

Date: May 27th, 2015

Attendance

Board Members

Present: Bob Lowrance, Roger Rawson, Rich Hertel, Monte Thus, Dave Decker, Darren Onwiler and Jim Perotti

Quorum Present: Yes

Others Present

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

Holishor Members Present: 10

Non Members Present: 1 Susan Piazza- Republic Services

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of May 13th, 2015

Rich Hertel- Motions to approve as amended. **Monte Thus-** Seconds.

Transfers of property

None

Correspondence

Letter from Everett Reins (406)

Read by Glenn Dalton

Mr. Reins forwarded a letter to the Board of Directors requesting that we repair culverts to eliminate standing water in Holiday Shores. **Bob Lowrance** - We are trying to address these issues. **Glenn Dalton** - We will get back to Mr. Reins about the direction that the board has provided. We believe that if we get the authority to do ditching then this is a property that will be addressed.

Letter from Mark & Lisa Pierce (1712)

Read by Glenn Dalton

Mark & Lisa Pierce forwarded a letter to the Board of Directors addressing road conditions in front of their home due to culvert drainage. **Glenn Dalton** - We have looked at this for years and we agree that it needs to be up sized. Yes we can upgrade the culvert. The problem will then be the increase of water flow on to his property. We will discuss solutions with the property owner.

Letter from Linda & George Snyder (1684)

Read by Glenn Dalton

Linda and George Snyder forwarded a letter to the Board of Directors addressing several issues with the east end cove, and several lots that need to be cleaned up. **Glenn Dalton** - This is another ditching matter. We were not aware of the black leather couch that was addressed in paragraph three. The properties with multiple vehicles are all properly registered and the lawn mowers are functional. Paragraph 5, this has been difficult and we continue to fine the person. He will do some clean up and then we fine him again. We have to be careful on how this is handled. **Bob Lowrance** - There is not more that we can do that we aren't already doing. **Glenn Dalton** - We have to be careful and follow our instruments.

Old Business

Covenant Amendment Affirmation Status - Bob Lowrance - We currently need around 25 and we are hoping to get around 20 extra, we are getting very close. I spoke with Kay Slayden this afternoon and she is working diligently to get reminders out to those who still need to vote. **Dave Decker** - Do we have a procedure identified on how we will go through the certification process? **Bob Lowrance**- It is to my understanding that this will be through our auditors. **Glenn Dalton** - Sarah from Sheffel & Boyle will come out with an auditor and will use our tellers to do a certified count. **Dave Decker** - So do we have the exact steps of what we are going to do and what we are going to certify against, I have requested to see this plan. I think that this plan is something that should be approved by the board. **Glenn Dalton** - I will write that up.

Port Lane - Glenn Dalton - We walked Port Lane with our engineers and a contractor on the engineers proposed solutions. They have 2 solutions and the contractor is providing cost data on each solution. The engineers will present this data to the Board at the June 10th 2015 meeting. Once I receive the data I will have a meeting with the members on Port Lane so they are aware of what is being proposed. **Darren Onwiler**- Do you think we would have been more proactive with ditching that it could have helped with Port Lane? **Glenn Dalton** - Looking back, if we would have maintained the ditch that was built on Port Lane then the answer is yes. **Darren Onwiler**- It is one of those things that if we would have had proper ditching then we wouldn't have the issues that we are having at the moment.

Road Way Ditching and Road Plan - Information and photos provided. **Todd Webb (123)** - To get the roads into the shape they need to be in, ditching needs to be the first priority, and then come back, get your base set and chip and seal. This will come at an expense, but this has gone on for so long with no ditching, that is why the roads are in such bad shape. **Bob Lowrance** - What is your committee's recommendation? **Todd Webb** - The plan I would recommend, is to break the community in to quadrants and start at lowest elevation and start your ditching. This will come at a cost, your culvert pipes are going to be clogged, collapsed or rusted out. **Glenn Dalton**- we have a decent road budget this year, but next year we will have limitations. The next shot for ditching would be 2017 budget. **Bob Lowrance** - I believe if you oil and chip/seal this year you are wasting your money. **Bob Lowrance** - Do we have money in the budget to do only ditching and no chip/seal? **Glenn Dalton**- We have provided a cost estimate in the board packet, those are based on prevailing wage and union laborers. There is a lot of the work that can be done internal. We are putting together something with the road ditching and if we do ditching the 2015 road plan will change. **Darren Onwiler** - So if I am reading correctly then we will do 1000 feet for one production day using a grater versus 400 feet per day using a backhoe? Realistically how much are we talking **Glenn Dalton** - Best case is 22 miles and worst case 44 miles of ditching. **Roger Rawson**- Not all needs to be addressed? **Glenn Dalton** - Correct. We will be sitting with the committee and we will have that information in June. **Bob Lowrance** - We have a little time if we are doing the ditching as opposed to the chip seal that would need to be done in July or August. **Gerry**

