

**Date:** June 10th, 2015

**Attendance**

Board Members

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

**Excused:** Bob Lowrance

**Quorum Present:** Yes

Others Present

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

**Holishor Members Present:** 15

**Non Members Present:** 1 Ronnie Paul – Hennagan and Associates, presentation of Port Lane

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of May 27<sup>th</sup>, 2015**

**Dave Decker-** Motions to approve as amended. **Darren Onwiler-** Seconds.

Motion carries

**Bills and Salaries**

**Rich Hertel-** motions to approve. **Dave Decker-** Seconds

Motion Carries

**Transfers of property.**

None

**Treasury Report**

**Monte Thus-** We applied \$15,524.00 to the North Property principle. The current balance on the North Property is \$134,816.62.

**Dave Decker -** Motions to approve. **Rich Hertel -** Seconds.

**Motion Carries**

**Managers' Report**

Read by **Glenn Dalton**

**Security Report**

Read by **Glenn Dalton**

There were a total of 45 incidents reported and 28 Citations written. 3 animal incidents, 8 vehicle incidents, 14 property incidents, 3 incidents involving persons, 7 alarm responses, 7 incidents on the lake and 3 other incidents.

**Building Committee Report**

Read by **Rich Hertel**

The Building Committee cared for 14 items at the May 19<sup>th</sup> and June 2<sup>nd</sup> 2015 meetings. A permit for 2 fences, 2 pools, a storage shed and a new house were approved. One request was put on hold for more information. Five permits were closed with refunds and 2 requests for a variance were forwarded to the Board.

**Correspondence**

**Variance request Lot 59 (Culvert)**

Bob Lowrance forwarded a letter to the Board of Directors asking for a variance for a culvert, the culvert would be in the ground. There are no ditches on either side of the driveway. This is recommended by the Building Committee. **Roger Rawson**- I have been by this place it is all natural drainage. **Gerry Theodore (1346)** – This is a high point on the road.

**Monte Thus** - Motions to approve culvert. **Jim Perotti** – Seconds.

**Motions carries**

#### **Variance Request for Lot 1855 (Shadow Box Fence)**

Anita and Ross Bogel forward a letter to the Board asking for variance to keep their shadow box fence, and waive a citation that was given for the fence.

**Dave Decker** – They are requesting a variance. Has this been to the Building Committee? **Glenn Dalton**- The Building Committee is aware of this request coming to the Board. **Dave Decker** – Isn't the procedure to first go to the Building Committee before submitting this to the Board prior to construction. **Glenn Dalton** – This was considered to be a rehab. They went and added the shadow box element which we do not allow. **Dave Decker**- They need to go to the Building Committee before the board. **Gerry Theodore (1346)** We saw this because the office brought this to our attention. They did not come through the building committee and did not fill out a variance form. We made the assumption that they were appealing directly to the board. It is an existing fence. They may have felt that they were rehabbing it. However they turned it into a fence that we do not allow. **Dave Decker**- They are asking that we waive the citation we have given for the fence and they are asking for a variance. We have processes for both of those. For a variance they must submit first to the Building Committee, and for the citation they would need to go through the Hearing Committee. **Glenn Dalton** – The citation was a warning and they chose to go directly to the Board of Directors with their request. **Gerry Theodore (1346)** Their actions tell me that they do not have to follow the rules, so they go directly to the board. **Darren Onwiler** – I would prefer this to go through the Hearing Committee and the Building Committee. **Gerry Theodore (1346)** I do not have a problem with that however it lengthens out the issue.

**Rich Hertel**- Makes a motion to deny approval request for fence modifications. **Dave Decker**- Seconds

**Motion Carries**

#### **Variance Request Lot 414**

Charlier Gardner forwards a letter asking for a temporary variance for connecting a culvert pipe from 414 to 413 and Holiday Shores drain under road and between 413 & 414 to let the water drain across the back of the lot. We want to leave the area as is until the time Holiday Shores puts in a new culvert under High Point Road. When this is being done we will remove the area of pipe that we have put in and have it fixed back to Holiday Shores specs. at my cost. **Glenn Dalton**- We understand that the bottom of the culvert is rusted out, however it is not in our budget this year. **Dave Decker**- Is this already connected and how long has it been connected? **Charlie Gardner (107)** Yes and it is brand new. Conversation ensues.

**Darren Onwiler** - Makes a motion to give a 60 day variance to remove the box. **Dave Decker**- Seconds

**Motion Carries**

#### **Solicitation Request Ice Cream Prince**

Tion Terrell Forwards a letter to the Board of Directors asking permission to sell Ice Cream in the Holiday Shores Community.

