

**Holiday Beach POA Board Meeting**  
**May 20, 2017**  
**Tuesday 6:00 pm**

**Call to Order:** John LeLeux called the meeting to order

**Quorum Established:** Yes

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

**Approval of Minutes:** Minutes from April Board Meeting read.

**Discussion about corrections to be made on the May Minutes.** Change comment on Aransas County Liaison report when Marshal stated he had talked to TEXDOT and minutes had Betty Stiles. Motion made by Marshal to approve minutes as corrected - 2<sup>nd</sup> Billy Burke - All in Favor - None Opposed- Motion Carried.

**Financial Report:** Presented by Kimberly Krueger – (see attached report)

**Motion made by Billy Burke to accept report as presented - 2<sup>nd</sup> Marshal Lightman - All in Favor - None Opposed - Motion Carried.**

**Board Committee Reports:**

**Subdivision and Restrictions – Mike Tracy – Pompano and Club Oak New houses**

**Pool & Parks – Billy Burke – Everything is looking good. Road Base taken care of. Problem with key opening gate. Camera out over looking over pool is not working. Will call Victor ASAP. Schedule set for Pool Monitor – Memorial Weekend and 4<sup>th</sup> of July Weekend.**

**Pier and Boat Launches – Greg Steward (absent) Report submitted by John - Water Pump is not working will retrieve it and replace it. Boat Ramps seem fine at this time. One of the lights is out at the main ramp. There were 6 trucks at the ramp when he was working. Would rather utilize a sticker. Could we look into the Palm Tree design Analisa showed us?**

**New signs made and will be installed as soon as he can.**

**Small Boat Ramp – Brundret \$450.00 for quote to survey the area for us.**

**AEP Light at Kayak needs to be done.**

**Stickers to be brought up at next meeting.**

**Aransas County Liaison – Terry Neilsen (absent)**

**Marshal stated that he has also talked to TexDot in reference to roads. Call and get on the list is a way to see about your streets getting topped.**

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**Old Business:**

**Follow Up Procedures for RV Violations. Sending letters and then filing in the JP Court.**

**Discussion of penalties – John stated the Deed Restrictions are what we follow.**

**Simplest approach – Those who are living in an RV receive a Certified Letter informing them of the violations.**

**Action Item: Raising of HBPOA Dues – Discussion**

**Currently \$35.00 a lot. John stated that he had researched this statement and it is not noted anywhere. July have it on the ballot of \$45.00 per lot.**

**Marshal stated this will not cut it with this amount. Can also go over boat launch information as it has settled. \$90,000 for large boat ramp and over \$100,000 to replace the pier.**

**Canals are also silting in. No money in our accounts to do anything extra. Marshal made a suggestion that we do a per lot fee. Marshal stated that he would like to see it increase by \$75.00 minimum per lot. Discussion from Board. To raise the dues or not.**

**(Note: No data to support previously stated restriction of raising dues more than 30%)**

**Must Be Finalized to be on the Ballot. Kim discussion about amount to be raised may be a little high of \$100.00 per lot is determined. John stated we are at the end of our term and we need to make a decision.**

**Motion to raise dues by Marshal to \$50.00 (will contact a law firm if yes or no if we need to in reference to percentage of less by 30%) - Will validate this by June 10th - Analisa 2<sup>nd</sup> - All in Favor – None Opposed – Motion Carried.**

**Discussion again about 30%**

**Kim made a motion that we contact a lawyer that we go up at least 30% or whichever is greater to be at least \$50.00 per lot - Lee 2<sup>nd</sup> – Analisa stated this is pretty much what we just voted on with Marshal - All in Favor – None Opposed - Motion Carried.**

**This amount of \$50.00 for dues per lot will be placed on the Ballot as it is a change in the current By Laws. Based on final decision by HBPOA Board of Directors determination from legal advice or investigation of the stated 30% maximum stated by Bill McLain.**

**Nomination Committee: Peggy Bourg, Brenda Ermis, and Mike Schuller**

**Status of their Nomination Committee – Data provided to the President.**

**Names to be placed on Ballot with mini-bios.**

**New Business:**

**Create Ballot now that we have names for the election and information about dues.**

**Statement by Peggy Bourg – There are positions not filled at this time. She is on the**

**Nomination Committee. Lee Byrom stated that the next Board will have to appoint someone.**

Also discussion about those running must be in good standing.

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John stated that we had a call for the nomination time frame – Lee stated that the window was closed as was noted on our previous minutes.

June 10<sup>th</sup> we will stuff envelopes – 12:00 – 4:00 Board Meeting at 5:00

Annual Board Meeting Set for July 15<sup>th</sup> 1:00 at the HBPOA Community Center  
Change of Leadership will take place at this time after the Ballots have been counted.

At Large Positions – 2 are open

Comments: John LeLeux stated time for Comments and that the Board would listen.

Gloria questioned about time of Annual Meeting.

Karen Pegram – Comments about the dues and the number of lots such as undeveloped and developed. Questions about signs at facilities. John responded that he put signs out today.

Bill McLain – Read from By Laws and Guidelines. Have until May 31<sup>st</sup> to have individuals run for Board. Discussion – Purpose of HBPOA – Community Property Discussion. Read from By Laws and Deed Restrictions. Discussion about Pools – Parks / Amenities also reviewed. Stated we should not be charging for the use of the Community Center. Asked that the current Board take back the voted on amount of \$50.00. Noted that the Women's Group should not have to pay to use the building for meetings as they are a service agency for Holiday Beach. Need to change the administrative fee of \$50.00.

Joe Davis – Went to a meeting about Boards and operations and found that you no longer have to be current on dues to use amenities.

Karen Pegram – That does not seem fair. Why would anyone ever pay anything!

Anna Gill – question about the dues and fee for the attorney. If you put it on the Ballot you could also write it a different way like fee based on lots in 2 different ways of raising the HOA's. This may be better than just one thing. Just generate different ways of getting the money.

Gloria – stated that each lot ought to pay regardless of what is on it. Vacant or a house there are fees to be paid. Most HOA's pay monthly as opposed to what we do annually. \$50.00 is nothing. What about letting folks make payments? Kim – Treasurer - stated we already allow that.

Peggy – stated look at your Deed Restrictions as it stated by lot.

**Terry Mills – New Owner \$35.00 is not enough. I think \$50.00 is short but a decent start. \$75 or \$100 would get us in a better position.**

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**Peggy Bourg – Can we recruit individuals to serve on the Board? Yes. HBPOA stated that based on information presented that they would lengthen the application time. The main reason we put it on a time constraint was for the ease of getting everything printed and done early.**

**Roger Martinez – Like the sticker ideas for boat ramps – and towing vehicles in violation.**

**Adjourn: Marshal made Motion to close the meeting - Mike 2<sup>nd</sup> – All in Favor – None Opposed – Motion Carried.**

**Date for next Board Meeting: June 10<sup>th</sup>, 2017 5:00 PM**