Holiday Beach Property Owners Association

104 Saint Charles Loop West Rockport, Texas 78382

***Minutes from the***

February 17, 2024

10:00 A.M.

Holiday Beach Community Center

1. Call to Order and Welcome, 10 am per Jason
2. Establish a Quorum: Jason established there was a quorum.

President: Jason Friesenhahn, present Boat Ramps and Pier: Woody Woodall, present

Vice President: Bill McLain, present Parks and Pool: Shana Bates, present

Secretary: Barbara Murchison, present Aransas County Liaison: Debi Oliver, present

Treasurer: Patrica Burr, zoom At Large #1: Dela Vallejo, zoom

Parliamentarian: Cathy McAuliffe, absent At Large #2: Donny Boykin, per zoom

Subdivision and Restrictions: Lorraine Tellez, present

1. Approve Agenda: Barbara made a motion to approve the agenda, Bill 2nd the motion to approve the agenda, all in favor, the motion passed unanimously.
2. ACTION ITEMS
   1. Review and Approve minutes from the January 20th Membership meeting.

Bill made a motion to approve the minutes from January’s meeting with the changes that needed to be made, Woody 2nd the motion to approve the minutes with changes from the January meeting, all in favor, the motion passed unanimously.

* 1. Review and Approve Treasurer’s Report:

Patti gave the Treasurer’s Report, which also included the financial statements.

Lorraine made a motion to accept the Treasurer’s Report, Debi 2nd the motion to accept the Treasurer’s Report, all in favor, the motion passed unanimously.

* + 1. Financial Statements
    2. Resale Certificates issued:

There were 3 resale certificates issued.

* 1. Comments from the floor

1. INFORMATION ITEMS/REPORTS
   1. President’s Report: Lawsuit Update:

Jason gave the update on the lawsuit. The lawsuit has been settled per the original agreement, $5000.00 will be paid to our Insurance Company for the retention fee/deductible. Once the order has been signed by the Judge it will be posted on our website.

* 1. Subdivision Restrictions Report:

Lorraine gave an update.

* + 1. ACC report
       1. Permits issued: There were 2 applications and 1 new build.
    2. Violations Report:

There are 5 letters that need to be sent out to property owners for deed restriction violations.

* 1. Pool and Parks:

Shanna suggested having the oak trees sprayed around the pool area for woolly worms, she uses Precision Pest Control, she estimated around $150.

Pool opens March 1st.

* 1. Ramps and Piers: Woody Woodall
     1. Big Boat Ramp, check south gate, stuck opened.
     2. Little Boat Ramp, gate fixed, replaced mother board.
     3. Fishing Pier, water leaks fixed, Woody thanked Bill for all his help.
     4. Kayak Park needs asphalt for all areas, Woody thinks about 8 loads.
  2. County Liaison:

Debi Oliver gave an update on road project per the county which changes on a regular basis, still estimating 8 months on completion depending on the weather. The culverts and cleaning of the ditches are not for all of Holiday Beach. Working on repairing potholes.

* 1. Comments on reports from the floor:

Dane Ligon refers to the improvements as keeping up with progress.

1. Old Business
   1. Nominate and fill Vacant At Large Position:

There were 2 property owners interested in this position, Dana Ligon and Donnie Boykin.

Lorraine makes a motion to nominate Dana Ligon for the At Large #2 position, Patti 2nd the motion to nominate Dana Ligon for the At Large position #2. The board voted, Patti, Lorraine and Debi voted for Dana Ligon and Bill, Barbara, Shanna and Woody voted against Dana Ligon for the position of At Large #2. Motion did not pass.

Bill Made a motion to nominate Donnie Boykin for the At Large #2 position, Barbara 2nd the motion to nominate Donnie Boykin for the At Large #2 position. The board voted, Bill, Barbara, Shanna and Woody voted for Donnie Boykin for the position of At Large #2 position, Lorraine, Patti and Debi voted against Donnie Boykin for the At Large #2 position. Motion passed for Donnie Boykin to fill the At Large #2 position. Donnie made a comment thanking the board for this opportunity. Jason stated the At Large #2 position would be up for re-election in July at our annual meeting.

* 1. Community Property Policies:

Jason discussed these policies, Lorraine made a motion to reaffirm the Community Property Policies, Bill 2nd the motion to reaffirm the Community Property Policies, all in favor, motion passed unanimously.

* 1. Budget Request from Board Members. Budget committee has started working on the 2024/2025 Budget. Any funding needs and projects need to be submitted to the Treasurer:

Patti and the budget committee are working on the budget, also posted on our website for property owners to make comments and suggestions.

1. New Business

Jason discussed the By-Law updates and the board voting on the Management Certificate, the Record Retention Policy and the Collection Policy. `

* 1. By-Laws discussion/ Policies
     1. Management Certificate

Debi made a motion to accept the Management Certificate, Lorraine 2nd the motion to accept the Management Certificate, all in favor, the motion passed.

* + 1. Record Retention Policy

Bill made a motion to accept the Record Retention Policy, Lorraine 2nd the motion to accept the Record Retention Policy, all in favor, the motion passed.

* + 1. Collection Policy

Bill made a motion to accept the Collection policy, Lorraine 2nd the motion to accept the Collection Policy, all in favor, the motion passed.

* 1. Second Quarter Meeting Schedule

April’s meeting will be April 16th, Tues., 7;00 pm.

May’s meeting will be May 21st, Tues., 7:00 pm.

June’s meeting will be June 15th, Sat., 10 am.

July’s meeting will be July 20th, Sat, no time has been set. This is our annual meeting.

Woody made a motion to accept these dates and times, Lorraine 2nd the motion to accept these dates and time, all in favor, the motion passed.

* 1. Allocation for Community Trash Pick-up:

Jason tabled the discussion for Community Trash pick-up for now.

* + 1. Amount
    2. Pre-Approval
    3. Reimbursement to the Ligon’s for Trash haul off from pier $80.06.

Lorraine made a motion to reimburse the Ligon’s for hauling off trash estimated at $80.06, Bill 2nd the motion to reimburse the Ligon’s for hauling off trash estimated at $80.06, all in favor, motion passes unanimously.

* 1. Permit Extension Request
     1. Address 1, property on Misty Oak
     2. Address 2, Property on Poolside
     3. Address 3, property on Northwest and Channel View

Barbara made a motion to approve the extension request on these 3 properties, Patti 2nd the motion to approve the extension request on these 3 properties, all in favor, motion passed unanimously.

1. Public Comment
   1. Members will be allowed time to address the Board and the Board will endeavor 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.

No questions or comments.

1. Final Announcements/Reminders
   1. March Meeting will be held on March 19th, 7 pm.
   2. Mardi Gras Parade was cancelled due to weather.
2. Adjournment

Jason adjourned the meeting at 11:18 am.

Bill made a motion to accept the adjournment, Woody 2nd the motion to accept the adjournment, all in favor meeting adjourned.