

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

**Minutes**

August 15<sup>th</sup>, 2023

7:00 PM

Holiday Beach Community Center

- 1) Call to Order and Welcome: 7:00pm / per Jason, President
- 2) Establish a Quorum: yes, we have a Quorum per our Parliamentarian Cathy  
Board Member present:  
President: Jason Friesenhahn, Vice President: Bill McLain, Secretary: Barbara Murchison,  
Treasurer: Patricia Burr, Parliamentarian: Cathy McAuliffe, Subdivision Restrictions:  
Lorraine Tellez, Boat Ramp & Pier: Woody Wendall, Parks & Pool: Shanna Bates,  
Aransas County Liaison: Debi Oliver, At Large #1: Della Vallejo and Per Zoom At Large #2:  
Barbara Schuller
- 3) Approve Agenda  
\*\*Cathy made the motion to accept and Debi seconded, All in favor\*\*
- 4) ACTION ITEMS
  - a. Review minutes from the July 15 Membership meeting.  
Revisions were made 8-22-2023 by Barbara, Secretary and sent to Jason.
  - b. Review and approve minutes from July 22 meeting, 7:03pm Jason, Cathie made the motion to accept the minutes and Bill seconded the motion, All in favor.
  - c. Overview of Organizational Workshop August 5<sup>th</sup>, per Jason
  - d. Preliminary Budget Overview, 7:05pm, per Patti our Treasurer
  - e. Review and Approve Treasurer's Report
    - i. Financial Statements
    - ii. \*\* Barbara made the motion to accept the Financials and Shanna seconded the motion, All in favor. \*\*
    - iii. Resale Certificates issued.
  - f. Review and Approve HBPOA Code of Conduct, 7:14 pm, Cathie presented the Code of Conduct. \*\* Lorraine made a motion to approve, and Barbara seconded the motion, All in favor. \*\*
  - g. Comments from the floor
- 5) INFORMATION ITEMS/REPORTS
  - a. President's Report
    - i. Introduction of the board, 7:20 pm, Jason introduces the board members.
    - ii. Goals for the 2023/2024 Year: Open discussion for All, be up Front and Honest and here to Serve All of You.
  - b. Subdivision Restrictions Report: Lorraine Tellez, Introduces our new ACC Members, David Murray, Pat Montgomery, and Terry Bittle
    - i. ACC report
      1. Permits issued: 13 New Construction

- ii. Violations Report: None to report
- c. Pool and Parks
- i. Swimming Pool: 7:33pm, Shanna Bates
    - 1. Additional Service, 3 times a week, until Algae is under control.
  - ii. Playground: waiting on Playground equipment and building material for the new fence, both of which have been half paid.
- d. Ramps and Piers
- i. Big Boat Ramp  
Woody, Channel View gate is out.
  - ii. Little Boat Ramp  
Woody, nothing to report.
  - iii. Fishing Pier  
Woody, there are some lights that are out and there are some boards that are warping and sagging, need to vote on for repairs. Questions about extending the fences to help keep people from coming around into the pier. Jason asked questions about the bulkhead, Bill responded 164 ft, made using Sure guard, approximately \$130,000.
  - iv. Kayak Park  
Nothing to report.
- e. County Liaison: 7:44pm, Debbie Oliver reports on the road repair in Holiday Beach, County Commissioner said parts have come in for equipment and should start cleaning out ditches and paving roads.
- f. Comments on reports from the floor
- 6) Old Business
- a. Update on Community Center Repairs: Shanna Bates, 7:48pm, the price on the materials have increased to \$7790.23, except increase are rebid?? Lorraine makes a motion to rebid, Cathy seconded, vote did not pass. \*\* Barbara made motion to accept price increase, Bill seconded, vote passed. \*\*
- 7) New Business
- a. Formation of Committee's, 7:58pm  
Jason gives explanation of committees:
    - i. Budget Committee
      - 1. Committee to establish an annual budget for the operation of Holiday Beach Property Owner's Association. Work with the Building Maintenance Assessment Committee on preparing and funding the Reserve Fund.
    - ii. Building Maintenance Assessment Committee
      - 1. Committee to rate and evaluate all community property to look for needed maintenance, and upkeep. Reassess annually and refer to budget committee for the reserve fund.
    - iii. Social Committee
      - 1. Committee to build community spirit and friendship.

