

Holiday Shores
Board of Directors Meeting Minutes

Date: April 22nd, 2015

Attendance

Board Members

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

Excused: Darren Onwiler

Quorum Present: Yes

Others Present

Holishor Members Present: 12

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

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited.

Minutes of April 8th, 2015

Alan Huelsmann Motions to submit the minutes as revised. **Roger Rawson:** Seconds.

Motion: Carries

Transfers of Property

There were 2 transfers of property, 1 lot and 1 house.

Correspondence

Letter from Jim Hessel (1098) to the Board asking that the dock length on the main channel be increased from 16' to 20'. **Rich Hertel:** According to our current rules, the coves can be up to 20' feet with the main lake set at 16'. The average boat on the lake is now 18'-20' compared to 16'-18' in the past. The average pontoon at 18' to 24', with some at 28'. I think that it is tough for boats 18' to 28' in length to tie up to at a 16' dock on the main lake. I would really like to consider increasing the size to 20'. **Roger Rawson:** I also agree that the dock length should be extended. **Monte Thus:** I believe that this has been discussed in the past. **Dave Decker:** This has been discussed many times and the rule was left in place. There was a decision not to change it. **Rich Hertel:** What was the reasoning for not extending docks out another 4 feet? **Dave Decker:** What you are talking about is infringing more into the lake, as stated multiple times this has been the rule since the beginning. **Rich Hertel:** The larger boats are docked there anyway 90% of the time. I don't see infringement being issue. If a 20' dock was considered it would still be about 55' from the 75' rule. Conversation ensued. **Joe Roth (1030):** I would like to see dock lengths the same as in the coves. **Jerry Allen (1024):** I agree with Rich that the extra 4 feet would give us leeway to work on our boats with better access. **Dave Decker:** My opinion is that we have been successful so far, most of our frontage lots are already built out. I don't believe that it should be changed. **Rich Hertel:** I would like to pursue this and put it out for discussion. **Glenn Dalton:** If you decide to pursue this, I would recommend giving this to the Boating Committee and Lakes and Dams Committee to get their assessment. **Rich Hertel:** I recommend that we

give it to the committees for review. **Monte Thus:** Seconds **Roger Rawson:** Agrees.

Old Business

Covenant Amendment Update

We currently need 72 amendments to pass.

Port Lane Drainage Update

Glenn Dalton: I contacted our engineer, Ron Paul, Hennegan & Associates, last week and discussed Port Lane. When we entered into the contract with them several elements needed to be accomplished prior to submittal of their recommended solution. First, a survey was needed to determine exactly where our right of way was. A “Julie” was also required to assess the impact of in place utilities. The topography and drainage has to be assessed to determine recommended solutions for us to go forward. To date the survey and “Julie” work have been completed and they are evaluating the topography and drainage. During our initial meeting with them a target completion date was estimated at late May early June. We feel they are on track to meet these dates.

Barge Utilization

Rich Hertel: I have some recommended rule wording changes. Item 8, Barge cannot be launched until equipment is at the loading site. Item 11, instead of saying “the barge” I would like it to read “barge configuration“. **Roger Rawson:** I don’t think Item 16 will work because they may have one barge with equipment and barge running rip rap. Mostly the barges will be strapped together. I think that item 16 should be eliminated. Conversation ensued. **Keith Shultz 914:** The primary concern was the staging area. There is only so much room at the selected site. **Rich Hertel:** Could we say “one barge contractor can only be on the lake at a time“? **Gary Kluckman:** I think that Item 16, should be eliminated.

Gary Kluckman: Makes a motion to put the rules on the main page of the website.

Monte Thus: Seconds.

Motion Carries

Republic Services Contract Renewal

Rich Hertel: Our contract with Republic Services (formerly called Waste Management) is up for renewal in July. We have been with Republic since 2005 and we are close to an agreement that I feel will benefit our community. We are looking at combining all services into one low price for all in the amount of \$22.29/month, billed quarterly. The new price includes: trash and recycle bins, trash pickup, recycle pickup, bulk pickup and yard waste. The new rate is very competitive with other communities in our surrounding area. The new rates would go into effect on July 1, the next billing cycle.

Roger Rawson: I believe the combined rate is a great deal and gives the community more options.

Ballroom Security Cost Adjustment

We approved the cost adjustment changes for the security adjustment at the last meeting. The Beacon Inn name will need to be changed in the entire contract to the Lakehouse. I believe that any other changes to that need to be discussed in Executive Meeting.

Morning Glory Gate

Dave Decker: The proposed bid for the Morning Glory Gate from Vandevanter Engineering is \$9012.00. This does not include the installation cost.

Rich Hertel: Motions to purchase the gate. **Monte Thus:** Seconds.

Motion Carried

The Dredge Repair

Glenn Dalton: We are back into San Juan cove and have run into a tremendous amount of timber. Because of this we doubt that we are going to be finished before May 2 as originally planned. We ask that at the draw-down period all members remove the timber.

New Business

2015 Road Plan Proposal

Dave Decker: Glenn provided information about Phase 1 and Phase 2 of the proposed 2015 road plan. The proposal is for 13 miles of chip and seal. **Glenn Dalton:** The chip and seal plan will give us the opportunity to seal our roads and increase their longevity. Phase 1 includes the south side of the lake both east and west. Breaking this into two phases will allow us to hold on to some of the road budget in case something comes up unexpected. When we obtain approval for the road plan we will seek bids. In 2016 we propose that we will complete the chip and seal process for the remainder of the roads that do not get completed in 2015. We are going to complete a large amount of repairs before we chip and seal. **Dave Decker:** Is this the plan for this year? This estimate and these prices are best guessed estimates? **Glenn Dalton:** These prices are based on last year's prices. **Dave Decker:** What is your target date for the Phase 1? **Glenn Dalton:** We would like to begin in July. **Dave Decker:** We need to make a decision by the next meeting.

