

Holiday Beach Property Owner's Association, Inc.
Monthly Board Meeting
November 12, 2016
4:00 pm

Call to Order: John Leleux, Board President

**Present: John Leleux, Marshal Lightman
Kim Krueger, Analisa Kennedy
Terry Nielsen**

**New: Billy Burke, Pool and Parks
Mike Tracy, Member At Large**

Quorum Present: Marshal stated yes we have a quorum present

Betty Stiles, County Commissioner presented current information about HB.

TxDot stated the end of December Causeway may be finished, however we really think that it will be open at a later date.

Requests for turn lanes as they enter in to HB...more speed limits posted as well.

The birding site has had some of the cattails killed in that area.

Any questions from the audience – TxDot; There have been several fatalities in this area. Can we get a stop light or something to help our area?

Betty Stiles agrees that we need a stop light or something in this area.

Marshal Lightman – Solar warning light posted in the area too.

A Petition may also help as a request from a member in the audience.

Terry Nielsen stated he would take care of contacting Mr. Benavidez with TxDot.

Two roads will be paved, DeVaca and Pin Oak for 2017.

Terry asked - Time frame on survey for Belaire.

Marshal – stated he has asked and was told still in discussion.

Betty reviewed other ways to get funding from other agencies still working on it. Environmental Health - issues on some properties.

Member asked about abandoned trailer as you enter HB.

Tree concerns – 50 inch trees to be saved. Heritage trees to be saved.

Betty stated she is a phone call away please call her at any time.

Member about trailer issue on West Side on Sherwood. Homeless people living there and wants something done about it. Betty Stiles asked that an address be provided to her office.

Billy Burke has stated he is interested in serving on the Board in the Position of Pool and Parks. Marshal made a motion to have Billy Burke serve in this position Terry 2nd - None Opposed – All In Favor – Motion Carried.

Mike Tracy is interested in serving as an At Large Position Analisa made a Motion to have Mike Tracy serve in this position Marshal 2nd – None Opposed – All in Favor – Motion Carried.

Approval of Minutes from October 8, 2016 – All Board members reviewed. Marshal made a Motion to accept minutes as presented Terry 2nd – None Opposed – All in Favor – Motion Carried.

**Financial Report: Kim Krueger, Treasurer
Discussion about Annual collections doing really well.
(See Attached Report) Marshal made a Motion to accept Financial Report as presented. Terry 2nd – None Opposed – All in Favor – Motion Carried.**

Board Committee Report:

Subdivision and Restrictions: Jason is not here at this time. John Leleux stated he would present information. We know there are trailers in places where they can not be. RV's are not allowed as residences of any kind in Holiday Beach. We are required to go through procedures. Deed Restrictions dealing with other issues and what we are going to do. We must do it according with the law. We will do it correctly. Jason has form letters ready to be sent out and they will be certified done the right way. We are working on these issues it takes time to get them done right.

Other Issues – Yards overgrown there may be extenuating circumstances. These must be investigated. John looked up a bunch of properties on the Tax Sales and we only got addresses on a couple of them. Analisa noted that we just recently got addresses on County Tax Sales from September 2016. Terry Nielsen and Billy Burke stated they

both bought property as a Tax Sale and just recently got their papers. Analisa stated it would be ideal if we got the information after the sale so we could begin collecting the dues but that has not been the case.

Marshal stated as an example of issues that the Board has addressed are the piers that were put in place but were not in compliance. Jason and John both went to the property owner and everything worked out fine.

Pool & Parks: Billy Burke new Board Member as of November 12, 2016 Analisa gave a report about the Pool will be closing probably this next week. All has been well with the operation and management of the pool.

Boat Ramps & Pier: John Bradley is not present. Analisa gave the report of the issue that occurred with the card reader and the gate at the pier. We had an individual that was locked in the pier area. The card reader stopped communicating properly. We had 3 choices, leave the gate open until we get new cards, close the pier down until we get new cards, or go ahead and fix the card reader and give the gate an overhaul. Busy time of year for our pier. The work was done. All of the lights have been replaced on the pier. John Leleux stated that our handyman, Scott, has done a lot to help maintain our areas and Board Members have also gone down to the pier and screwed down boards as needed. New lights and holders are appreciated by everyone.

Aransas County Liason: Terry Nielsen
Question from Mr. Ermis about what is done about deed restrictions and violations, how is it done. John stated that he wants to handle it properly. Question as to how often does it take place. John stated we are working on it. Terry stated there is a time lapse on some of the issues that take place.

New Property Owners & Office: Analisa Kennedy
Lots of property is turning over in Holiday Beach. Seems to be a lot of the initial owners and their families selling property. Lots of individuals from out of state selling property. Average price seems to hold at \$5000. - 6700. a lot.

Question once again about office being closed addressed:
We did a 4 month review of the operations of this office. After reviewing the data it was determined that it did not warrant being open 3 days a week. Average phone calls per week were 15 – Walk ins

generally wanted to look at the map or drop off payments – Title companies and bylaw questions were by email.

