

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

MINUTES from the

June 21, 2025, Board Meeting, 10:00 am
Holiday Beach Community Center

Present

President: Jason Friesenhahn

Secretary: Barbara Murchison

Treasure: Patty Burr

Parliamentarian: Cathy McAuliffe

Subdivision & Restrictions: Lorraine Tellez

Ramps and Piers: Matt Ruble

Aransas County Liaison: Kelly Herzog

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

Pool and Parks: Della Vallejo: **Absent**

Vice President: Mike Morris: **Absent**

Call to Order and Welcome

Jason called the meeting to order at 9:59 am and welcomed everyone. He also thanked everyone for all their help with the upcoming election.

Jason asked Cathy if a quorum was present. Cathy responded yes.

Jason asked for a motion to approve the agenda. Kelly made a motion to approve the agenda as presented. Patty seconded the motion. Motion passed unanimously.

ACTION ITEMS

Jason asked for a motion to approve the minutes for the May board meeting. It was noted that a change was needed for the spelling of Della's last name, from Vallego to Vallejo. Lorraine made a motion to accept the minutes with this change; Kelly seconded the motion. Motion passed unanimously.

Rose McLain asked about foreclosure properties being turned over to the attorneys. She stated it was discussed in an Executive Session. Jason stated that that was incorrect.

Review and Approve Financials and Treasurer's Report

Patty gave the Treasurer's report, she also went over the financials in detail. The financial report for May showed total income of \$5,414.67 including \$3,515 in annual maintenance assessments, \$862.60 in property transfer fees, and \$2,247 in miscellaneous income. Expenses for the month were \$18,130.30, with the largest categories being repairs and maintenance at \$4,093.57, utilities at \$1,057.34, and accounting services at \$806.80. The net result was a negative balance of \$2,118.72.

There were also six (6) resale Certificates issued.

Lorraine made a motion to approve the financials as presented; Barbara seconded the motion. Motion passed unanimously.

The board approved the financial reports as presented and discussed the budget for attorney fees related to the bylaws, with Rose McLain requesting a breakdown of the \$6,500 spent.

Comments from the floor

Rose McLain then had questions about the cost of the attorney fees that had to do with the Bylaw revisions. Patty responded she would have a breakdown of them at the August meeting.

INFORMATION ITEMS/REPORTS

President's Report: Jason thanked All Board Members for everything we do and for being professional and working together as a team.

Subdivision Restrictions Report: Lorraine gave an update on the property on Lantana. She has also contacted the county, and they are also now involved. There were four (4) permits issued: two (2) for new builds and two (2) for add-ons.

There no new violation letters were sent out. Lorraine gave an update on Shady Oak and Forest Oak properties.

Pool and Parks: Della was absent, so Patty gave an update on the pool. We are going to be changing the shades on the pool to larger ones, 40X40 the ones that were donated are too small. Our pool company had to come out and add some shock to the water and more salt to the filter. She also stated the new flooring was complete and that the AC filters had been cleaned.

Ramps and Piers: Matthew gave an update that the Channelview gate at the big boat ramp is still not working. Secure-A-Key, our gate provider, had to relocate due to a fire and is still not available to help fix the problem.

He has put new hoses at the fish cleaning station and put measuring sticks at the fishing pier so people can measure their fish. Matt is also working on a light at the kayak park.

County Liaison: Kelly has been in contact with Darryl Siebert at Aransas County about the stop sign mapping for the West and East side, indicating that the project is not finished yet. She has also talked with him about removing the construction signs that have been posted on the West side in the middle easement.

Comments on reports from the floor

There were none.

Old Business

Annual Meeting Information

Jason asked if all board members had received and had a chance to look over the information for the upcoming Annual July meeting.

The board discussed preparations for the upcoming Annual meeting, including reviewing previous minutes from the July 2024 Annual meeting and the agenda for the July 2025 Annual Meeting.

Front Entrance and Monument Signage

Patty and Kelly addressed the front entrance and monument sign project. There have been different styles sent out for the board's opinion. This will be discussed more at the August meeting to get the board members input on their preferred styles.

Budget Updates

The budget is nearly complete, with operating expenses set but still waiting on project numbers. Cathy asked Patty how many community members responded to the survey about desired projects. Patty stated there were 10 members that responded. There will be more discussion at the August meeting.

Permit Extensions

The board also clarified that a second permit had been issued for a building addition, eliminating the need for a permit extension.

New Business

Security at Pier for July Fourth and Labor Day

Jason asked the board for their opinions for security for the 4th of July (Friday and Saturday) and Labor Day (Saturday and Sunday) from 7 pm to midnight. Lorraine made a motion to approve those days and times; Cathy seconded the motion. Motion passed unanimously.

Monthly Meeting Dates and Times

Jason said there had been suggestions for moving the monthly board meetings to the third Saturday of each month at 10 AM. Barbara made a motion to move the monthly meetings to the third Saturday of each month; Patty seconded the motion. Motion passed unanimously.

Pool Signage

The board discussed updating pool signage, including checking the current capacity sign (20 maximum) and replacing faded safety signs. They agreed to pursue new signage with a budget of up to \$1000.00. Lorraine made a motion to approve the pool signage and for it not to exceed \$1000.00; Cathy seconded the motion. Motion passed unanimously.

Public Comment

There were none.

Final Announcements/Reminders

The annual Election and Board Member meeting is scheduled for Saturday, July 19th at 10 AM.

Ballots turned in at the meeting will be accepted until the agenda is approved.

The counting of ballots that are dropped off at the meeting will begin after the meeting is called to order by Garry Cates, CPA and his staff members.

Ballots must be received at Garry Kate's office by mail or placed in the ballot box before their office closes at 5 pm on Friday, July 18th. or deposited in the ballot box prior to the meeting, at the Community Center.

Adjournment

Jason asked for a motion to adjourn the meeting. Lorraine made a motion to adjourn the meeting; Patty seconded the motion. Motion passed unanimously. Meeting adjourned at 10:40 am.