

HOLIDAY BEACH PROPERTY OWNER'S ASSOCIATION, INC.

Annual Meeting of the Membership
July 17, 2010

President Rose Arp called the meeting to order sharply at 11:05am.

Diane Colbert declared that a quorum was present for the board meeting. Board members in attendance were Rose Arp, Tim Erwin, Jo Lee Mayes, Cecil Hayes, Diane Colbert, Tom Aldridge, Wayne Tabor, Derward Amacker and Gloria Ziegenhals.

The minutes from the June meeting and the 2009 Annual Meeting were read. Tom Aldridge made a motion to accept the minutes. It was seconded by Cecil Hayes and approved.

Financial Report:

Rose Arp read the Financial Report. All the insurance money received for the reconstruction of the new building has been spent. There is a 0 balance. Anything else that needs to be done in reference to the new building, will have to come out of the general fund. Motion to approve report by Tom Aldridge and seconded by Gloria Ziegenhals. Report was approved.

Committee Report:

Everything is going well.

Old Business:

A. Community Center Progress (repairs on sewage) . . Problems are occurring because of all the rain.

B. Pool . . . The pool is open and busy. We are having to use monitors right now until the gate system is fixed. We have new furniture and umbrellas around the pool . . . looks good. And the water has been certified as excellent.

New Business:

Tom made a motion to approve the annual budget, seconded by Gloria Ziegenhals. Motion carried. It was noted that everyone seems to be paying their AMA's on time.

Good of the Corporation:

A. Shell Point Ranch Plans.

Bill Schmidt said he had a meeting with Mr. Todd Hunter and his partner about the plans for this subdivision that is suppose to be developed just north of Holiday Beach on Hwy 35. The projected date of starting will be sometime in 2015 when the causeway is completed. Two of the biggest concerns with this development are where will they be getting their water and how is their sewage going to be taken care of. The Holiday Beach Water Department can not accommodate them. A concern was brought up about the possibility of Rockport annexing Holiday Beach in order to annex this new subdivision. The suggestion of becoming a township to prevent us from being annexed, which will also allow us to keep our tax base low, was suggested. It was noted that the city limits of Rockport was just on the other side of the causeway.

Recommended Action: We need to look into what it will take to become a township. The board itself can not make this decision. Jo Lee Mayes will look into what it takes to become a township. When asked if we have an attorney, Rose replied we did not. Three years ago we were broke, but because of the increase in AMA's and many donations, we are now in the black and will look into attaining legal council at the appropriate time.

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The Dredging of Cedar Bayou . . . Looks real good and possibly will start in April 2011 after the Whooping Cranes leave.

Bill Schmidt commented that Rose Arp has done a great job since she has become president of the Association and how much her husband, Raymond Arp, has done for us. Rose thanked everyone for their cooperation and the board for their help. Rose also thanked everyone that helped with the new community center.

Rose recognized Jim Henry, Walt Parker, Bill Schmidt, and Cecil Hayes. These gentlemen have worked for the association and the water board for years and we need to be very grateful to them. She thanked Tim Erwin for getting us a good settlement on the building. She also recognized some of the lady Copanoaker's who were present. Claudine Hendry, June Aldridge, Patricia Sander, Sarah Hayes. They were very instrumental in getting our new entrance signs.

The plans for the old building are to close it for good. It has been suggested that we have it demolished and maybe have a park there with picnic tables and a bar-b-que pit for the property owners to use. The old building has too many problems, including the A/C going out and the slab is cracked from one end to the other. The building has become a huge liability. The office will be moved into the new building.

New Building . . . There are no set rules concerning the use of the new building as of yet. We will have certain rules which will take the liability off the association, etc.

Security Cameras will be installed to help in finding out who is responsible for breaking in or swimming after hours or destroying property.

Rose wanted to thank Laurie and Wayne Moore for providing us with the web site and for all the wiring for the computer and telephones. Billy and Dixie Shaw for the excellent job with the pool and the mowing. Billy Burke for pulling out all the stumps at Hillside Park.

Steve Berger thanked the board for getting the Association out of debt. This is a family and vacation community, the fact that we have never had our channels dredged concerns him. Rose commented that we, as property owners, could do nothing about this. They are not our property. We can not use Association money to have them dredged. The cost would be phenomenal and not to mention the liability. If money was raised for this job, the non-channel side should not be responsible for this expense. It was suggested that maybe we could get someone with a shrimp boat to go through the channels and open them up.

Rose also thanked everyone who helped with the fish fry, Terry Bittle, Kelly Lough, Jimmy Campbell, Jr., Dixie & Billy Shaw, and Raymond Arp. What a great job they all did.

Tom Aldridge made a motion to adjourn. Tim Erwin Seconded the motion. Motion passed.

Respectfully submitted,

Jo Lee Mayes, Secretary