts Kim stated yes.
Marshal made the motion to accept the financial report as presented – John B 2nd
All in Favor – None Opposed – Motion Carried.

V. Board Member Reports - Committee Reports

Subdivision & Restrictions – Jason Polasek not present

Pools & Parks – Vacant (Analisa Kennedy fill in)

Currently everything is running smooth with the pool. Our Pool Monitor came up to open the pool up and noted the pump was not running and the water was turning green. Tristin came up ASAP and noted we had no power. David Gill

came

up and discovered the power had been turned off. Taken care of. Pool Monitor is taking care of all maintenance of pool area including cleaning the bathroom.

Tristin is doing a great job maintaining the pool and taking care of all chemicals. Park areas are being mowed as needed along with the weed kill done early in the season.

Boat Ramps & Pier – John D. Bradley

Nothing new to report on the boat ramps at present. Fishing Pier we have had at least 3 cases of individuals pushing the gate off the track. Have also had a garbage dump. I have picked up a bag full of diapers and someone also dumped a huge tire in the parking lot. Terry Nielsen stated he would take care of issue. Another need to get card readers updated.

the tire

Had an electric bid came in at \$11,200 for a repair on the Pier.

declined
a
pass
work day
last.

Boat Ramps & Pier Continued – John Bradley

Need to get it brought to code. One of the contractors came in to give us some bids on the Pier to do an overhaul or replacement. The guy I contacted said he to bid as there was too much work to be done. We need to make sure we get Warranty or Performance Bond on what is done. We need to be able to insurance inspection as well. We have talked about getting a community to try and drive down nails but the lumber we have nothing seems to

If we cannot get the Pier up to inspection we will end up closing the pier down as we are liable. We have not contingencies to take care of our assets at present. Looking at 9 months to a year if we can not get it fixed.
\$160,000 to rebuild a new pier.

John Leleux – comments about the fact that he appreciated all the John Bradley does as he is not a full time resident here like many of us he is a volunteer like all of us. If we can not insure the safety of everyone who gets to use them we will have to close them.

Comment from Peggy Bourg – What about trash cans – yes we have them we just have so many people using the facility and there is an over load.

Gloria – comments about what a big Cold Front does to the piers.

Anna Gill – question about usage – will be addressed later in the report

Aransas County Liaison – Terry Nielsen

Scheduled to get 2 roads paved this upcoming year. Supposed to have left turn lanes within the next 3 months. Tx Dot is in charge of speed areas.

Marshal – Can we ask which roads are to be paved? Terry will ask.

AEP to follow up with fire hazards on vines and lines.

Survey on Belaire done should have a report with in 90 days.

Annexation – not in our life time.

Mosquito Spraying and Dunks – Terry will take care of dunks every 30 days.

Complaint started on 1 property reference weeds and county. Will get a list of properties for the county to take care of.

New Property Owners – Analisa Kennedy

The new people calling, emailing, or dropping in ask questions that have all been ones we could have answered with the FAQ Sheets and the Web site. There have been very few new Property Owners needing cards or passes issued. I think the proposed Kiosk would take care of these questions and the days we would need the office open to handle personal issues. The Drop Box works great for billing. Fax is taking care of papers from Title Companies. The Phone Retrieval System is answering questions as needed. Consider opening office less.

VI. Old Business

Septic Tank Concerns for HB Community Center – John addressed the group with what we experienced with the massive rain and 2 parties. Septic failed at that time. We need to find a solution. Cost to replace the Septic has been high but have spoken to several in the field and will pursue this issue. Analisa stated there was a party this past weekend and we have had several other meetings with no septic issues at all may have just been the perfect storm.

Mail Box Up Date (Marshal) He met with the agency and we managed to get 7 replaced after his negotiations. Aluminum will have a longer shelf life than the old ones. If anyone wants a new box find out who your neighbor is... \$1200.00 \$74.80 per individual. Special thanks to David Gill and Scott Krueger for volunteering their time to assist with the work on the mailboxes.

VII. New Business

Updating Holiday Beach Property Owners' By Laws and Deed Restrictions. John LeLeux – Obvious we can not do everything. So we are going to prioritize what we need to do. The By Laws and Deed Restrictions if we are going to try to clean up Holiday Beach we have the desire to promote our community We need to look at these and reword if needed. We are NOT Going to change us into some other subdivision. This is put on the agenda to keep every one advised as to what is going on. We need your suggestions please. We will address the concerns of everyone in Holiday Beach. Noted that in the original By Laws it states 1 vote per lot but the State changed this as a result of Developers having too much control. We just need to ensure we are correct.