Road Committee

Dave Decker: Our roads are one of our most expensive expenditures we have. Because of that I think we should have a Road Committee. **Glenn Dalton:** We have been looking into this for some time. I know a few people who have a lot of road experience that would be interested and well suited to help us out. **Rich Hertel:** I think it is a great idea. **Roger Rawson** Motions **Monte Thus** Seconds
Motion Carries.

Clubhouse Beach Seawall Proposal

Glenn Dalton: We plan to take out the wooden seawall and replace the corners with versa lock blocks and also construct a walk in area for toddlers. We will also reposition the lifeguard stand. We have had a lot of inquiries from mothers requesting this. **Rich Hertel:** I think it is a great idea. Would there be a lot of sand washed out? **Roger Rawson:** Agrees. **Dave Decker:** Should we put something in to hold the sand from washing away. **Glenn Dalton:** If this is approved it will go to the Building Committee for their recommendation. **Dave Decker:** Will there be a walk out area and an underwater seawall? **Glenn Dalton:** That will be on the other side of the rope. **Dave Decker:** I agree with Rich, I have a concern because of the major wave action and a concern of wash out of the beach, where this is located. **Roger Rawson:** How wide will the opening be? **Glenn Dalton:** I have not yet measured but I would guess about 100-150feet, maybe not even that. **Roger Rawson:** My concern is that there will be small children out there. Will there be some kind of wave break? **Glenn Dalton:** There will be some kind of wave action there however most of the waves should dissipate. **Dave Decker:** Do we have a

cost estimate for this? **Glenn Dalton:** We can do this for under \$5,000.00 and that is what our budget for this project is. The \$7,500.00 is for the remainder of the seawall. **Dave Decker:** I would like to understand the plan to keep the sand from washing out and the underwater “support” for this project. I am concerned we are setting ourselves up for a maintenance nightmare not to mention a hazard for the people walking out of the beach. I recommend we submit this proposal to the Building Committee for any thoughts they may have. **Gary Kluckman:** Glenn, how do you maintain Tamarach? **Glenn Dalton:** It is just a straight line. There is nothing to maintain, it is the same thing is on Cedar Beach. The amount of sand we put on Tamarach has been very limited, and it has done well.

Quarterly Budget Review

Monte Thus: The Finance Committee met last week to discuss the 2015 first quarter results. Everything looks good. I have been reporting that our North Property interest cost for 2015 is \$8,000.00. I contacted the bank and as of April 21st our interest is currently \$6,800.00, considering that additional principal will be paid. We plan to set aside \$6,500.00 for the for 2015 end of year interest.

Open Floor:

Gerry Theodor (1346)

We have a building question and need some guidance from the Board. In 1979 a member built a carport next to his home. In 1991 there was a bylaw change and in this change it was stated “no carports“. The member recently tore down his carport and proceeded to build a new one on the same site. We sent out a “cease and desist” but after additional research we are not sure what to do. Being that originally he was allowed to have the carport does this rule change/keep him from rebuilding the existing one? **Glenn Dalton:** We have no rules on the rehab of a structure. **Roger Rawson:** Was the old one completely removed? **Gerry Theodore:** I think that it is all new. The concrete and footers are the same. **Dave Decker:** If someone has a deck and they replace to the same size they do not need a permit? **Gerry Theodore:** They do not need a permit from us, as long as it is built the exact same way. What clouds this issue is that the building rules have changed. **Rich Hertel:** In my opinion he didn’t completely tear it down. I think that if the original footers and the concrete are still there then it should be “grandfathered”. **Gerry Theodore:** My concern is that this will not be the only one like this, does a line need to be drawn? **Dave Decker:** What is the opinion? Do you agree that it can be rebuilt to the same size? **Roger Rawson:** I agree with Rich. The foundation hasn’t been removed it is just a rebuild. **Monte Thus:** I am in agreement with the rebuild. **Gary Kluckman:** I also have no problem with this. I think that it would be an improvement, rather than it falling down. **Alan Huelsmann:** I am also in agreement. **Dave Decker:** Can he make it bigger? **Alan Huelsmann:** No. **Rich Hertel:** Yes. **Roger Rawson:** No **Monte Thus:** Yes **Gary Kluckman:** No
Alan Huelsman: Motions to allow rebuilding the carport roughly the same size. **Rich Hertel:** Seconds
Motion Carries.

Glenn Dalton: We have rules that allow us to build a new house and that it needs to be complete within an allotted time frame. We have rehabs out here that take an extensive amount of time to get completed. We have no rules regarding completion timeframes on rehabs. I would like to ask that we take a look at that, to put that into maintenance of

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property. **Dave Decker:** We have been down this road many times. We do not require a permit for those types of repairs. We would need to figure out how to keep track of that. For that to happen, someone would need to put together a proposal for someone to review. **Rich Hertel:** Would this be under property maintenance? **Dave Decker:** It would have to be.

Rich Hertel makes a motion to adjourn to Executive Session. **Alan Huelsmann** seconds.

Motion carried

Meeting adjourned at 9:17 p.m.

Meeting minutes submitted by Rich Hertel