

Holiday Shores
Board of Directors Meeting Minutes

Date: March 25th, 2015

Attendance

Board Members

Present: Dave Decker, Roger Rawson, Rich Hertel, Gary Kluckman, Alan Huelsmann and Monte Thus.

Darren Onwiler excused.

Quorum Present: Yes

Others Present

Glenn Dalton, Rob Frey, and Brandy Pickett from the Holishor Office.

Holishor Members Present: 10

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of March 11th 2015

Alan Huelsmann: Motions to approve as amended, **Roger Rawson:** Seconds.

Transfers of property:

Three transfers of property and two of which triggered initiation fees.

Correspondence:

Village Incorporation Meeting of March 2nd 2015.

The majority of the discussion was what is the best way to present the committee's findings on incorporation to the Holiday Shores residents. Also when are the best time CICA Act and the impact it will have on the number of petitions required putting the question of incorporation on the 2016 ballot.

Although there is a lot of work to be accomplished before the incorporation question can be presented, the big issue is the amendment to the Act. The opinion of the committee is to wait until the Illinois Senate and House pass the amendment to the Common Interest Community Association Act which discusses the steps that must be taken to become a municipality. The decision is scheduled to happen by the end of May or first of June 2015. If the decision is favorable to us we will then resume our efforts and have our findings ready to present to the Holishor Board of Directors during the summer of 2015. If the decision is not favorable then we may have to pursue some other methods to accomplish the goal of more road money.

In light of all of the above, the next meeting will be scheduled for some time in June 2015. I will keep everyone posted.

Ken Dooley

Roger Rawson: What should we be concerned about? **Monte Thus:** The main concern is the number of people it takes to pass. We currently need a 2/3 vote to pass. The problem we are having with the Covenant is getting the 2/3 vote. A new law is going to be voted on and the governor will sign it and hopefully it will pass with just majority vote. **Rich Hertel:** When this originally started was this a 2/3 vote or a majority? What was the 2/3 based on? Was it membership or was it by lots? **Glenn Dalton:** If you look at the CICA it is all based on a by lot community and we are a membership community. The language we are trying to change is membership versus by lot. That is the question for the ILAC and we are going to have to wait

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and see what comes out of that. That is the bill that Senator Haines is going to produce. **Dave Decker:** The boundaries that are being proposed for this village to incorporate is more than just Holiday Shores. **Glenn Dalton:** That is correct. **Dave Decker:** The question is if there are three voters in that one house. **Glenn Dalton:** The first thing we need to do Dave is get that on a ballot so that the other people can vote. According to CICA our community will decide whether it will take a 2/3 majority vote. That is where we get into the determination of membership or by lot as to what that equates to. Once the members of Holiday Shores make the determination and vote "yes we want to incorporate", that is when we discuss the boundaries, and that is when it is taken and put on a ballot so that everyone can vote, and that is also when those other people become involved. Until that point, it is the community of Holiday Shores that will determine whether or not they want to incorporate. That is according to CICA. **Rich Hertel:** Is there a feeling that they could not get the 2/3% vote and that is why we are hoping for the 51%? The way it reads is that if we do not get the favorable ruling then we may have to seek other alternatives. Is this correct? **Glenn Dalton:** They see it as extremely difficult when comparing to anyone else that is not in a restricted title community. If there is a group of people in proximity that want to incorporate all they need is 250 votes, they can put their stuff forward on a ballot as to the area they want to incorporate. Then the people with in that ballot will have the capability to vote on it. In our particular case we have to have the association concur that they want to become incorporated. So in our case it will actually take two votes, one by our membership and the other for everyone in that area. Is this correct Monte? **Dave Decker:** Moving forward towards a road district as opposed to a village, there is no reference to that in this. It makes it look like we are not going to pursue the road district? **Glenn Dalton:** There was some discussion on that topic. No, they are still looking into that and Andy is going to provide some data on that. As of right now they are trying to determine the feasibility on how that is actually going to be done. Andy is continuing to look into that. As of now we do not have the capability to move forward with that but Andy does. That is another reason that we had him included in the meeting.