Information Kiosk (Map – FAQ Sheet – Contact Information) – Analisa We discussed this once before as a possible solution to help property owners and potential property owners in finding answers to FAQ's and to look at the map of Holiday Beach. We did a 4 month Log to see what was generated out of our office and came to the conclusion that we did not have enough traffic to warrant a full time position. The Book Keeper currently takes care of our billing and once we go to the Annual Bill Date for everyone we will have less and less need for actual contact time. I have logged down why people come in and call and 99% can be addressed with sending them to the Web Site or to the Information Kiosk. Put out an inquiry and it would cost \$1100. for one built with a roof and Plexi-glass to cover the map.

Liens on Properties Past Due HBPOA (Analisa – Kim)

As previously discussed we have an issue with property owners not paying dues. Two months ago we started writing Pay ASAP or a Lien will be filed and even made some phone calls. We are getting money in but feel we could do better. Tax Office does not provide list of previous liens. We will have to go down and

look

it up individually to see if we already have a lien on a property before we possibly

file on them. What would the Board would like to do on this as we go to Annual Billing in October or November for a clearer picture. EX. August \$11,640 past due.

Mail Out – Fliers – Emails Surveys for Amenities of Holiday Beach
John stated that we live in a technological age and that this would be a way for us to communicate to our public in Holiday Beach. Substance of information for our community.

John Leleux – We as a community do not need anyone coming to our area like a dump. We are going to put a sign up at the pier and we are going to file on all of these individuals. We have got to get back to a family area. We are going to get some attention. Area Law Enforcement will be called.

Start doing a little more in making things look better – Paint our mail boxes
Will make a point of making things looking better and keeping us be the neighborhood a kind of place everyone would want to live. It is an investment that we do not want diminished by trash.

Pier and Pool Cards – January 2nd every card will be killed. We will be open every Saturday to reissue these cards. This will help us take control. 1st key free 2nd card \$25.00.

VIII. Presentations - Comments

Web Page Update and Information – Peggy Bourg
In touch with the Web Master – everything is current -
2008 there are By Law Revisions. Master asked that we get the agenda to him the Wednesday before the meeting. There are quite a few pages that are out of date and we need to see what can be deleted or kept.

Holiday Beach Women's Group –
Gloria stated that they are trying to organize a Game Day Tuesday and Thursday 10:00 – 1:00 bring your own snacks and drink.
Face Book – Holiday Beach Friends and Holiday Beach Women's Club sites.
Rummage Sale too on September 3, 2016.

COMENTS:

Anna Gill – If you are beautifying the area – speed issues on some of the roads could we have speed bumps or something. We need to slow people down.
John Leleux stated that he thought it was county issue but Marshal stated he thought it might be Tx Dot. Asked the Liaison about this. Will check on it.

Brenda Ermis – Questions about restrictions about old cars. What about enforcement? John Leleux – we are trying to catch up. We made a decision as a board that the Web Page keep everything current. Terry Nielsen will take care of what needs to be done as far as helping. John Bradley stated the Board changed

the By Laws but now way to enforce them. We need to do something. We can put
all the By Laws out there but do not have teeth to take care of things, we
need to figure out how to enforce them. Marshal – stated that there are
areas that need to match Texas law.

Gloria Ziengelhaus – Overgrown property – environmental issues. We used to
have a huge dumpster that was over by the area that the county has their fill
material and we were allowed to have everyone come and clean up
this would be an idea for us to check out.

Sherry Cilenski – Question about the use of the Community Building. What are
we doing about the Community Building and fees? Feels like this would be a way
to take care of Septic Issues if there are fees to pay and keep to pay for what needs
to be done.

Peggy Bourg – Question about septic and overflowing would like things taken care
of. This creates health hazards.

is Marshal – stated that the water levels are about normal. The opening to Copano
18 inches. Just shy of 24 inches in certain areas. The canals may close up
as a result of just silting.

Terry stated that at the County Level there is some possibility that the dredging
from the wetlands may cause some of these problems due to water run off.

Gloria – Trash at Kayak – Didn't we have a garbage can. Analisa yes but it was
stolen. What do to about trash, if you see it pick it up.

Closing by John Leleux wants to do the best they can do for Holiday Beach.
We want to know what it is that you want us to do for you because we are
not just a board, we are your neighbors.

IX. Move To Adjourn 3:20 pm Marshal motion to close - 2nd John Bradley
All in Favor – None Opposed – Motion Carried