

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** June 24<sup>th</sup>, 2015

**Attendance**

Board Members

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

**Excused:** Darren Onwiler

**Quorum Present:** Yes

Others Present

Holishor Members Present: 25

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

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited.

**Minutes of June 10th, 2015**

**Monte Thus** – Motions to approve the minutes as amended. **Roger Rawson** – Seconds

Motions Carries

**Transfers of Property**

11. Information Only.

**Correspondence**

**Letter from James Heinemeir**

Letter from James Heinemeir (293) is requesting permission from the board to have a pie shape piece of land annexed into his property. **Roger Rawson** – I don't think that the board gets involved in this, it isn't association property. **Dave Decker**- You just have got to make sure that when you do this to make sure you meet the requirements and meet the setbacks.

**Letter from Don Baugh**

Don Baugh forwarded a letter to the board requesting that when Holiday Shores is doing road work that Holiday Shores take a look at East Side of Sextant and consider doing a major rebuild of the roads due to the water washing away portions of the road. **Glenn Dalton** - On the agenda this evening we are going to talk about ditching. **Bob Lowrance** - Have you talked to Mr. Baugh and has maintenance looked at this? **Glenn Dalton**- I have talked to him.

**Old Business**

**Covenant Amendment Update**

**Bob Lowrance** – We currently have 1336 signed Affirmations, there are 1968 total Amendments available and 1313 are needed, as of now we have 23 amendments over the needed count.

**Port Lane**

**Glenn Dalton**- There are several ideas and spinoffs that are coming in on the Port Lane issue. We feel that the rip rap option was the worst case and that the Curb and Gutter was the best case. There are several other options that are also being worked. I would like to get the recommendations out to the board and in conjunction with that the letters have been sent out to the utility providers with the plans. We have sent the letters to the utilities asking that they be moved into the easement. **Dave Decker** - From what perspective is the Gutter option being the best option? **Glenn Dalton**- It is mine and the Road Committees perspective that the Curb and Gutter option be the best option. **Dave Decker** – Not from a cost perspective? **Glenn Dalton** – No we are looking at the best fix for the problems. **Dave Decker** – I just want to make clear the lowest cost option was significantly lower

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than that and that was drainage without rip-rap. **Glenn Dalton** – There's even a lower cost, if you look at all the options. **Todd Webb (123)**- Another option we are considering is making a concrete ditch to the lake with in the easement and I do not have costs on that yet. It wouldn't separate the lots the way that the Rip Rap would. **Bob Lowrance**- Is that a longer lasting option? **Todd Webb** – I think that the concrete would eliminate the erosion problem. **Bob Lowrance** – That would be an even better option than the previous options. **Todd Webb (123)** I think that it would and I think that it would last longer as well. **Dave Decker** – The engineer proposed soil retention built into that drainage and with that option there would be erosion prevention. **Todd Webb** – I don't believe there will be erosion problems with the concrete ditch. Whereas we felt that with the soil mat, weeds would grow and property owners would want to plant there. We were afraid that owners would want to beautify that property and cause holes in the mats. I have not personally dealt with these. **Mack McCormick (1309)** From what I understand it was a geo grid until the grass is established, I am not sure that the grass will grow. **Dave Decker** – I am concerned that we are not taking the advice of the engineer. **Todd Webb**– We are trying to eliminate the large costs that is why we are exploring other options. **Glenn Dalton** – The other options we are considering will be taken back to the engineer with his approval for that particular project. We haven't had the neighborhood meeting because we are not sure of the options that we are going with before we open it up to the residents. **Bob Lowrance reads a letter from the Road Committee.** The road Committee has reviewed Port Lane Drainage options. The committee does not think either option is a good choice at this time, because of the cost of both options. If we had to make a choice between the Swale Option and the Gutter with Storm Sewer Option: the committee would choose the Gutter Option; this problem was created by the homeowners. With that being said, the boards in the past allowed it to happen. It is the committee's recommendation that the homeowner should be responsible for putting the ditch the way it was before it was filled in. We feel that since both sides are at fault, there should be a compromise from both sides. We recommend the cost should be half the homeowners and half the associations. If the homeowner does not agree with this, then the homeowner should be given a specific amount of time to put the ditch back the way it was before being filled in.