**Dave Decker**- Motions to approve the Ice cream truck. **Darren Onwiler** – Seconds.

All in favor, **Darren Onwiler, Dave Decker, Roger Rawson, Jim Perotti and Rich Hertel**

All Opposed – **Monte Thus**

**Motion Carries**

#### **Old Business**

### **Covenant Amendment Affirmation Status –**

**Dave Decker-** We are about to the point where we are going to do a certification. **Rich Hertel-** It appears that we have the necessary affirmations but we want to verify to make sure the information is accurate. **Dave Decker-** The committee has asked about a target date for the Affirmation Certification. If there are not enough then we will continue to acquire them.

### **Port Lane Update**

**Ronnie Paul** with Heneghan and Associates, Discusses options in detail for Port Lane with the cost estimates. Option 1- Gutter Option with storm sewer. The total estimated cost at \$139,452.00. Option two- Swale Option with Riprap and the estimated cost at \$157,494.00. Ronnie also discusses a rip rap is the big cost in the option two. There are a number of many ways to protect against erosion and rip rap was the preferred option. This option cost can be reduced by \$50,000 if Turf Reinforcement Mat is used in lieu of rip rap.

Conversation ensues among members of the community and members of the Board. No decision has been made.

### **Morning Glory Gate**

**Glenn Dalton** – The grant that we applied for the Morning Glory has been denied. **Dave Decker-** The money to replace the Morning Glory is in the reserves and still on target. The grant just would have been a savings cost for this project. **Glenn Dalton-** There was an increase in the cost of the Morning Glory Gate. Due to the lift mechanism in the gate the cost went from \$9000 to \$10,800.

**Dave Decker-** Motions to approve the revised quote. **Darren Onwiler-** Seconds.

### **Motion Carries**

### **2016 Budget**

**Monte Thus** – Motions to approve the 2016 budget as proposed and voted on by the membership at the annual meeting. **Dave Decker** – Seconds.

### **Motion Carries**

### **New Business**

#### **Affirmation Certification Process**

Read by Roger Rawson,

Part 9 of our covenants, “All of the restrictions, conditions, covenants or agreements contained herein shall continue until January 1, 1975. The same may thereafter and from time to time be changed, altered, amended or revoked in whole or in part by the owners of the lots in the subdivision, whenever the owners of at least two- thirds of that said, so agree in writing.” Our association is comprised of 1,968 lots and the stated two-thirds is 1,307 lots affirmed for the proposed changes to our Covenants. The affirmations submitted are in favor of the proposed changes as stated in the signed affirmation documents to be counted and certified. Ownership verification and counting affirmations

will be accomplished by a team of tellers (all members of Holishor Association Inc.) under the direction of Sara Smith, Scheffel Boyle Certified Public Accountants. The results will be certified by Scheffel Boyle Certified Public Accountants.

**Ownership Verification:** As of the date chose for counting, a list based on Madison County records, will be provided by the Holishor Office to Ms. Smith indicating the current ownership of all lots within Holishor. The tellers will verify the quantity of lots and lot numbers on the affirmation are correct in accordance with the provided ownership listing. Only the lots listed on the affirmation may be counted after ownership verification. Lots joined for tax purposes must each be separately indicated to be counted.

**Affirmation Counting:** Once ownership is verified, the tellers will be divided equally into 2 independent teams coordinated by a Head Teller. Under direction of Ms. Smith, the ownership verified affirmations will be counted by each team until a consensus of count is achieved.

**Certification:** Once Ms. Smith is satisfied the ownership verification and count are complete she may certify the affirmation is complete and state and appropriate number of our ownership have affirmed the proposed changes to our Covenants.