The map is outside on the KIOSK – Email and Website answer questions phone at office as an answering machine – Direct number 361-648-1492 to Board Secretary for a quick contact – Drop Box for payments outside.

Being open on Third Saturday 1-4 we still do not need to be here that often. If there are questions or concerns, as I know there are Face Book conversations, call us and get the answers, the truth. January we will be open each Saturday to issue new cards. As it stands right now we will post when we will be open on the door.

Old Business:

**Action Item: Vote to pay off boat launch note
Analisa Kennedy made the motion to pay off the boat launch note
Marshal Lightman 2nd – All In Favor – None Opposed – Motion Carried**

**Action Item: Vote to install cameras at pier
Marshal made the motion to install the cameras at the pier (\$2931.29)
Terry 2nd – All in Favor – None Opposed – Motion Carried**

**Action Item: Usage of Community Center Center \$100 Current all refunded. Conversation about the terminology and usage fees needed. Marshal made a Motion that we charge \$100.00 with \$50.00 Deposit and \$50.00 Rental for use of the Building – Create a letter stating what is required.
Billy Burke 2nd – Al in Favor – None Opposed – Motion Carried.**

New Business:

**WEB Issues with Blue Dominoe – Analisa Kennedy
Opeing statement of issues we have had in reference to blocks of emails, ease in getting data on Webpage, only having one administrator. Invited HB resident Jeffery Judkins to present information about Webpage Issues. He stated that there are companies we can utilize for different services and feels that he will be able to help with this problem and the language we need to better serve Holiday Beach with Technology. Analisa stated that the real estate agents tell us all the time that they love our Webpage. We need to clean it up and remove things that we do**

not need as POA.

Community Usage of Chalk Boards – North side of kiosk

Marshal discussion about chalk board.

Marshal made a motion that if individuals want to use the chalk board contact Analisa Kennedy 361-648-1492 for clarification.

Billy Burke stated that the chalk board is sitting in County Right Away and issues have surrounded the usage before. Noted.

Billy 2nd - All in Favor – None Opposed - Motion Carried.

John stated that of course we want Death Notices Posted and the Meetings for the Ladies Group we just do not need things like parties and come to my house for a BBQ.

Discussion of methods to collect outstanding dues (\$117,000)

Marshal reviewed the problems that we have in Holiday Beach.

Once we have collected all of the information from our last billing cycle and it is finished by January. We will send out a letter to everyone who is delinquent over two years past due in collections. One of the ways we could collect funds is to find a collection agency that will get us the most money in return. Billy Burke stated that collection agencies have been tried before and that it did not work well out in Holiday Beach. John stated we need to make attempts to communicate with all of the property owners and try to collect the back dues. Marshal made a Motion to find out information about collection agencies - Analisa 2nd - All in Favor – None Opposed - Motion Carried.

Analisa stated that the ByLaws and Deed Restrictions are currently in the hands of the lawyers to make things right.

Budget Planning for December to have ready for January 2016

Marshal stated that we are formulizing the budget and the process. We will discuss what we need to do. \$50,000-\$60,000 to maintaing operating costs for Holiday Beach. We will create the actual budget for 2017.

John Leleux stated it is really hard to figure out what we are going to pay when we do not know what we are getting in. Wants to simplify what we are doing. We are putting together a book on what to do here and how to do it.

Open to community for comments:

Gloria – Holiday Beach Women's Group question about putting their own box on the KIOSK. John we will put that on nest Board Meeting as

Action Item.

Holiday Beach Friends is a FB Page and Holiday Beach Women's Club. They had a food drive today and it went great. Drawing is in process. Looking at projects in the area. Halloween Party was a huge success. May have a community Christmas

Debbie Hughes – Question about how it is listed on the financials. John addressed the Board with what we inherited. We need to absolutely post what has not been paid and how it is outstanding. Analisa – Great Question but we just did this in October and put it together. We do need to post it better.

John stated about POA individuals voting on basic running the office. By Laws have a vote. We are not trying as a collective group to control Holiday Beach. We are all volunteers.

Karen Pegram – Question about the office and what is going on. A News Letter would be a great way to informing Home Owner's

Alice Cerda – Property issues and concerns with lot usage commercial and non-commercial. Complaint already turned in to Jason.

Terry Ermis – Would like the map to be bigger on Website.

Tim McKinzie - question about cameras and dock issues. Board question about the card user and who damages the pier. Cards and the issue with them addressed.

John Leleux – we want the individuals who intentionally damage our property. We will have it investigated. Hopeful that we can we charge the individual to pay for what damage is done.

Steven Plessala – Are there towing signs and is there a no trespassing sign?

John Leleux Towing issue – we can not tow you if you do not have a placard on your vehicle. We are moving towards a gate with our card readers. Looking to fence the boat launch and have a access card entry.

Alice Cerda – Question about vandalism. Comments about what is going on in the area.

**Motion by Marshal to close the meeting – Billy Burke 2nd
All in Favor - None Opposed – Motion Carried.**

Adjourned: 5:50 pm