

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

**Minutes from the**

December 17, 2024, Meeting  
Holiday Beach Community Center

**Present**

President: Jason Friesenhahn, Zoom  
Secretary: Barbara Murchison  
Treasurer: Patty Burr  
Aransas County Liaison: Debi Oliver  
At Large #1: Della Vallego

Pool and Parks: Shanna Bates, Zoom  
Subdivision and Restriction: Lorraine Tellez, Zoom  
Boat Ramps and Pier: Woody Woodall, Zoom  
At Large #2: Donny Boykin, Zoom

**Absent**

Vice President: Mike Morris

**Call to Order and Welcome:**

Jason called the meeting to order and welcomed the Board and the Community Members.

Cathy stated that a quorum was established.

Jason asked for a motion to approve the agenda. Barbara made a motion to accept the agenda as written, Lorraine seconded the motion. The motion passed unanimously.

**ACTION ITEMS**

Jason asked if the board had had a chance to review the minutes from the November 16th Board meeting. All responded affirmatively. Cathy made a motion to approve the minutes as written. Lorraine seconded the motion. The motion passed unanimously.

Patty gave the Treasurer's Report. She went over the Financial Statements in detail. She also stated that there were two Resale Certificates issued.

Lorraine made a motion to approve the Treasurer's Report as presented. Woody seconded the motion. The motion passed unanimously.

**Comments from the floor:** Rose McLain asked what the September 2024 attorney's charges were for. Jason (and Lorraine) responded that the charges had to do with a homeowner and their building permit issue. Rose also asked about the charges under Office Supplies. Patty responded they were for items that were ordered from Secure-A-Key, Rio-Link, and Amazon purchases which were for chain to be replaced at all the gates.

**INFORMATION ITEMS/REPORTS**

**President's Report:** Jason had nothing to report on at this time.

**Subdivision Restrictions Report:** Lorraine reported there was one property approved on Redfish and only one violation to report.

**Pool and Parks:** Shanna was on zoom and there were some technical issues, so no report was given. Jason said that would be happening soon.

**Ramps and Piers:** Woody gave an update on the Big Boat Ramp. He had to replace two boards and said that someone put new cleats on the dock area to tie up boats. He said there was nothing to report on the Little Boat Ramp. The Fishing Pier sensors at the gate collect dampness and need to be wiped off regularly. The light at the Fishing Pier burns continuously. Jason said the photocell needs to be replaced. Bo, who does our lawn care, has a lift bucket and has offered to help replace it. There was nothing to report on at the kayak park.

**County Liaison:** Debi Oliver talked about the culverts that were replaced and piled up by the construction company and not hauled off. She contacted the County and made them aware of this issue and requested they contact the construction company to resolve this problem.

**Comments on reports from the floor:** Lance Ligon stated a concern about the contractors leaving their trash around their work sites and leaving it there for too long. He said that they need to pick it up and haul it off.

#### **Old Business:**

**Projects Update:** Della gave the update on the Street Light Project for the East Side. She has been working with AEP, including installing ten lights, replacing one pole, adding one pole, and replacing two. AEP will replace existing lights with new 70-watt LED soft white lights. The approximate monthly cost would be \$13.00-\$20.00 per light. Della stated this was within our \$5000.00 budget for this project. Jason said we would discuss this more in the January meeting.

**Bylaw's Comparison:** Jason stated that the updated Bylaws have been posted on the website. We are scheduling a couple of days prior to our January 21 meeting for open discussion with community members. These meetings will be held on Saturday, January 4, from 10 am to 2 pm and Saturday, January 18, from 10 am to noon. Lorraine made a motion to approve these two days for Bylaw discussion, Patty seconded the motion. The motion passed unanimously.

**Questions from the floor:** Dana Ligon asked if the e-mail address was up and working? Yes, our e-mail is up and working. Kelly Herzog asked about posting them on Facebook.

