

Holiday Shores
Board of Directors Meeting Minutes

Date: January 14, 2015

Attendance

Board Members

Present: Dave Decker, Roger Rawson, Monte Thus, Gary Kluckman, and Darren Onwiler.
Rich Hertel excused.

Quorum Present: Yes

Others Present

Glenn Dalton, Rob Frey, and Kat Schuetz from the Holishor Office.

Holishor Members Present: 14

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of December 10, 2014

Darren Onwiler motions to approve, **Monte Thus** seconds.

Action: Motion carried.

Transfers of Property

One. Information Only.

Bills & Salaries

Monte Thus motions to approve. **Darren Onwiler** seconds.

Action: Motion carried.

Treasury Report

Monte Thus: We made the interest payment on the North Property Loan in December of \$9,521.55. We also made a principle payment of \$1,450.43. The current balance on the North Property is \$216,500.78.

Gary Kluckman motions to approve. **Monte Thus** seconds.

Action: Motion carried.

Profit Loss Budget

Information Only.

Manager's Report

Read by Glenn Dalton

Security Report

Read by Glenn Dalton

Total incidents 17, total citations 12, Animal Incidents 1, Vehicle Incidents 3, Property Incidents 8, Incidents Involving Persons 1, Alarm Responses 4.

Correspondence

Building Committee Report

Read by Dave Decker

The Building Committee cared for seven items at the December 16, 2014 and the January 6, 2015 meetings. A permit for a storage shed with a variance was forwarded to the Board for consideration and six permits were closed with refunds returned.

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Variance Request from 1992 Treasure Drive

Read by Dave Decker: Request to build a shed on portion of lot that is separated from home by Treasure Drive. Other homeowners with the same situation have built sheds on the portion separated from their home. We intend to build a structure that is brick on the exterior to match the house. The Building Committee recommends approval of this variance because of the road separation and other sheds have been allowed in this area for the same reason. *Conversation ensues regarding another approved variance for the same situation.*

Darren Onwiler motions to approve the variance. **Gary Kluckman** seconds

Action: Motion carried.

Letter from Mr. and Mrs. George McGhee

Read by Dave Decker.

Mr. and Mrs. George McGhee forwarded a letter to the Board with concerns about their neighbor's maintenance of property.

Dave Decker: I will reach out and talk to the McGhee's. **Roger Rawson:** Glenn, has there been citations on this property? **Glenn Dalton:** We are currently fining this property owner for the maintenance of the property.

Letter from Michelle Rogers

Read by Dave Decker.

Michelle Rogers forwarded a letter to the Board regarding her neighbor's Holiday decorations still being displayed. Is concerned that it is unsightly for the community along with yard maintenance. Requests that a bylaw be made for the removal of Holiday decorations in a substantial time frame.

Dave Decker: We do have policies in regards to weeds and yards being mowed. The best we can do is fine those individuals. When the grass reaches a certain level, we can go in and cut the property. We have increased the fines for that.

Letter from Rich Harrison

Read by Dave Decker.

Letter from Rich Harrison forwarded to the Board regarding barge utilization on the lake and the lack of interest shown. States that a lot of people didn't know about the polling. Rich would like for a vendor to be approved for barge usage to see if approved vendor could get enough people to make it worth their while to come out here.

Dave Decker: In regards to the barge, we will be discussing this further.

Old Business

Covenant Amendment Affirmation Status

Dave Decker: In December we sent out a notice through the mail to all individuals who have not sent in their affirmations. There was a lot of confusion on if an individual signed their affirmation. If they received this notice, they had not yet signed and returned their affirmation. We also sent out self-addressed return envelopes with the notices. As a result of that, we've had a pretty significant return. At that time, we needed roughly an additional 300 affirmations. We are down to needing closer to 100. The committee is also reaching out directly to individuals through Facebook and is getting good responses to that. We have made really good progress in the last month.

Restaurant Update

Dave Decker: Received a message from the proprietor that states they have been approved by Madison County for their liquor license. They are proceeding with preparing the restaurant and are hoping to be opening up in the February time frame. We currently do not have a specific date. They are working very hard to get it going.

Barge Utilization – Rules Review

Dave Decker: We have been discussing off and on about allowing barges to be used on the Holiday Shores Lake to perform maintenance work. This was discussed years ago. According to our rules, this is not allowed.

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The Lakes and Dams Committee reviewed this and brought it to the Board. We have a list of proposed rules for the potential of using a barge on the lake. *Conversation ensues regarding the specifics of the proposed rules and changes.*

Port Lane Drainage

Glenn Dalton: The contractor just got out of the hospital and is supposed to be contacting me as soon as he's available.