**Gerry Theodore (1346)** - Do the changes of the covenant take place at the time of confirmation. **Dave Decker-** Once they are recorded and certified is when I would expect that to take place. **Roger Rawson-** Is this a proposal that needs voted on? **Dave Decker-** The procedure is something that definitely needs to be voted on. To make sure that everything is in place in case it is challenged. What listing are we getting from Madison County? **Glenn Dalton-** It is one kept in the office that is updated daily. **Dave Decker-** We are going to use our list? I disagree with that. We need to get a current listing from Madison County. When we pick our date, we need to get a documented list from Madison County and compare that against our affirmations. I think that our listing could be challenge if not done properly. **Darren Onwiler-** I agree with that and it would relieve the office of any liability. **Roger Rawson-** The overage would cover minor property transfers. **Monte Thus-** I have a concern that Madison County may not be up to date? **Glenn Dalton-** we would love Madison County to give us this list. **Dave Decker** – There was a list that was provided by Madison County that our lawyer submitted to us. **Gerry Theodore (1346)** When you talk about matching them up,our properties have changed hands so much are you counting all votes? **Dave Decker-** It is based on current ownership. **Darren Onwiler-** The issue we may have is the accuracy of the list that the office obtains against the County records. **Dave Decker-** We will need a solid procedure that covers everything that we may be faced with. Do we want Scheffel to do the counting or our members? **Darren Onwiler-** I think that we want it counted by those who are not vested in this. **Roger Rawson-** I agree. **Darren Onwiler-** I think that the office should contact Scheffel to get that cost. **Ray Garber** – I think that 20 is a very small margin for any mistakes that could take place. **Dave Decker-** The last thing we want to do is go through this and have it challenged. When we do request the date, we need to be very specific and add to that if there are not enough ballots then the ones we have stay enforced. **Roger Rawson-** We are going to get a cost estimate from Scheffle. **Dave Decker-** I would be happy to put together some concerns. **Roger Rawson-** Who wants to run with this? **Dave Decker-** I think we need to get a process in place and work directly

with Scheffel, once it is in place then send it to Andy. **Roger Rawson-** We will put something together and give it to Bob Lowrance to oversee it. **Dave Decker-** Association lots also need updated affirmations signed, we have sold some lots and acquired new lots and those need accounted for. Conversation ensues.

### **Purchase of Crafcro Patching Machine**

Info and pictures provided

**Glenn Dalton-** This piece of equipment repairs a variety of pavement conditions including potholes, deteriorated shoulders utility cuts, fissures and alligator cracked areas. The Magnum Spray Injection Patcher's integrated operation cleans the area to be repaired, applies a tack coat, coats the aggregate with asphalt emulsion and then applies the mixture, all in one continuous operation. There are no rentals available, and new one costs around \$80,000. We found one that was used by Madison County. The unit is a 2002 has 4,634 hours with regular maintenance. It comes with new auger sleeve, a reconditioned auger, a new blower and includes a new truck trailer gate conveyer. The cost of this unit is \$11,000. We have inspected the unit. We request \$12,060 for the purchase this machine and its replacement parts for preventative maintenance. **Monte Thus-** This was discussed at the Finance meeting and after some talk about it, the cost of the machine and the parts, it will be a positive for the roads and we will fund this out of operations money now, and will fund this with the overage at the end of the year. The Finance Committee recommends the purchase of this and the replacement parts. **Darren Onwiler-** This will be funded out of operations money now and will be paid will the overage at the end of the year? I understand what you are telling me and I agree that it will be a great piece of equipment but I cannot approve spending this kind of money on something that has not been budgeted for. I request that we wait. **Glenn Dalton-** The impact this machine will do we have the road plan on hold. **Jim Perotti-** Cold patch is not the answer. **Darren Onwiler-** My concern is paying for it. I don't feel comfortable spending this kind of money on something I am just getting information on. **Monte Thus-** The Road Committee and the Finance Committee both agree to purchase this machine. **Glenn Dalton-** We feel that we have a handle on it and would not need the training on it, a member of our Road Committee who has worked with this machine, would also help with that. **Darren Onwiler-** On a used purchase do you think that we could have someone to come out and do an engine check, and oil analysis. I want time to look over this information, as of now I would say no, I understand that the Finance Committee and the Road Committee both agree that this is a good purchase, however I cannot make a decision based on only a few minutes to look over the numbers that were provided by the Finance Committee. Conversation Ensues.

**Darren Onwiler-** Makes a motion to do an inspection and engine oil analysis not to exceed \$500.00. **Dave Decker-** Seconds.

All in Favor, Dave Decker, Rich Hertel, Roger Rawson, Jim Perotti, Darren Onwiler.

All Opposed, Monte Thus

**Motion Carries**

**Monte Thus-** Makes a motion to purchase equipment pending the outcome of engine and

oil analysis. **Rich Hertel-** Seconds

All in Favor, Dave Decker, Roger Rawson, Jim Perotti, Rich Hertel, Monte Thus.

All Opposed Darren Onwiler

**Motion Carries.**

**Open Floor**

**Motion to adjourn to Executive Session**

**Dave Decker-** Motions. **Darren Onwiler-** Seconds.

Motion Carries

**Meeting adjourned at 11:07 p.m.**