

**Holiday Beach POA Board Meeting
April 18, 2017
Tuesday 6:00 pm**

Agenda

Call to Order: Called to Order 6:02 pm

Quorum Established: Yes

**Present: John LeLeux, Kimberly Krueger, Lee Byrom, Mike Tracy, Greg Steward, Billy Burke
Analisa Kennedy**

**Approval of Minutes: Billy Burke made the motion to Accept Minutes with the correction to be noted that Nominations be submitted by May 10th instead of May 1st - Mike Tracy 2nd
None Opposed – All in Favor – Motion Carried.**

Financial Report: Presented by Kim Krueger (see attached)

Questions from Bill McLain reference last months statement addressed.

Question about Scott Services and the fees – Terry Ermis – It was stated by John LeLeux that he is more than a yard man he is also a handy man for Holiday Beach. We have had a lot of things go wrong and needed to be fixed and Scott has taken care of them.

Motion made by Lee Byrom to accept report as presented – Billy 2nd None Opposed - All in Favor – Motion Carried.

Board Committee Reports: Subdivision and Restrictions – Mike Tracy

We have a few new developments coming up one on Palmetto and we have another on Newcomb Beach.

Pool & Parks – Billy Burke still working on some of the base at the pier area.

Pier and Boat Launches – Greg Steward reported that the water is shut off at the pier as it was coming from the Holiday Beach Water Department. Will repair the old fish cleaning stations and replace it with a pump from the bay.

Aransas County Liaison – Terry Nielsen absent

Old Business: Boat Ramp Contract – SAVI contract now signed – John reported on the plans. Duly Pick up and a 24' Boat is the compensation space we have created. Will have 2 beams to open the gate which will be on the North side. The South side will have a locked gate with numbers to call to open.

Letters to follow up on No RV Living signage (Deed Restriction) John reported we have to address this as the deed restrictions and by-laws are enforced. We will get the signs up as soon as we can and then we can send the letter that will represent our rules and guidelines after that we will file in court.

New Business: HBPOA Dues – John we are at \$35.00 per lot per year. It costs us about \$50,000 to \$55,000 a year to run Holiday Beach without any major problems. John stated he cannot think of any POA or HOA that receives as little as we do and it is difficult to have growth ... this is 2017.

If we are going to have amenities like we do all of these things take repair and maintenance with \$35.00 per lot there are no reserves for anything extra.

Internal Audit: John - When we took over there was not an audit. Bill McLain and I did this as a review to have a zero balance. We are working with an individual to leave with a good idea of what we have when we leave. Lee – stated that this is an administrative procedure so we do not need a vote.

Survey for small boat ramp – John stated we have to know where the boundaries are so we can move forward. Lee stated he would like to make a motion to get a survey for small boat ramp – Mike 2nd None Opposed All in Favor – Motion Carried.

Deed Restrictions / Bylaws in State Compliance – John stated that this is so important. There has been some legislation that has changed and is specific for HOA and POA's. We need to adopt them into ours so that we are in state compliance. Lee stated that we need to consider that we have to have it right and place it for annual meeting. Recommendation to table for Annual Meeting so we have the correct language that is along with the state. Lee Byrom stated we need to truly be caught up with what the state has in effect. Lee Motion to table and wait until annual meeting – Greg 2nd – None Opposed - All in Favor – Motion Carried.

At Large Positions – 2 are open

Question about At Large Position – having a person who keep us informed gather information and present data. Non-voting position.

Committee for HBPOA Board Election – Volunteers by May 10th
John addressed this – Counting Ballots – Review Applicants
Brenda Ermis – Peggy Bourg volunteered to count ballots.

Pool Monitor for Summer 2017 – Discuss if we are going to have a pool monitor or not for this year. This came about because of the renter situation.

We had some serious violations with this issue. Need an action item.
Lee stated we need to pursue having a Pool Monitor for the 2017 school year
Greg 2nd – All in Favor –None Opposed - Motion Carried.