Letter from Everett Reins (406):

Mr. Reins forwarded a letter to the Board of Directors requesting that we fix the ditching in the front of his house.

Glenn Dalton: looking at the pictures that Mr. Reins provided, we do agree that there is an issue with the standing water. The problem we have there is the ditching. The biggest problem that he has is with his mailbox. After several years of discussing this with him, the fact of the matter is that his mailbox is sitting too far off of the road. The postal carrier is going on to the shoulder of the road approximately 2-3 feet off the road causing the puddle and the ice. What we have requested him to do is move his mailbox to where it should be (8-10 inches from the road) or put an extender on his post on his mailbox so that the mail carrier does not have to go off the road to put the mail in the box. **Dave Decker:** The lots that need the ditching, are they owned by the Reins? **Glenn Dalton:** No, they are across the road. **Dave Decker:** Are they owned by the Association? **Glenn Dalton:** No, and the culverts are clear. Without ditching, we do have low spots, and it builds up. **Roger Rawson:** The problem is that we are not doing any ditching. That has been a problem out here for a long time. There is no budget for ditching. I think it should be part of the road budget. **Dave Decker:** It should be the homeowner's responsibility, we have an easement. **Roger Rawson:** The ditch is not on my property. **Glenn Dalton:** In some cases it is on the road and some like Rogers's case it is well off the road. When we get Port lane that will let us know. **Roger Rawson:** Are we going to address this ditching issue or not? **Dave Decker:** We don't do ditching. We do not go on people's property and do ditching; it has been standard policy

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out here for years. If you want to change that policy you would need to put something in place to do so. **Roger Rawson:** Well if it is not on personal property then it is our job to do something. **Dave Decker:** Do you know what the personal property line is on this particular property? Conversation ensued. Glenn **Dalton:** We can present to the board a notice on the steps that we believe could be taken to fix this issue.

Old Business:

Covenant Amendment Affirmation Status:

Some of the representatives met with Glen and are working on a revised spreadsheet. We continue to pursue getting more affirmations.

Barge Utilization:

Dave Decker: The clock has been started at the last meeting for the proposed barge rules. Rich Hertel stated that he contacted the owner of the Marina and he advised that the Marina would do anything to help the Association with this effort. He did recommend that a barge not load from the ramp. He would make effort to make the point available (which is left of the ramp) for loading material. He requested that if anyone had questions they could call him direct and only him and he would be happy to work with any contractor for this effort..

Discussion ensued regarding the Marina as the primary staging area. It was agreed to amend the rules to state that the Marina is the primary staging area and that other potential sites would have to be approved by the Board.

Discussion ensued regarding barge size and potential blockage in tight coves. It was agreed to amend the rules to state that a barge would not exceed 30' x 50' and that the Building Committee could assist during the permit process to possibly ensure that cove blockage would be minimal. Gerry Theodor noted that in most cases the Committee would have an idea of how the barge would fit and that it may involve variances. Glenn agreed to contact the contractors to ensure that our requirements are workable.

Seawall Requirement/Recommendations:

Roger Rawson provided a listing of seawall requirements and recommendations. After some discussion the aforesaid was slightly revised as follows: *“Seawall height for areas that receive boat wakes;*

Seawall height to be no less than 2 feet, 9 inched above normal pool. Stated in feet above sea level would be 507'9”

Seawall height for non-wake areas;

Seawall to be no less than 1 foot 6 inches above normal pool. Stated in feet above sea level would be 506'6”.

It is recommended that all seawalls in areas that receive boat wakes, place wave diminishing rep rap of R-4 or larger into the water against the seawall, at a minimum height 2 feet (18”) above normal pool. Stated in feed above sea level would be 507’.

Roger Rawson: Noted that these are just recommendations, you can determine whether

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or not you want to follow the guidelines.