Theodore(1346) - This sounds real simple, however you will have Julie locates, culverts under driveways that have collapsed and in the past they have been homeowners responsible for those and if we don't take that cost over then you may have trouble forcing the homeowners to comply. I don't think you have identified all that is involved in this. **Bob Lowrance** - We understand that it won't be easy, but they are the experts and we almost have to rely on them for their expert opinion we need to be more proactive and get more longevity out of our roads. **Gerry Theodore (1346)** - Money will be the big issue and it could get quite expensive. I think this should be a special assessment to be paid over 5 years. If you take money from the regular budget for exclusively ditching the roads will suffer greatly. **Bob Lowrance-** Todd, is that something that your committee will look into as well? **Todd Webb (123)** - That is something that needs to be considered and he is correct in that every ditch will need to be Julied and you will run into utility problems. I wouldn't recommend using the entire budget for ditching. I would seal the good roads. For the maintenance of the other quadrants, I would recommend patching those with the machine that I had located for Glenn. **Jim Perotti** - The culverts that are in Holiday Shores we placed in 1965 and I agreed, try to save the good roads but you have got to get water off the road. The culverts that will need to replace is not going to be cheap. The lake is the lowest point and that is where the water needs to go. Todd was right, there is a machine out there for us and most townships and counties have gone to it and it is a really good deal. **Roger Rawson** - I agree that this would need to be a special assessment for repairing and rehabilitating our roads. As far as driveway culverts, I would like to see the association take on that as well and if the culvert would need to be replaced it could be charged to the homeowner at our cost. If the association took that responsibility it would be at proper depth and the slope to be correct. **Rob Frey (Holishor)** - We have a number of culverts that have been put in overnight and have not been inspected or with a permit. **Glenn Dalton** - The appropriate repairs will be made. **Todd Webb (123)** - There is a certain head that can go on the hose of a fire department truck and that can be used to blow out the culverts and clean the debris. **Glenn Dalton** - The Fire Department does help us when they do hose training. **Bob Lowrance** - I know this is one of the biggest questions and concerns. We are looking at the potential of becoming a village someday and that is how most roads are funded through grants that are provided through the Federal Government. We are not a village and still need to be proactive with our roads and our budget. It is just a discussion as of now and should this be a special assessment? Do we want to get engineering estimates? **Rich Hertel** - I think we should get cost estimates. **Dave Decker** - Didn't they do that a few years ago? **Glenn Dalton** - It was 2 million dollars and did not include ditching. **Dave Decker** - I want to get that number out there, it is 2 million dollars at a starting point. **Todd Webb (123)** - Was that a contractor? **Glenn Dalton** - That was a contractor coming out to do it. **Dave Decker** - That was about 5 years ago **Bob Lowrance** - What were the thoughts then? **Dave Decker** - you would get a loan and have it done, then do a special assessment to pay off the loan. The thought at the time was you didn't want to have a loan for both the Roads and the North Property. Then there was a discussion of the road district that would eliminate the need for the special assessment and the loan. Do we have some target areas that would be the first ditches to improve other than Port Lane? **Glenn Dalton** - Port