### **Crafco Patching Machine**

**Glenn Dalton** - The oil analysis came in this afternoon from Mikes incorporated and came back passing with flying colors. **Bob Lowrance** - The purchase of the machine has been approved.

### **Roadway Ditching & 2015 Road Plan**

Info Provided. **Bob Lowrance** – Do we have a plan? **Glenn Dalton**- We were waiting for the approval of the Crafco patching machine which we now have and are going to move forward. **Bob Lowrance** – When do you think that we will have a plan put together? **Glenn Dalton** – Based on the ability of the Road Committee, I would say the second meeting of July. We are going to put the machine in place and start doing the roads July/August. Those roads that will need dug out will be by-passed. In September, we will do all the roads chip/seal and try to do the ditching at the same time. **Bob Lowrance**- I think it is great that we have a Road Committee. **Dave Decker** – You have a plan that you are going to do. **Glenn Dalton**- As soon as we determine what roads we are going to do? **Dave Decker**- Are you planning on identify it and doing it or are you making a plan and bringing it back for board review? How much is in the road budget? I would like to have a plan before we start. **Bob Lowrance**- Do you have a cost estimate? **Glenn Dalton**- I am using the resurface budget of \$6100 to get the road ready to do the chip and seal. **Dave Decker** – We had an original plan to do 13 miles, are you not doing that now? **Glenn Dalton**- we were putting the 13 mile of chip and seal down until we had adequate money to fix it. **Dave Decker** – the plan was resubmitted tonight and I want to reiterate that. When are we going to see a ditching plan? **Bob Lowrance**- Glenn can't come up with this on his own that is why we have a Road Committee. **Roger Rawson**- The way I understand it, is the road plan was on hold pending the purchase of the patching machine. **Dave Decker** – They want the ditching plan to be incorporated into the road plan.

