

Holiday Beach Property Owners Association  
104 Saint Charles Loop West Rockport, Texas 78382

**AMENDED MINUTES FOR THE MEETING of**

September 16<sup>th</sup>, 2023

2:00 PM

Holiday Beach Community Center

- 1) Call to Order and Welcome, Jason Friesenhahn called the meeting to order at 2:03 pm
- 2) Establish a Quorum, Cathy McAuliffe verified we had a quorum.

Board members present:

President: Jason Friesenhahn

Vice President: Bill Mclain McLain

Secretary: Barbara Murchison, per  
Zoom

Treasurer: Patricia Burr

Parliamentarian: Cathy McAuliffe

Subdivision & Restrictions: Lorraine  
Tellez

Boat Ramp & Pier: Woody Woodall

Parks & Pool: Shanna Bates

Aransas County Liaison: Debi Oliver

At Large #1: Dela Vallejo

At Large #2: Barbara Schuller, per Zoom

- 3) Approve Agenda:
  - Bill Mclain made the motion to approve the agenda.
  - Cathy McAuliffe 2<sup>nd</sup> the motion to approve the agenda.
  - All in favor, motion passed.
- 4) Reminder of Code of Conduct, please refrain from interruptions or extraneous dialogues during the meeting:
  - Jason Friesenhahn reminded everyone about our New Code of Conduct.
- 5) ACTION ITEMS
  - a. Review minutes from the August 15 Membership meeting, Barbara Murchison recapped the Aug 15<sup>th</sup> minutes.
    - Bill Mclain made the motion to accept the minutes from the August meeting.
    - Woody Woodall 2<sup>nd</sup> the motion to accept the minutes from the August meeting,
    - All in favor, Motion passed.
  - b. Review and Approve Treasurer's Report
    - i. Financial Statements: Patricia Burr gave the report.
      - Lorraine Tellez made the motion to accept the financial report.
      - Barbara Murchison 2<sup>nd</sup> the motion to accept the financial report.
      - All in favor, motion passed.
    - ii. Resale Certificates issued. Patricia Burr reported there were 15 issued.
  - c. Comments from the floor:

Julia Finnegan asked about the donations and David Gill asked about the donations to the Lamar Volunteer Fire Donations made directly to HBPOA are then made to Lamar Fire Dept as needed.

## 6) INFORMATION ITEMS/REPORTS

- a. President's Report: Jason Friesenhahn Thanked everyone for coming and participating. Also commented on rumors heard out in the community about the HBPOA annual dues being raised. Jason Friesenhahn commented that was just a rumor.
- b. Subdivision Restrictions Report
  - i. ACC report Lorraine Tellez gave an update.
    1. Permits issued, there were 3 permits issued.
  - ii. Violations Report: Bel Aire property got the approval to continue.
- c. Pool and Parks: Shanna Bates
  - i. Swimming Pool: Swimming pool is doing great; the fencing is scheduled to start Mon or Tues depending on weather.
  - ii. Community Center Update (will be covered in Old Business).
  - iii. Playground Update: material has been shipped.
- d. Ramps and Piers: Woody Woodall Wendall reports
  - i. Big Boat Ramp
    1. Update on Channel View Gate: still waiting on control board.
  - ii. Little Boat Ramp: bulkhead repairs, need bids.
  - iii. Fishing Pier: Complaints about the Port-A-Potty not being cleaned, HBPOA is looking into changing services and/are increasing times of cleanings.
  - iv. Kayak Park: No issues
- e. County Liaison: Debi Oliver gave an update on cleaning out the culverts.
- f. Election Committee Report: Cathie reports their meeting is on Sept 18<sup>th</sup>, Monday @ the Community Center.
- g. Budget Committee Report: Patricia Burr reports the committee will present their report at the Oct meeting. There was also a question about past due POA dues. Bill McLain and Barbara Murchison stated that a property owner is given the option of 12 months to catch on past due dues and if they default then there will be a lien placed on their property. Past due dues are stated in the monthly financial report, under accounts receivable.
- h. Comments on reports from the floor

## 7) Old Business:

- a. Update on Community Center Repairs: Shanna Bates reports the Community Center repairs have been finished and paid for in full.
- b. Discussion and vote on the need to open a second account. The current account has over the \$250,000 maximum insured by FDIC. (Patty and Barbara Murchison)
  - i. Type of account. i.e., savings, money market.
    - Debi Oliver made the motion to table the decision on the 2<sup>nd</sup> bank account until the October meeting.
    - Woody Woodall 2<sup>nd</sup> the motion on tabling the decision on the 2<sup>nd</sup> bank account until the October meeting.
    - ALL in favor, motion passed.
  - ii. Signatories on Checking Accounts: it was voted on to add another person to the Prosperity Bank checking account, Cathy McAuliffe.