Question from the floor about can we get volunteers? John stated it would be amazing. Several people stated that we have tried several times and it just did not work. Conversation from audience reference candidate for position. Anna Gill comments and concerns about individual as monitor having her own children taking up space in the pool.

Security for July 4th – John - Last year when we had security it was like a turn around. So many people left when they found out that cards were being checked. A few weeks ago John met with the Game Warden and the Sherriff's Department and advised folks about trespassing. We had a good bit of damage. \$630.00 for a weekend to secure our assets. Bill asked if we can put security at the large boat ramp too? John stated 7:00 – 2:00 am was the most traffic. What about Memorial Day Weekend? Conversation: Might consider both weekends. Mike made a motion to hire security for Memorial and 4th of July – Lee 2nd All in Favor –None Opposed - Motion Carried.

Comments: Karen Pegram – Question about dues... is there a way to put an average in a letter so that it is better understood. Might help have people get behind dues being raised. Also about the pool – Question about the pool being open earlier maybe for 2 hours so there are no kids in the pool for seniors. Could the board consider. Lee stated that it does not need to be voted On this is an administrative issue. Billy stated a great idea. Senior Swim Time to be put on the web and a sign on the gate. Also had questions and comments about dues – can they make monthly payments? Kim – we already accommodate that here at Holiday Beach, we take money anyway we can get it.

Anna Gill – discussion about dues – Individual or multiple lots?
John stated that if he was making the motion it would be per lot as each person has the choice of the number of lots they own. Anna stated that \$500.00 per person would be great. I think we would end up with a lot What about people like Billy Burke who has a lot of lots? What about Re-plotting the property? John stated it has been filed as platted on record.

Bill McLain stated we cannot raise the dues over 30% as it is a state law. John stated that going from \$10 to \$35 far exceeded a 30% raise. Nothing has been decided this is just discussion.

Greg Steward – HB was never designed to have people to buy 10 – 15 lots. It was developed for communities and homes to maybe have a couple of lots. John stated that there are many who have fixed incomes. Many have investments and vacation homes. We have a Community ... they have to have a feel for what we need and where we want to go.

Fran Lohr – Discussion about all that is going on...any update. John stated that Terry has made some inroads with Ms. Stiles. Billy stated that some of the roads have been seal coated as they are up to the 5 year plan.

Dawn Huff – Ms. Kitty’s Holiday Rentals in Rockport. Has about 8 homes In Holiday Beach. Stated that she has dealt with other entities and creating a working relationship... Home Owners register with HOA’a and who was Managing them. Short Term Rentals have trash service – problems with Fireworks – having knowledge of who to contact. What we do is work with HOA’a and POA’s. Recently enforced that they could not use the pool and Pier cards. We have enforced them with our renters too.

John LeLeux stated that the Deed Restrictions clearly state we have not changed anything we have just tried to take control of what we have. Dawn stated as a property manager she has not received a copy of the By-Laws...we will follow the guidelines. There are other property managers also using the amenities. Greg stated it is the Home Owners responsibility to inform a rental agent and do it properly.

Greg stated as a suggestion to look at this as a revenue service. Have them list it with us – percentage – possibly a fee. Just an idea. Bill McLain stated HB cannot do that as we are a Non-Profit. Kim Krueger stated we are not longer a Non-Profit – we lost that status.

Bill McLain – Direct Question reference March 1st usage of the Community Center directed at Board Secretary, Analisa Kennedy and Kim Krueger, Board Treasurer. “Was the building rented?” Also asked about form signed about alcohol. Note: Building was rented for a Pampered Chef Party – Used for 2 hours - \$50.00 paid (copy of cancelled check in office) Building was cleaned. John LeLeux stated he has seen the cancelled check and closed the discussion.

Anna Gill – Questions about votes – per lot noted that previously it stated That property owners had one vote per lot. John stated that it had been changed by the state.

Adjourn: Lee made a motion to adjourn – Greg 2nd - All in Favor – None Opposed Motion Carried. Date for next Board Meeting: Will discuss this with members.