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**Glenn Dalton** – A ditching plan will take time. **Roger Rawson** - Will you be able to get something going for this year. **Bob Lowrance**- What are we looking at doing in sequence? **Glenn Dalton** - We will first look at the road and see what we can do with the hot patch. **Glenn Dalton**- We have \$6100 so far; when that is gone we would need more money to continue that would come out of the resurfacing budget. I have no funds for ditching. So I would need to reallocate some funds. **Monte Thus** - I agree that ditching goes with the road and the initial plan was 13 miles and if we agree to ditching then that will drop down. **Bob Lowrance** - I am also in agreement that those go hand in hand and should all be part of one budget. The Road Committee was formed this year and they recommend we do ditching because the roads are deteriorating and with the ditches the road surface can be properly drained so that they will last longer. Originally we were going to do 13 miles of chip and seal. The Road Committee was then formed and they recommend that we should do some ditching instead of the 13 miles that way the roads will last longer. **Dave Decker** – It is this boards opinion should there not be a plan for the work that is to be done? **Roger Rawson** – We traditionally approve the road plans. **Glenn Dalton** - In the past we have submitted a plan. **Monte Thus**- Can we get a plan that states you will do x amount of roads? **Glenn Dalton** - I will start with the \$6100 now with the hot patch, if we don't start soon then we won't get much done. **Jim Perotti** – You will need to do this in a sequence or what you think is bad today will be even worse tomorrow if you do not follow this plan. **Dave Decker**- Do you feel that we as a board should approve that expenditure? **Monte Thus** – Glenn, are there roads that we can hit with hot patch machine that will not require ditching? **Todd Webb (123)** It should be Ditching patching and chip sealing the roads. The roads out here are in such bad condition that if you follow that sequence and do not hot patch some of these roads then they are going to disintegrate to nothing. **Roger Rawson**- the road plan has been approved and now there is add ins. **Dave Decker** – The road plan has not been approved. **Dave Decker**- We need to approve a road plan. **Roger Rawson**-we need to approve a road plan and a budget but we do not have one yet. **Ray Garber(1822)**- We have funds for jobs that will not be major. He could come back to the board for money to continue the patching. We always approved the major repairs to the road and we would like to do that as early as possible. **Bob Lowrance**- we are talking about the \$6100 to do the hot patching now and Dave's question is do we want to do this. **Dave Decker**- My question is about voting on the \$100,000 budget. **Bob Lowrance**- I don't think we do not want to approve, we just do not have a plan. **Roger Rawson** – Can we approve a certain amount for Glenn to start will road progress. **Bob Lowrance**- How much more do you think you will need to start before we start a plan? **Glenn Dalton**- I don't want to put a number out there because it would be a guess. I would say with the money for patch and storm water drainage will get us started. **Bob Lowrance**- Well let's get this started and you will have a plan for us the second meeting in July, when you come into the next meeting let us know where you are and if you need more money. Is that agreeable? We are going to approve it, we just do not have anything to approve at this time. **Glenn Dalton**- So for the record, ditching is approved. **Bob Lowrance**- Correct. **Dave Decker** – You don't want to know what he is going to ditch. **Bob Lowrance**- I don't know anything about roads, so Glenn and the Road committee are going to handle this. **Dave Decker** - We have received frequent complaints on the needs for ditching, since we have not done ditching before, I think turning the Road Committee and Glenn loose on this, I don't feel the Board is taking responsibility. **Bob Lowrance**- I disagree, I think there is \$6100 available and we are going to be in July, Glenn and his maintenance hear the complaints and the Road Committee is there to navigate. We are here to make decisions, but we also need to rely on the experts. **Dave Decker**- If turning him loose, you are not taking responsibility. **Bob Lowrance**- I do not feel like I am turning him loose and I disagree. **Mack McCormick (1309)** I am with the Road Committee, this ditching has never before happened and does it matter where we start? **Dave Decker** – Yes there are roads that are the most critical. I am still looking for a plan of which roads receive highest priority **Mack McCormick (1309)** All of Holiday Shores is in need of ditching so if you want a ditching plan take a walk through Holiday Shores all needs ditching. No one has messed with ditching, we will make several people mad, they may have a 2 foot ditch in their yard that has never been there but it needs done to save our roads. **Roger Rawson** – We need to decide on the critical first we cannot do it all on the budget that we have. We have to plan because we

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have a limited budget. Going forward we will have to have a budget for ditching. **Mack McCormick** – Until we get our feet wet with this, we cannot tell you how much can be done per day and at what cost. It is a learning process. **Bob Lowrance** - if we give you approval to do this, you are aware the needs of the community. If we give you the authority to go out with the \$6100 then you have a plan on the areas that are in the most need.

**Glenn Dalton** – That is correct. **Dave Decker** – My question is about ditching. **Bob Lowrance**- In my understanding, the area that you use the hot patch machine is the area that you will do the ditching. He will do the ditching in the areas that need the hot patching. **Monte Thus** – In the mean time you have decent road that will need hot patch without the ditching. I think that you could do those areas without the ditching until we get a plan. **Glenn Dalton** – We are doing our best with the limited monies and staff. I think the community has asked us to take the responsibility and I think that we should.

**Dave Decker**- Makes a motion to restrict the \$6100 to do the hot patch without the ditching. **Roger Rawson** – Seconds

**Motion Carries**

**Dave Decker** – For clarity the road plan that will be available in two weeks was requested a month and half ago. **Mack McCormick**- If you do not know the rate of production, how are you going to put a dollar amount to that? **Dave Decker** – Lets at least start with the areas that we are going to go after and start from there.

**Ice Cream Prince**

**Monte Thus** -Members have some concerns with the individual running the Ice Cream truck. **Jennifer Halverson (1829)** I want to bring to the attention of the board and the members of the community that we learn from this and in the future communication is sent out. We pay as a part of membership that there is no solicitation. This vendor has two vans one blue and one white, he is also an independent contractor. I think that this should be communicated to the members so that we know that they are approved to be here. I also believe they need to have documentation that they in fact are allowed to be out here. I did basic internet searches on this man and I find it alarming. Did the board do a back ground check on him? **Dave Decker**- No they did not.