Conversation Ensued... Dave recommended that Roger continue working this for further discussion.

IDNR Orange Flag Law:

An orange handout discussing the new flag rule and verbiage regarding drinking under the influence will be provided with the boat stickers. Rich Hertel noted that the IDNR stated that the location of the flag on those boats with towers would be the windshield.

Port Lane:

Glenn Dalton: We were waiting for the snow to clear up. The engineers need the property pins on the west side of Port Lane located. From there they could go in and do the survey to establish topography and the drainage of Port Lane as to where they could come up with alternatives for a solution. They then would come to us with their recommended fix for that problem. They are scheduled to come in this week.

Morning Glory Gate:

We have been in contact with Vandevanter engineering. They are going to provide us with a new bid and engineering drawings. They will then forward those to Mainstream Commercial Divers in Kentucky. They will be the ones to install the gate. They have an understanding on how this works. When talking about the gate, the pipe that feeds that gate is on the outlet side of the dam. It is 24 feet below the surface of the lake. We have to get a dive company to go out and do the repair. They need to go down and insert an inflatable into that pipe, inflate it. Then we can go in a drain it out of the pipe, detach the gate from the wall, get it out of the 42 foot hole, and put the new gate in. The reason for going with the Armco gate is that redundancy in the hole structure. The Armco is basically a bolt in and bolt out. It is a fast installation. We are going to do this in the second week of October. At that time we should be around 4'6 down from the top of the morning glory. **Roger Rawson:** What kind of time frame are we looking at? **Glenn Dalton:** No more than a week. **Roger Rawson:** What is the contingency plan for keeping the level of water down for that week of work? **Glenn Dalton:** That is why we are doing this when the lake is down 4'6" to 4'8". If it comes up that much it would be an act of God and we would have to keep the inflatable in there until the water comes back down. **Dave Decker:** If we are in the process we will just leave it plugged and finish the job if it gets to that point then we won't have much of a choice.

New Business:

Madison County Environmental Grant and Board Resolution:

Glenn Dalton: I have made contact with Madison County to write up a grant to offset the cost of the Morning Glory gate. Moro Township has signed, and this will also need Board resolution before it can be submitted to the county. The Request is for \$15,000.00. That

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will decrease the association cost of the Morning Glory to \$10,000.00. It wouldn't come out of the reserves.

Rich Hertel: makes the motion to submit. **Monte Thus:** Seconds.

50th Year Anniversary Logo:

Voted on by the Social Committee.

The Winner of the Logo Contest was Everett Reins (406)

Gary Kluckman: makes a motion to approve. **Alan Huelsmann:** Seconds.

Ballroom Security Cost Adjustment:

Current Rates for the 5 hour block of security is \$60.00. Public Safety is requesting that the rate be \$60.00 for the 5 hour block and anything over that amount of time would be an additional \$10.00 per hour. Some events last longer than the 5 hours so we ask that we be compensated the additional rates.

Rich Hertel: Do we know how long these events last? **Glenn Dalton:** These times vary.

Rich Hertel: So we would request an additional 10.00 per hour for events over the 5 hour block. **Glenn Dalton:** Public Safety is paid a flat \$60.00 rate for ball room security.

Dave Decker: How are we paying them? They get a flat rate of \$60.00 minus taxes and my translation of that is the Association is losing money. I think it should be around \$12.00 per hour and they can be paid the \$10.00 an hour that they are requesting to cover the taxes.

Open Floor

Rich Hertel: Does the Board have the meeting minutes from last year's annual meeting? If not I would like Glenn to submit them in the next board meeting packet for review so that the review process could be done before the meeting. **Dave Decker:** I am ok with that; however the annual meeting will not be discussed until the annual meeting. **Rich Hertel:** I agree, I just think that by doing this pre-review they would be ready for approval/discussion at the annual meeting.

Motion to adjourn to Executive Session

Roger Rawson: Motions, **Alan Huelsmann:** Seconds.

Meeting adjourned at 9:03 p.m.