- 2. Manage communications thru social media and POA Website
- iv. Park Development Committee
  - 1. Committee to look at upgrading and improving community property in Holiday Beach. This committee will be tasked with preparing options and budgets for projects in and around Holiday Beach.
- v. Newsletter Committee
  - 1. Committee tasked with the preparation and disbursement of a community newsletter to the residents of Holiday Beach.
- vi. Community Outreach and Assistance Committee
  - 1. Committee to help neighbors and organizations that serve our community. This committee would be tasked with organizing community workdays, fundraisers, etc. to give back to the surrounding community.
- vii. Election Committee
  - 1. Committee to recommend ballot guidelines and format as well as establish a protocol for future elections.
  - 2. Establish guidelines and timelines for updating the Master Property Owner's list.
- viii. By-Laws Committee
  - 1. Review existing By-Laws and clarify existing information.
  - 2. Refine and make changes to accommodate new State Laws.
  - 3. Coordinate with Board and Legal Counsel to ensure all items are correct.
- ix. Park and Pool Committee
  - 1. Committee to help with the day-to-day operation of the park and pool area.  
\*\*Cathy makes a motion to accept the committees, Lorraine seconded the motion, motion passed unanimously. \*\*
- b. Committee Information
  - i. Committees will meet as required.
  - ii. Committees will be allowed to present their reports and information to the Board and Membership as needed.
  - iii. Each Committee will have at least one Board Liaison appointed.
  - iv. Committee's will take minutes at meetings and report to the Board at monthly meetings.
- c. Committee/ Community Workshop
  - i. Community meeting to brainstorm and interact with the committees to help facilitate ideas and suggestions.
    - 1. Date and Time for Workshop  
\*\*Committee workshop scheduled for Sat., Sept. 30<sup>th</sup>, from 9am – 11am.\*\*
- d. Board Meeting Days and Times: 8:20pm
  - i. Discussion of future meeting days and times:  
It was voted to change the September and October meetings to the 3<sup>rd</sup> Sat of the month. \*\*The vote resulted in a tie, Lorraine made the motion to accept

the date changes, Cathy seconded the motion and Jason broke the tie. \*\* Our Nov and Dec meetings go back to the 3<sup>rd</sup> Tuesday of the month.

- e. Discussion and vote on the need to open a second account. Current account has over the \$250,000 maximum insured by FDIC.
  - i. Type of account. i.e., savings, money market
  - ii. Signatories on Checking Accounts
    - 1. Dual Signatures are required on all checks.
    - 2. Select Board members as authorized Signatories.

\*\*This was tabled until our Sept. meeting. \*\*

- f. Discussion to allow the formation of email accounts for all Board Members and committees for correspondence. All emails will be administrated by the Board and email addresses will remain per position, not per individual. All correspondence will be archived.

\*\*Jason, suggest we change all Board Members and Committee email correspondences to Microsoft 365 Outlook, Lorraine makes a motion to further research this change, Cathy seconded the motion, ALL to research more. \*\*

- g. Discussion on Builders and owners starting construction without building permit issued.
  - i. Nothing in the By-laws or deed restrictions that give the Board “teeth” to fine or stop construction.
  - ii. Discussion on posting address on-site at commencement of construction.  
\*\*It was decided that the builders should be responsible in posting a sign at the site of the build. \*\*
- h. Bylaws Revision for new State Laws (2023 Texas Legislative Session)
  - i. House Bill 614 (Fine and Enforcement Policy)
  - ii. House Bill 886 (Assessment Lien Requirements)
  - iii. Senate Bill 1668 (Changes to 209 ACC Committee member requirements and appointments)  
\*\*This was postponed consulting with our legal counsel. \*\*

- i. Reaffirm the No Pets policy at community property. Discuss signage and enforcement options.  
\*\*Barbara made the motion to confirm the NO PET rule, Lorraine seconded the motion, ALL in favor. \*\*
- j. Discuss and vote on TWIA insurance renewal. No change in cost from last year to this year Current Payment due in September \$4,203.00.  
\*\*This was paid on August 10, 2023. \*\*
- k. Security at Pier for Labor Day Weekend  
\*\*Bill made the motion for security at the pier, Woody 2<sup>nd</sup> the motion, ALL in favor. \*\*

#### 8) Public Comment

- a. Members will be allowed time to address the Board and the Board will endeavor to answer questions and get member’s information so the question can be researched and answered or placed on the agenda for the next month’s meetings.

#### 9) Executive Session

- a. Meeting will be recessed shortly to discuss update on Lawsuit against the Board

**\*\*We recessed at 9:01pm.\*\***

b. Meeting called back to order to summarize discussion. **\*\*9:28pm\*\***

10) Final Announcements/Reminders

a. Voted on new decals for 2023-2024

Debi made the motion for the decals, Woody seconded the motion, ALL in favor.

b. Voted to update our Domain Name Acct

Lorraine made the motion to update, Debi 2<sup>nd</sup> the motion, ALL in favor.

c. Voted on opening the Community Center on Tues afternoon from 1:00-3:30 for Community Social Gathering

**\*\*Lorraine made the motion, Cathie seconded the motion, ALL in favor. \*\***

Signups for committee's

11) Adjournment

Bill made a motion to Adjournment the meeting, Barbara seconded the motion, ALL in favor.

Meeting adjourned at 9:44pm