**Jennifer Halverson (1829)** - Then I would like to ask the board to revoke his privileges to be out here immediately, pending a background check. **Bob Lowrance** – I think from talking to others on the Board, everyone is in agreement. **Dave Decker** – I would like to have the information. I agree that a background check should have been done first. We are taking a vote on something that we have no solid information on. **Roger Rawson**- I think we should suspend this until we do a back ground check at their cost. **Jennifer Halverson** – I think that the results of that check should be published. **Monte Thus** – I think that this needs to be verified from what we are hearing, and I think that they should supply the back ground check. **Lisa Sneck (234)** There are a lot of businesses that work out here roofers, lawn care and so on doing work and they don't have their back ground checked. If you do not like it then do not buy from him. **Dave Decker** – You can google and find a lot of things. I think that we should do a back ground check. **Roger Rawson** – We are talking about someone out here soliciting.

**Roger Rawson**- I would like to make a motion to suspend the ice cream truck. **Monte Thus**- Seconds

**Dave Decker** – I do not agree to suspend indefinitely. This is a benefit to the community. Maybe this is not the right guy or company. **Gerry Theodore (1346)** In what open session did you vote on this. **Dave Decker** – We voted on this last session. **Rich Hertel**- I agree I would not like to close the door on a ice cream vendor.

**Roger Rawson** – Motions to suspend until vendor provides a background check and the fees that come with that. **Monte Thus** - Seconds.

**Motion Carries.**

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**New Business**

**Roadway Signage**

**Bob Lowrance** – There are blind spots on the roads without signage. **Dave Decker** – There are state laws about who has the right of way. **Rich Hertel** – What brought this up? **Bob Lowrance** – A few members brought this to my attention. **Rich Hertel**- Looking at this there are a lot of intersections where there are no signs. **Bob Lowrance** -This is for information and discussion.

**Communications and Media Committee**

Letter forwarded from Laura Scaturro to approve the Communications and Media Committee. Laura has several volunteers. When she has a charter they will bring it to the board. **Roger Rawson** – This has risen out of member request to go digital on the Holiday Times and has taken a step further to form a committee. This committee could help push this association into the current electronic age.

**Roger Rawson** - Makes a motion to approve charter for Communication and Media Committee. **Rich Hertel**- Seconds

**Motion Carries**

**Ski Club Membership Variance/ Ski Club Membership**

Letter from the Ski Club read by Greg Huene (944) We have a variance for those members who are not official members of the association, maybe because they have aged out.

**Monte Thus**- Motions to accept these five. **Roger Rawson**- Seconds.

**Motion Carries**

**Dave Decker**- Do they have the associate member passes? **Greg Huene(944)** They all have a member of the family that can go to the office and have a pass as an associate member.

**Open Floor**

**Kathy Austin (289)** Chairman of the Social Committee- I would like to inform you all of a few upcoming events in September. The Annual Golf Tournament September 12<sup>th</sup> we are soliciting for sponsors and if they get that in by the end of June they will be named in the Holiday Times. The golf outing will take place at Fox Creek in September. The 50<sup>th</sup> Anniversary celebration will be taking place September 5<sup>th</sup> 2015. I would like to know what the membership would like to see, and we are still looking for volunteers to help with the celebration. We would like to do some outside things for the members, sand castle contest, bounce houses, volley ball tournament and maybe a dunk tank, but in order to do those things we will need volunteers to help with that. There are also Hats, Cozies and T-shirts in the office for sale and I will have them for sale at the Ski Show as well.

**Rich Hertel** -makes a motion to adjourn to Executive Session. **Roger Rawson**- Seconds.

**Motion carried.**

**Meeting adjourned at 9:40 p.m.**

**Meeting minutes submitted by Rich Hertel.**