

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

**Minutes from the**

June 15, 2024,

Board Meeting, 10:00 A.M.

Holiday Beach Community Center

President: Jason Friesenhahn, present	Aransas County Liaison: Debi Oliver, present
Vice President: Bill McLain, present	Parks and Pool: Shanna Bates, present
Secretary: Barbara Murchison, present	Boat Ramps and Pier: Woody Woodall, present
Treasurer: Patty Burr, present	At Large #1: Della Vallego, present
Parliamentarian: Cathy McAuliffe, present	At Large #2: Donny Boykin, Zoom
Subdivision and Restrictions: Lorraine Tellez, present	

- 1) Call to Order and Welcome: Jason called the meeting to order at 10 am
- 2) Establish a Quorum: Cathy established there was a quorum.
- 3) Approve Agenda: Cathy made a motion to approve the agenda, Debi 2<sup>nd</sup> the motion to approve the agenda, all in favor, the motion passed unanimously.
- 4) ACTION ITEMS
  - a. Review and Approve minutes from the April 16th Board meeting:  
Some changes were made to the April 16<sup>th</sup> meeting, Patty stated there were other corrections that needed to be made. I, Barbara asked her to please send them to my Blue Domino email, so this could be finalized, she said she would. Lorraine made a motion to table the April 16<sup>th</sup> minutes again until all changes are made, Debi 2<sup>nd</sup> the motion to table again until all changes are made, all in favor, motion passed.
  - b. Review and approve minutes from the April 23<sup>rd</sup> Special Called Board Meeting:  
The April 23<sup>rd</sup> Special Called Board Meeting minutes were tabled again, Lorraine made a motion to table these minutes again, Debi 2<sup>nd</sup> the motion, all in favor, motion passed unanimously.
  - c. Review and Approve minutes from May 21<sup>st</sup> Board Meeting: Bill made a motion to approve the minutes from the May 21<sup>st</sup> meeting, Patty 2<sup>nd</sup> the motion to approve the May 21<sup>st</sup> minutes, all in favor, motion passed unanimously.
  - d. Review and Approve Treasurer's Report: Patty gave the Treasurer's Report, which also included the financial statements. There were 6 resale certificates issued.

Barbara made a motion to approve the Treasurer's Report, Cathy 2<sup>nd</sup> the motion to approve the Treasurer's Report, all in favor, motion passed unanimously.

- e. Comments from the floor: Rose McLain asked what the land scaping fee was for. Patty responded that, that was for our mowing service.

#### 5) INFORMATION ITEMS/REPORTS

- a. President's Report: Jason thanked Lorraine for her help in picking up trash around the Lancaster home, due to the storm that blew the trash can over. Lorraine said it was Sommer Hruska that cleaned up the area. Jason thanked all that were involved.
- b. Subdivision Restrictions Report: Lorraine reported that it was another quiet month. She said there were 2 ACC approvals. There were no violations reported.
- c. Pool and Parks: Shanna Bates reported that there were some complaints about overcrowding at the pool. However, the pool was not overcrowded with swimmers, there were also other people at the pool watching their children in the pool. After the property owners' complaints, Woody Woodall, our pier and boat ramps board member, went by to check out the situation. He confirmed the pool was not over the 20-person occupancy.

It was suggested we try to find 2 monitors for July 4<sup>th</sup>, 5<sup>th</sup>, and the 6<sup>th</sup>.

Our pool maintenance company reported on the amount of sand in the pool. We discussed placing fiber cloth and rock around the edge of the fence to help prevent the amount of sand blowing into the pool. Need to get an estimate on what the gravel/rock will cost for around the pool.

Patty suggested we look into the cost of a pool sweeper to help between weekly pool services. Lorraine suggested we look into a solar sweeper. Shanna's going to check with our pool service company on suggestions for the pool sweeper.

We do have an outside shower that people could use to rinse off before they get into the pool. Shanna suggested maybe a sign directing to where the shower is located.

There is a concern about people pulling up and parking their golf carts on the grass, in front of the swimming pool. This issue was discussed, maybe signs or put post up with rope so golf carts couldn't drive on the grass.

- d. Ramps and Piers: Woody stated he replaced 2 boards on the walkway at the Big Boat Ramp and there are more boards that need to be replaced. Woody also said there are 5 cleats that need to be replaced.

He also reported that cleats weren't needed at the Little Boat Ramp; there are 6 posts that can be used to tie up to. He picked up trash around the Fishing Pier due to the storm that came through, everything else was good.

There was an issue at the Kayak Park with a trailer being parked over Memorial Day weekend. Woody is having a sign made that says No Unattended Trailer Parking.