**Shred Event:** Patty reported on the shred event that was held on December 14. There were approximately thirty-five boxes shredded, and it only took about one and a half hours. The time contracted for was two hours, so we might receive a discount for not using the full two hours. Lorraine commented that what was shredded belonging to HBPOA was documents that date back from 1996-2016. Jason thanked Patty, Della, and Barbara for their help with and organizing the event.

**Pool Equipment:** Shanna is waiting for the third bid before we go forward with further discussion on replacing the equipment for the pool.

**New Business:**

**Donation of coolers to the Fire Department:** Patty suggested that we donate these to the Lamar Fire Dept, since we have not used them for a very long time. Woody made a motion to donate the coolers to the Fire Dept., Lorraine seconded the motion. The motion passed unanimously.

**Landscape contract and work in off season:** Jason went over what our landscape contract is with Coastal Grounds (Bo) from March through October. The board discussed extending it through the off season for other maintenance that needs to be done. The estimated cost would be \$1400.00. Barbara made a motion to approve the extension with Coastal Grounds (Bo), Lorraine seconded the motion. The motion passed unanimously.

Jason stated that the next item is to vote on renewing his annual contract in 2025-2026. His fee would not change from \$800.00 monthly. Cathy made a motion to approve the renewal of Coastal Grounds contract for 2025-2026 with no rate increase, Patty seconded the motion. There was one abstention. The motion passed.

**New Years Party Rental of Community Center:** The board presented this event for all Community Members as a social gathering and suggested we waive the rental fee of \$50.00. Lorraine made a motion to waive the \$50.00 rental, Cathy seconded the motion. The motion passed unanimously.

**Security at Pier over Christmas Holidays:** The board discussed what days and times would be good for security. The board decided to hire security for the following days/nights: Thursday, December 26; Friday, December 27; and Saturday, December 28, from 7pm until midnight. Woody made a motion to approve these days and times, Barbara seconded the motion. The motion passed unanimously. Barbara will contact Rhonda at Aransas County Sheriff's Department.

**Mailboxes on the West Side. (Eight Remaining):** We need to look at buying more mailboxes for the West Side. Jason stated that this would be a set of sixteen boxes with two for packages. Patty and Barbara will look up the cost and the company of the last ones we purchased. Patty asked about one of the boxes that is missing a door. Will need to investigate getting it replaced.

**Contact County about Chevrons on St Charles Loop:** For safety reasons on the four curves, it has been suggested to talk with the County about installing chevrons (there are already some on the curve at St Charles Loop West on the South end). Jason asked Debi if she would reach out to County Roads and Bridges. Debi responded that she would.

**Public Comment:**

Colton Lusk lives on Desoto Drive and expressed his concern about vehicles speeding past his

home and all other streets in the neighborhoods. He asked if it is possible to have speed bumps put across the roads. Debi Oliver commented that she has discussed this issue with County Roads and Bridges before. This is a county issue; we do not own the roads. Anyone who has a complaint should call the Sheriff's Department and report the issue.

Alice Cerda stated that she has contacted the county about this problem. Alice also commented about the stray dogs in our neighborhood. Reports about stray dogs should be made to the Sheriff's Department. They will contact animal control.

Fred Tepera had questions about the RV and Short-Term Rental Surveys that were sent out. Patty stated that the results have been put on a spread sheet and they will go back to the two committees to look at and discuss the outcome and how to present it to the community. Fred also asked about the Bylaw meetings, and if there was going to be legal representation present. Lorraine commented on what the cost would be for us to do that. She said that this could happen via Zoom.

Terry Ermis asked about possible better Zoom equipment. Jason responded we have tried to figure this out. Blue Domino does not seem to be working properly. Terry asked about the current budget from August. Patty responded that the budget comparison is up to date.

**Final Announcements/Reminders:**

Jason thanked everyone for attending and extend Safe Travels and Happy Holiday Wishes

**The January Meeting is scheduled for Tuesday the 21st at 7:00 P.M.**

Patty Thanked Artesia Barcenas for hosting the craft day.

**Adjournment:**

Patty made a motion to adjourn the meeting, Lorraine seconded the motion. ALL IN FAVOR, the meeting adjourned.