Lane is not the worst, but we will provide that at the next meeting. **Bob Lowrance** - Is there a way to look at the road budget with respect of ditching and sealing the roads? Is it something that we could incorporate with the hot patch machine? **Glenn Dalton**- We will take that to the Finance Committee to figure out where the funds will come from. It is not in our reserves. That meeting is the beginning of June. **Dave Decker** - We will need to get the cost of machine and the cost for materials and the cost to use the machine. Those are the factors that will be taken into discussion to see if this is worth our buying it and how much the Association can actually use it considering our budget. **Glenn Dalton** - We will put that information together. **Dee Michaud (1585)** - Will we know in June what roads we will be working on? **Glenn Dalton**- Our plan will identify the roads based on budget parameters and yes, you will know. **Todd Webb(123)** - I have talked to my boss and it would be no problem for Maintenance Department and the Board to come out and see how this machine works and what it is capable of doing. **Dave Decker**- What County are you in Todd? **Todd Webb (123)** - Madison County. **Darren Onwiler**- Is there a cost figure per square feet? **Todd Webb (123)** - You will have cost of oil and cost of material. I recommend not using slag rock it will tear up your machine I would suggest using Merrimac Gravel. Rock and oil are going to be the cost factors. The machine can be run by one person and driven by one person, for safety you can have a third flag man.

Barge Utilization- Rich Hertel - We have the barge rules and they have been posted to the site since March. We are at the point we will permit them or not. I believe that we were all in agreement. **Dave Decker** - We do not have approved rules yet. The last meeting we wanted to make sure that it had been posted in the amount of time needed to cover the rule rule.

Monte Thus- makes a motion to allow barges on to the lake following the rules. **Roger Rawson** Seconds

All in favor, Bob Lowrance, Monte Thus, Roger Rawson, Darren Onwiler, Rich Hertel and Jim Perotti

Opposed, Dave Decker.

Motion Carries

Republic Service Contract- Rich Hertel - We have finalized everything with our Republic Service contract and have also had our attorney look over it as well, and all looks good. Our attorney recommended that something be put into the contract about Holiday Shores may becoming a village someday. **Dave Decker** - How many people are currently paying for yard waste? **Rich Hertel** - 100 people are currently paying for yard waste, and we know that some people share. **Darren Onwiler** - How many in the community are we currently serving? **Rich Hertel** - We're currently serving 957 people out of around 1250 families. We feel that if all of the residents were using this service our rates would be lower. **Jim Perotti** - Will the dumpsters for maintenance remain the same? **Susan Piazza** - Yes. **Rich Hertel** - We received a bid from Sanders for \$25.50 with a 3 year contract and 3.5% increase per year, \$1.00 per bag for yard waste, and that does not include the toters for trash. With Republic it will be \$22.29 monthly with a 2.5% increase per year up to 10 years. **Joe Roth (1030)** - Will you supply a container for yard

waste? **Susan Piazza** - You can rent a 95 gallon tote from Republic for yard waste at \$4.00 per month or you can use your own can. When using your own can mark them with a red X, you may also use the yard waste bags that you can buy at your local hardware store. If you use your own can please leave it loose in the can. Yard waste pick up will be scheduled for Wednesdays. Yard waste is manually picked up.

Rich Hertel - Makes a motion to approve the 10 year extension with Republic to include yard waste into the contract. **Roger Rawson** - Seconds.

All in favor, Rich Hertel, Bob Lowrance, Monte Thus, Jim Perotti, and Roger Rawson.

All opposed- Dave Decker and Darren Onwiler.

Motion Carries

Clubhouse Beach/ Seawall- Glenn Dalton- At the last meeting we proposed a walk in beach and how we are going to build it. There is a \$5000.00 carry over from last year that is funding this project. We discussed this with the Building Committee and did not feel that the sand retainer was necessary.

Roger Rawson - Makes a motion to approve the beach/seawall additions **Dave Decker** - Seconds

Motion Carries.

New Business

The main lake boat dock length - On May 12, 2015 the Boating Committee held a meeting to discuss the topic of changing the boat dock off set on the main lake to twenty foot as requested by the board. All Boating Committee members were present and after lengthy discussion a vote was taken and the Boating Committee makes the recommendation to leave the required off set for boat docks on the main lake to 16 foot.

The Lakes and Dams Committee also met on May 5th 2015 to discuss the main lake boat dock length and also agreed to leave the length at 16 foot. **Rich Hertel** - If someone were to have a valid reason for a longer dock would we consider? **Ben Kelley** - If there is a valid reason they would come to the Board and ask for a variance. **Rich Hertel** - it was a 4/3 vote to keep it the length it was. **Gerry Theodore (1346)** - I think it should go through the Building Committee for the variance and then to the Board. Conversation ensues among the members of the community expressing their desires to increase the dock length on the main lake from 16 foot to 20 foot.