- Lorraine Tellez made the motion to add Cathy McAuliffe as a signer to the Prosperity Bank checking account.
      - Debi Oliver 2<sup>nd</sup> the motion to add Cathy McAuliffe as a signer on the Prosperity Bank checking account.
      - ALL in favor, motion passed.
    - 1. Dual Signatures are required on all checks.
  - c. Select Board members as authorized Signatories. Jason Friesenhahn, Bill McLain, Barbara Murchison, and Cathy McAuliffe.
  - d. No Pets Signage: Jason Friesenhahn reported Jason Martinez donated 5 signs to be put in designated places.
  - e. Email accounts for Board Members: Jason Friesenhahn reported on the Microsoft Outlook 360 towers and is going to get confirmation on the cost.
    - Lorraine Tellez made the motion for Jason Friesenhahn to go forward to confirm the cost on the Microsoft Outlook 360 Towers
    - Woody Woodall 2<sup>nd</sup> the motion for Jason Friesenhahn to confirm the cost on the Microsoft Outlook 360 Towers
    - ALL in favor, motion passed.
  - f. Update on how the Tuesday Community Center Gatherings is progressing: Della Vallejo gave the report on the Tuesday Community Center Gatherings, have had 3 so far and the turn out has not been successful, possibly considering going to once a month.
- 8) New Business
- a. Bulkhead design, location at Fishing Pier, Woody Woodall, Jason Friesenhahn and Bill McLain all discussed what materials would be used, the ramp needs to be ADA approved. Bill McLain is going to check with the GLO on the time frame for completion date.
  - b. Solicitation of bids for lawn maintenance: Review contracts on our lawn care service:
    - Patti made the motion to research other lawn care services and cost.
    - Lorraine Tellez 2<sup>nd</sup> seconded the motion to research other lawn care services and cost.
    - ALL in favor, motion passed. Jason Friesenhahn asked Shanna Bates and Woody Woodall to compile the lots and frequencies of mows with the current lawn service.
  - c. Review of pricing and coverage on Insurance Policies: Jason Friesenhahn asked Lorraine Tellez if she would look at our current policies, since she of knowledge of insurance coverage, Jason Friesenhahn also asked if Barbara Murchison would assist her in obtaining the current policies and sending them to her.
  - d. Discuss locations and pricing of concrete pads for picnic tables near pool: Shanna Bates's proposal was for 2 10X10 pads, Jimmy Campbell submitted a bid to do the work, est. cost is \$1950., Jason Friesenhahn suggested we also have him add a concrete pad out of the Community Center side door with an additional price not to exceed \$500.00.
    - Bill McLain made the motion to accept Jimmy Campbell's est. cost for the concrete pads.
    - Woody Woodall 2<sup>nd</sup> the motion to accept Jimmy Campbell's est. cost for the concrete pads.
    - ALL in favor, motion passed.

- e. Discuss Bulkhead at Little Boat Ramp: Woody Woodall had a bid from the neighbor next to the property of the Little Boat Ramp of \$15,000.00 as he was working on his bulkhead, this was not agreed upon.
  - f. D and O Insurance Policy Renewal: D & O policy is up for renewal in Oct.
- 9) Public Comment
- a. Members were allowed time to address the Board.
  - b. Reminder of Committee Workshop on September 30<sup>th</sup> at 9:00 AM
- 10) Executive Session
- a. Meeting was recessed shortly to discuss the update on Lawsuit against the Board:  
3:40 pm
  - b. The meeting was called back to order at 3:55 to summarize the discussion: Jason Friesenhahn announced we agreed to mediation:
    - o Debi Oliver made the motion to accept that we agreed to mediation.
    - o Patti 2<sup>nd</sup> the motion that we agreed to mediation.
    - o ALL in favor, motion passed.
- 11) Final Announcements/Reminders
- a. Signups for committees
- 12) Adjournment:
- Bill Mclain made the motion to adjourn the meeting.
  - Woody Woodall 2<sup>nd</sup> the motion to adjourn the meeting.
  - Meeting Adjourned at 4:05 pm.

Next Meeting Saturday October 21<sup>st</sup> at 2:00 PM

Committee Workshop Saturday September 30<sup>th</sup> at 9:00 AM