

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

Minutes from the

August 16, 2025

10:00

Holiday Beach Community Center

Present

President: Jason Friesenhahn

Secretary: Barbara Murchison

Treasurer: Patty Burr

Parliamentarian: Cathy McAuliffe

County Liaison: Kelly Herzog

Subdivision & Restrictions: Lorraine Tellez

Pool and Parks: Della Vallejo

At Large# 1: Shelby Bessette (10:20 am)

Vice President: Mike Morris/**Absent**

Ramps and Piers: Matt Ruble/ **Absent**

At Large #2: Donny Boykin: **Zoom**

Call to Order and Welcome

Jason called the meeting to order at 10 am and welcomed all that attended. Jason asked Cathy if there was a quorum. Cathy responded yes. Jason asked for the motion to approve the agenda. Barbara made the motion to approve the agenda as presented. Lorraine seconded the motion. The motion passed unanimously.

ACTION ITEMS

Jason asked if everyone had a chance to review the June minutes; the response was yes. Jason then asked for the motion to approve the minutes of the June 21st Board meeting. Kelly made the motion to approve the minutes from June 21st meeting. Cathy seconded the motion. The motion passed unanimously.

Amend May 20th Minutes:

We need to add that when the Board went into Executive Session, foreclosures of properties were also mentioned. Jason asked for a motion to amend the May 20th minutes. Kelly made the motion to amend the May 20th minutes. Cathy seconded the motion. The motion passed unanimously.

Rose McLain questioned the Amendment statement.

Review minutes of the July Annual Meeting:

Jason asked if the board members had reviewed the July Annual Meeting minutes of 2025. He stated that they would be filed and voted on in July 2026 Annual meeting.

Jason addressed Kelly about whoever submits the minutes needed to state who they are. Peggy Bourg asked why. Kelly responded for legal reasons.

There was a brief discussion about whether the person who submits the monthly board meeting minutes needs to state who they are. Jason said that the secretary could be given a

stamp, but Cathy said that it was sufficient to simply include the following statement: "Minutes submitted by (name of person)."

Review and Approve Financials and Treasurer's Report:

Patty gave an update on June financials first.

June total income: \$6218.50

Expenses \$24,848.99

Net income: -\$18,813.13

There were six resale certificates for June.

Jason asked for a motion to approve the June financials. Barbara made a motion to approve the financials; Cathy seconded the motion. The motion passed unanimously.

Patty then gave the financial report for July.

July total income: \$6206.70

Expenses: \$12,763.94

Net income: \$-6,557.24

There were five resale certificates for July.

Jason asked for a motion to approve the July financial report. Cathy made the motion to approve the July financials; Lorraine seconded the motion. The motion passed unanimously.

Comments from the floor:

Roger Smith asked about possibly investing some of POA money in other accounts, such as CDs or Money Markets. Jason stated that we could investigate doing this.

INFORMATION ITEMS/REPORTS

President's Report:

Jason had nothing new to report.

Subdivision Restrictions Report:

Lorraine reported that there was one permit issued for a new build, three property owners were adding on to their existing structures, and there were two violation reports.

Pool and Parks:

Della reported that our pool service had reported that there was a lot of algae growing on the floor and walls of the pool. They added extra chemicals to clear up this issue.

Steven Plessala said that the new, bigger pool shades had arrived.

Patty asked Della about purchasing a sweeper for the pool, but Della replied that our pool company didn't think it would be needed.

Ramps and Piers:

Matt was absent, so Jason gave an update.

The gate at the big boat ramp on Channel View is still not fixed. Our supplier is still not reopened.

County Liaison:

Kelly and Della met with Dale Siebert and Bob Dubnik from the County about the placement of stop signs. Some of them have been installed. Lorraine said that some of the road work has been done.

Old Business:

2025/2026 Budget:

Patty reviewed the proposed budget. Cathy made a motion to approve the proposed budget with the exclusion of the proposed projects and associated budget. Lorraine seconded the motion. The motion passed unanimously.

Front Entrance and Monument Signage:

Jason responded to this due to Mike Morris being absent. This project has been put on hold for now.

Bylaws:

The proposed bylaws did not pass. Jason pointed out the options that are available to the board. 1) Make a few tweaks based on the feedback received from property owners. 2) Vote on line items separately. The board proposed that the first option be implemented. Jason said that we will start addressing property owners' concerns by holding community forum starting in September.

Gates and Access Control:

Jason responded that the gate on Channel View is still not operational. Matt has been working on this project and has reached out to Sand Dollar Security. Secure A Key is still not answering their phones, and we have not received any updates from them.

New Business

Jason presented comments on the upcoming projects.

Mailboxes:

Jason commented that adding 16 boxes with parcel boxes would cost around \$2350.00. Patty contacted Geo Bilhorn & Co. Inc., who we have purchased mailboxes from in the past and talked to Mr. Bilhorn and for 2 it would cost \$4400.00, free shipping, + an extra 10% off for purchasing 2 sets. The board had a discussion and Jason asked for a motion to approve the two sets from Bilhorn & Co., Inc. at this cost. Lorraine made a motion to accept the mailboxes at this cost. Cathy seconded the motion. The motion passed unanimously.

Pool Signage:

Jason asked Della if she would check the proper wording for signs that need to be posted around the pool area. Della responded yes.

Deed Restrictions:

The deed restrictions need to be updated and “cleaned up.” We need to include a statement that the board can fine those who do not follow the deed restrictions. Lorraine reiterated that property owners can store RVs, but no one can be living in RVs. Also, before other structures are built on property, the residence must be built first. We need to consider having the same deed restrictions for all sections in Holiday Beach. Denise King said that there is a program that can be used to ensure that all 15 sections fall under the same deed restrictions.

Ramp usage by University of Houston Clear Lake:

Holiday Beach received a call from Mandy Gordon, from the University of Houston Clear Lake, on August 7th asking permission to use our boat ramp to access the bay for water samples. Jason reached out to the board members, and we agreed to allow them access. Barbara met her up at the office to pick up an access card on Mon., August 11th around noon and they returned it at 4:30 pm. She thanked us tremendously and said it saved them a lot of time and made their job a lot easier.

Decals & Due Date on 2025-2026 Statements:

Jason opened the discussion about decals for the upcoming year and the cost of them. It was discussed and decided not to put a date (year) on them, so they didn't expire and just changed the color from year to year. Jason asked for a motion to accept the change to the decals. Patty made the motion to accept the change to the decals. Cathy seconded the motion. The motion passed unanimously.

Jason asked for opinions about putting the due date on the annual statements (January 31st).

The board discussed it and decided that, yes, the due date should be put on the annual statements of January 31st. Jason asked for a motion to approve the date being put on the annual statement. Barbara made the motion to approve the date of January 31st. Lorraine seconded the motion. The motion passed unanimously.

Public Comment:

Roger Smith thanked All of the board members for all their hard work.

Final Announcements/Reminders:

The September Meeting is scheduled for Saturday the 20th at 10:00 AM.

Adjournment:

Jason asked for amotion to adjourn the meeting. Cathy made the motion to adjourn the meeting. Kelly seconded the motion. Meeting was adjourned at 11:19am.

Submitted by Barbara Murchison, Holiday Beach POA Board Secretary