# Holiday Beach Property Owners Association

#### 104 Saint Charles Loop West Rockport, Texas 78382

### Minutes for the

December 19, 2023 Board meeting

### 7:00 PM

# Holiday Beach Community Center

1) Call to Order and Welcome, 7:00pm, per Jason

2) Establish a Quorum: Jason established there was a quorum.

President: Jason Friesenhahn, present

Vice President: Bill McLain, present

Parks and Pool: Shanna Bates, per Zoom

Secretary: Barbara Murchison, present

Treasurer: Patricia Burr, per Zoom

Parliamentarian: Cathy McAuliffe, per Zoom

Boat Ramps and Pier: Woody Woodall, present

Parks and Pool: Shanna Bates, per Zoom

Aransas County Liaison: Debi Oliver, present

At Large #1: Dela Vallejo, not present

At Large #2: Barbara G. Schuller, per Zoom

Subdivision and Restrictions: Lorraine Tellez, present

3) Approve Agenda: Barbara made a motion to approve the agenda with a change in New Business, Lorraine 2<sup>nd</sup> the motion to accept the agenda with the change in New Business, motion passed unanimously.

### 4) ACTION ITEMS

- a. Review and Approve minutes from the November 18th Membership meeting:
   Lorraine made the motion to accept the minutes from the November meeting; Bill 2<sup>nd</sup> the motion to accept the minutes from the November meeting, motion passed unanimously.
- b. Review and Approve the Treasurer's Report:

Patty gave the Treasurer's report, which also included the financial statements.

Barbara made the motion to accept the Treasurer's report, Debi 2<sup>nd</sup> the motion to accept the Treasurer's report, motion passed unanimously.

- i. Financial Statements
- Resale Certificates issued.

There were 6 resale certificates issued.

c. Comments from the floor:

Property owners Lance Ligon and Kelly Herzog asked about delinquent POA dues and the process of collecting them when they're sold at county auction. Jason and Patty are both looking into this issue.

# 5) INFORMATION ITEMS/REPORTS

a. President's Report:

Jason thanked the board and the community for helping with finishing up existing projects. New project, Patty is working on updating website info with the help of her cousin, Matt.

b. Subdivision Restrictions Report:

Lorraine gave an update.

- i. ACC report
  - 1. Permits issued, there were 3 new permits issued.
- ii. Violations Report, no violations currently.
- c. Pool and Parks:

Shanna gave update, everything is good at this time.

### d. Ramps and Piers:

Woody gave the update; he and Bill also updated all the access gates.

- i. Big Boat Ramp, Woody changed out 3 old boards.
- ii. Little Boat Ramp, nothing to report.
- iii. Fishing Pier, Jason repaired one of the lights that was out as you walked onto the pier, there is still one that needs to be repaired.
- iv. Kayak Park: The parking area needs some recycled and asphalt added to it, Patty stated there was money in his budget for that.
- e. County Liaison: Debi gave an update, per Bob Dupnik, about culverts, elevations, and replacing the concrete back over driveways that must be removed. Possibly could take up to 8 months for completion.
- f. Election Committee Report: Nothing new to report.
- g. Comments on reports from the floor: None

# 6.) Old Business

a. Solicitation for Lawn Maintenance Bid Review:

Nothing new from Patty, waiting on other bids, extended till the January meeting. Bill suggested we post it in the local newspaper and Community Facebook page.

b. Insurance Updates Building Replacement Cost (+/-\$200.00 square foot)

Lorraine has been in contact with our insurance provider and is waiting for an update.

- c. Email accounts and website update (Zoom payment due in January), Zoom renewal is due in January.
  - i. Confirm all emails are working, Jason gave an update.
  - ii. Correspondence to use these emails beginning in January.

### 7.) New Business

a. Meetings scheduled for first quarter.

January's meeting will be on Saturday the 20<sup>th</sup>, 10 am, February's meeting will be on Saturday the 17<sup>th</sup>, 10 am, and March's meeting will be on Tuesday the 19<sup>th</sup>, 7 pm.

Patty made a motion to accept this quarterly meeting schedule, Lorraine 2<sup>nd</sup> the to accept this quarterly meeting schedule, motion passed unanimously.

b. By-Laws discussion:

Jason discussed updating and making some changes to our By-Laws and has consulted with RMWBH, our new legal counsel for cost estimates. Lorraine made a motion to update our By-Laws, not to exceed \$6500.00, Debi 2<sup>nd</sup> the motion for the update to our By-Laws not to exceed \$6500.00, motion passed unanimously.

- c. Community Center Reservation for Community Potluck 12/31: Jason waived the rental fee since it will be a Community Event, Debi made a motion to waive the rental fee, Patty 2<sup>nd</sup> the motion to waive the rental fee, motion passed unanimously.
- d. Permit Extension Request 66-69 St Charles Loop (6 Month): Jason addressed this item to Lorraine, Bill made a motion to approve the 6-month extension at 66-69 St Charles Loop, Lorraine 2<sup>nd</sup> the motion to approve the 6-month extension at 66-69 St Charles Loop, motion passed unanimously.

# 8.) Public Comment

a. Members were allowed time to address the Board and the Board endeavored to answer questions and get members' information so the question can be researched and answered or placed on the agenda for next month's meetings.

Lance and Dana Ligon, a property owner, had several issues to discuss.

1. Lance asked about possibly building a pavilion at the fishing pier.

- 2. Questions about the new website and possibly putting a map on the website.
- 3. Trash pick-up for Holiday Beach property owners, anyway, to narrow down the number of companies that pick up in Holiday Beach.
- 4. Trash pick up around construction sites, anyway, to charge contractors or property owners when this is not done.
- 5. What to do about all the signs, (advertising and for sale) that are put in the ditches (county property) instead of on property owners' property.
- 6. Large pieces of trash in ditches, such as metal, tree trimmings, etc...
- 9) Final Announcements/Reminders
  - a. Signups for committees
  - b. January Meeting: Is set for January 20<sup>th</sup>, Sat., 10 am.
- 10) Adjournment: Bill made a motion to adjourn the meeting, Woody 2<sup>nd</sup> the motion to adjourn the meeting, motion passed unanimously, meeting adjourned at 8:25 pm.