2014 Allocation of Monies Available Due to Expenses Less than Income

Dave Decker: At the last Board meeting, the Board approved allocations of the funds that weren't used last year. Monte would like to petition the Board to reconsider that allocation.

Monte Thus: End of year overage, several elements have been a significant factor in our capability to achieve an overage of this magnitude. Our budget is based on history and what we have done to provide a significant increase in our income. Our collections on past dues is working, we had a record number of closings with new members and the associated initiation fees, late fees were up, and building permits exceeded our projections. This is coupled with our dividends of our preventative maintenance program for buildings, equipment, and common areas lead to a deduction in expenses. Bottom line is, we had \$102,456 excess dollars this year. At the last meeting, Darren made a motion to do a percentage based on a certain amount. *Monte explains the spreadsheet that was given to the Board.*

Monte Thus: The Finance Committee is requesting that the Board consider the following recommendations to allocate the funds differently. \$5,000 for the Gabian Basket, \$5,000 for the Deck Repair, \$22,000 for Engineering, \$21,000 for the Reserves, \$25,614.13 for the North Property, and \$23,842.39 for the Roads. The Finance Committee is requesting that the Board reconsider the previous motion for the allocation of funds. *Conversation ensues regarding the differences in the amounts of allocations.*

Darren Onwiler: Being that we have more excess dollars that we originally thought and surpassed the original amounts, I have no problem amending my original motion.

Darren Onwiler makes a motion to allocate the funds recommended by the Finance Committee. **Roger Rawson** seconds.

Action: Motion carried.

Reserve Schedule

Monte Thus: The Board was provided a final Reserves Schedule for 2015. We have been discussing this over the past couple months. One change I would like to point out is the line item for the Pontoon Boat. We had \$15,000 for the Pontoon Boat but we decreased it to \$11,000 to buy a motor. We had someone donate a Pontoon Boat to us which cut down on the cost. **Glenn Dalton:** Mr. Joe Roth donated that to us. **Monte Thus:** In regards to the Parking Lot Replacement, we took the interest from the 2014 reserves and we added that to 2015 for the Parking Lot Replacement. These are the current numbers. This will go to the auditor once it's approved. *Conversation ensued regarding cost of HVAC unit for the ballroom.*

Darren Onwiler motions to approve the Reserve Schedule as submitted. **Monte Thus** seconds.

Action: Motion carried.

Reserve Expenditures

Monte Thus: The expenditures that will be taken out of the 2015 reserves will be the John Deere Trail Buck ATV, the Ford Ranger Public Safety vehicle, the seawall addition at the main beach, and the Morning Glory Gate for a total of \$77,500. **Dave Decker:** This does not approve the office to go out and buy these items, it just gives them the okay to start shopping for these items.

Monte Thus motions to approve the Reserve Expenditures as submitted. **Roger Rawson** seconds.

Action: Motion carried.

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Nominating Committee

Dave Decker: The Board needs to appoint a Nominating Committee so that we can find some candidates to run for the Board in May. Jeannie Votruba has volunteered once again.

Darren Onwiler motions to nominate Jeannie Votruba to chair the Nominating Committee. **Monte Thus** seconds.

Action: Motion carried.

Board Nomination and Appointment to Replace Michael Parker

Dave Decker: Michael Parker resigned from the Board in December of 2014 and we need to find a replacement for him. We had one applicant, Bob Lowrance. He showed an interest in being appointed the position. However, one of the Board members mentioned that since we now have 3 relatively new Board members, the idea of trying to get a previous Board member on the Board to fill that gap might be worth considering. We have two previous Board members here who said they would be willing to fill that position. Gerry Theodor and Alan Huelsmann. *Conversation ensued regarding bringing in another new Board member or appointing a previous Board member.*

Darren Onwiler nominates Alan Huelsmann. **Roger Rawson** seconds.

Darren Onwiler and **Roger Rawson** vote yes.

Gary Kluckman and **Monte Thus** vote no.

Dave Decker breaks tie and votes yes.

Action: Alan Huelsmann will replace Michael Parker.

Open Floor

Jeanie Votruba (493)- I am here tonight to ask any of you who are interested in running for the Board to please see me after the meeting.

Joe Roth (1030)- On the barge situation, do you think it would be to the Board's advantage and to the Community's advantage to find out if you could get a barge company who is interested in doing this kind of work here? Then maybe have them attend the meeting to where the Board could ask questions of them. **Dave Decker:** We have reached out to a couple vendors for this but yes, I think that would be a good idea

Jeff Green (339)- Requested the current status of the review of his parent's request regarding their lots. **Dave Decker:** The subject is still under review. *Conversation ensued.*

Meeting adjourned at 9:00 p.m.

Meeting minutes submitted by Rich Hertel.