- e. County Liaison: Debi Oliver stated that work on the west side should be finished in 1 to 2 weeks. The contractors are using a brush machine to help remove some of the dirt. They are also watering more to help keep down the dust. She also commented that the county will be finishing the culverts and ditch work. She will be meeting with David the construction supervisor to get an update.
  - f. Comments on reports from the floor: Kelly Herzog asked if the contractors were going to remove the hay barriers that are in the ditches when they get finished. Dana Ligon had questions about the paving process.
- 6) Old Business: Jason gave an update on these two items.
- a. Election Update: Ballots have been mailed out. Property Owners names and addresses are on the ballots. The ballot will need to be signed by the property owner with the street address put on the ballot, under **PROPERTY:** *which* is on the ballot. There were questions about what "Lot Nos." meant on the ballot, since some were different than the actual property address and some property owners owned multiple lots. It was decided all lot numbers weren't necessary. It was also noted that there wasn't a stamp on the return envelope. Jason will be in contact with Grunwald Printing to see if this was just miscommunication. ALL ballots must be turned in by 1:00 pm, at the Annual Meeting.
  - b. Annual Meeting:  
The Annual Meeting is Sat, July 20<sup>th</sup>, 2024 at 1:00 pm.  
Jason will welcome everyone and call the meeting to order. A quorum will be established, and the agenda will need to be approved. No more ballots will be accepted after that.
- 7) New Business: Jason addressed these 6 items.
- a. Pier Security July 4<sup>th</sup>, Holiday Weekend: Jason asked for suggestions for days and times. It was voted on for Thurs, Fri, and Sat nights, from 7pm to Midnight. Lorraine made a motion for those nights and times, Woody 2<sup>nd</sup> the motion for those nights and times, all in favor, motion passed unanimously.
  - b. RV Usage Discussion:  
Our policy on this issue needs to be looked at and discussed. Do we want to involve the Community in this discussion? If we form a committee for the

discussion of RV usage Lorraine would like to be on the committee. Rose McLain stated she would like to be on the committee, as well.

- c. Contingency Account Deposit: Jason turned this item over to Patty who reported that in the proposed budget the contingency account deposit was initially \$50,000, after discussing this amount it was suggested that it be changed to \$25,000.
- d. Budget Discussion: Patty presented the proposed budget for the 2024-2025 fiscal year, (June 1<sup>st</sup>, 2024, through May 31<sup>st</sup>, 2025.) The operating budget is \$162,640.00. There was some discussion between the board members.

Cathy made a motion to accept the proposed budget, Lorraine 2<sup>nd</sup> the motion, Debi had a concern about the amount under Utilities for Internet, T-Mobile Pier/Ramps Cameras for \$4800.00. Debi opposed the motion, but all others were in favor, motion passed.

There was discussion that the cameras needed to be updated. The board discussed the issue. Debi made a motion to change the amount from \$4800.00 to \$14,800.00 under Utilities for Internet, T-Mobile Pier/Ramps Cameras, Cathy 2<sup>nd</sup> the motion for the amount to be changed, all in favor, motion passed.

- e. Annual Meeting Agenda: Jason said he emailed all board members the proposed agenda for the Annual Meeting. He asked if there were any questions about the proposed agenda. There were no questions.
- f. Access Card Discussion: The original 2 access card per property owner was decided on in 2016, the board opened discussion on changing this decision. It was decided we would go to a 3-card limit per property owner. The 1<sup>st</sup> card would be complimentary, 2<sup>nd</sup> card would be \$25.00, and a 3<sup>rd</sup> card would be \$75.00. If any card is lost and needs to be replaced, proof of which cards the property owner still owns will need to be verified so the lost card can be voided.

Lorraine made a motion to amend the original access card policy, Bill 2<sup>nd</sup> the motion to amend the original access card policy, motion passed, 8 for and Patty abstained.

- g. There was also discussion about ordering new decals we are out, change year to 2024-2025 and 3 decals per property owner.

Lorraine made a motion to approve ordering new decals, Bill 2<sup>nd</sup> the motion to approve ordering new decals. Motion passed, 8 for and Patty abstained.

#### 8) Public Comment

Terry Ermis had a question about the cost of a replacement access, the board discussed this issue, and it was decided a replacement card would be \$25.00 w/proof of lost card, so it could be voided. Lorraine made a motion to approve the \$25.00 charge for a replacement card, Cathy 2<sup>nd</sup> the motion to approve the \$25.00 charge for a replacement card, all in favor, motion passed unanimously.

Terry Ermis also questioned Chapter 209 0052.C, unapproved solicitation policy, last paragraph. Because it was difficult to hear Terry (who was on Zoom), Jason requested that he email his concern/question to him so that he could respond properly.

Chris Bates asked if there was anything in our Deed and Restrictions about above ground pools.

Debi Oliver questioned property owners that are running a business on their property.

Debi said she is also researching information on short term rentals through the county.

#### 9) Final Announcements/Reminders

The Annual Meeting and Election is Sat, July 20<sup>th</sup> at 1:00 PM, at the Community Center.

- 10) Adjournment: Jason asked for a motion to adjourn the meeting. Cathy made a motion to adjourn the meeting, Lorraine 2<sup>nd</sup> the motion to adjourn the meeting, motion passed, meeting was adjourned at 11:50 am.