Rich Hertel-Makes a motion to make boat dock on main lake 20 feet.

Motion Dies

Fireworks Contract - Our contract is \$16,000 and they are offering us a 5% upgrade on our fireworks if the balance is paid in full by June 3rd 2015. **Rich Hertel** - What has been done in the past? **Glenn Dalton**- We have always paid \$8000.00 down and then the remaining after the firework show. **Rich Hertel**- I would question why we would want to pay this up front. **Bob Lowrance** - Is this something we have done in the past? **Glenn**

Dalton- No, and the 5% increase in fireworks is just an incentive for paying up front. **Bob Lowrance** - My only problem with paying up front is, if something goes wrong then we are out the money. **Darren Onwiler** - I would like to make a comment and by no means do I mean to cut the fireworks, but our budget is a large concern, \$16,000 expenditure for fireworks when we are in need of road maintenance. I think that we need to come up with something like a fund raiser or something to help cover the cost of the fireworks.

Dave Decker- I make a motion to pay up front \$8000 and the remaining \$8000 after the show. **Darren Onwiler-** Seconds

Motion Carries

Glenn Dalton-The rain date for the fireworks is July 5th 2015

Open Floor

Dee Michaud (1585) - I wanted to find out how we are doing on the north end mud hole?

Glenn Dalton- We have the top of the silt pit mowed and cleaned. We are going to cut the trees out of that area. **Dee Michaud(1585)** - The shredder that belongs to Holishor, will that be available for the members to have access to that? **Glenn Dalton** - Our chipper will take limbs up to 6 inches and that would be up to the Board of Directors to ok that.

Dave Decker - If I recall the Board has authorized to do so with a cost. **Darren Onwiler** - I think that we should have a day in spring or fall to have use of that at the shed. **Glenn Dalton-**

I would have to check on that, but I believe that cost was \$60 per hour. **Dee Mischaud (1585)** - I think that would be something great for the community. I also want to also ask about for sale signs, why can we not have them? **Rich Hertel-**

They are not allowed, unless there is a realtor event and then they are still removed by the end of the event. **Dee Michaud (1585)** - I think it would be helpful to know what is for sale in Holiday Shores. **Roger Rawson** - I can look at any time of day right from my desk. **Bob Lowrance** - I think that is because of all the vacant lots, if they were allowed there would be around 25% of properties in Holiday Shores with for sale signs. **Dee Mischaud-**

I think that people should pay dues on the vacant lots. **Dee Mischaud (1585)** - I don't think that is fair, that is money that we are missing. **Roger Rawson-** I agree **Dave Decker-**

I disagree if I had to pay on those lots I would sell them, I think that we would have more non payers than we do now. If that is the case we should base them on property values and people with higher property values should pay higher assessments. **Rich Hertel -**In 1965, it was by lot basis and they changed it to one membership. **Bob Lowrance** -

They were doing it as developers. **Gerry Allen (1024)** - Shouldn't there be a fee for each lot owner for roads and upkeep. There is still maintenance on these lots and the roads that access that property. **Darren Onwiler-** Whether or not I own one lot or four lots I am still using the roads the same. **Gerry Theodore (1346)** - This has been voted on at least three times, there is a group out there that has been working on this and at some point and time it will probably come to the association at an annual meeting, and they are waiting on one specific thing to happen, so you will probably get to vote on this again. There are too many people out here that that do not take an interest in this community

until it affects them and then they do not show up to meetings and it gets voted down. You need to show up and vote. **Dave Decker**-There is more to it than saying you want this to go to a by lot assessment, there are rules and other things tied to it as well as state laws. If you are going to do it then it needs to be done the right way.

Bob Lowrance- Our Auditors from Scheffel and Boyle were in this evening, and they did give in an opinion. I will quote, “In our opinion the financial statements referred to the above present fairly, in all material respects, the financial position of Holishor Association, Inc. as of December 31st, 2014 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.”

Gerry Thoedoer (1346) - Will you please introduce the Board of Directors
Announced by Bob Lowrance,
President, Bob Lowrance. **Vice President**, Roger Rawson. **Treasurer**, Monte Thus.
Secretary, Rich Hertel. New board member Jim Perotti.

Motion to adjourn to Executive Session

Dave Decker: Motions, **Darren Onwiler**: Seconds.

Meeting adjourned at 9:48 p.m.