

Date: August 26th, 2015

Attendance

Board Members

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

Excused: Rich Hertel

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 August 12th, 2015

Darren Onwiler - Makes a motion to approve the Minutes of August 12th, 2015 **Roger Rawson** - Seconds

Motion Carries

Transfers of property

Five property transfers with one being a double lot and one initiation fee triggered.

Correspondence

Lake Lowering Request-

Bob Lowrance - The Holiday Shores Sanitary District would like the Board to consider lowering the lake by 2 feet instead of 4 feet 6 inches. It would give them a cushion if rain falls are less than normal, noting that they could have impacts with their pump in respect to the output. **Glenn Dalton** – The problem they have is with the new system and the issue being the draw of the pumps. They are looking into the intake of their system; they did not follow up with that as previously discussed. We have a by-law that states the lake to be drawn down 4 feet 6 inches; however we do not want to jeopardize our water supply. We also discussed drawing water from the Fosterburg water line, with the 4 inch line and our growing community it will not supply the demand that we will need. From this point, we have a by-law that indicates 4 feet 6 inches. Ken and I came to the agreement that for every foot that the lake is drawn down we will notify him with the Sanitary District, so they can check the draw on the pumps to make sure that they can meet the requirements for water in our community. His intake is at 6 feet and we are going down 4 feet 6 inches, leaving him a foot and a half of water of course we will need some rain. How much we will draw with no rain that will be up to the Sanitary District.

Darren Onwiler – Was there any reason that this issue wasn't rectified if this was a concern last draw down? **Glenn Dalton** – I asked Ken that and because at that time we

had asked them to look into increasing the depth of their intake. I gave him the name of Main Stream Divers and asked that he contact them and to provide a plan and at the same time they could increase the depth of their inlet, but the capability is there. That can be done simultaneously with this draw down. **Darren Onwiler** – Did he discuss any indication that he may address this at draw down? **Glenn Dalton** – He indicated that he would check into it. **Darren Onwiler** – I understand the concern, but we have a responsibility to our community and they expect to be at a certain level to accomplish repairs that they will need to make. This is something that he has known about for several years. **Glenn Dalton** – As we go down each level, we will keep you in the loop as far as the sanitary district and the concerns. **Bob Lowrance** – By-laws call for the lake to be dropped between 4 foot 3 inches and 4 foot 6 inches. Could we drop to 4 foot 3 inches? With that people can make their repairs while giving the Sanitary District a 3 inch buffer? **Glenn Dalton** – Yes. **Dave Decker** – I think we as an association should tell them they need to do something. **Bob Lowrance** – I agree, they should get those divers in there to repair that particular problem. **Dave Decker** – are we going to write a letter in that affect that they should be doing the work that is required to support their community? **Dave Decker** – Makes a motion to write a letter to the Holiday Shores Sanitary District to reiterate their requirements to fulfill their duties to their customers. **Darren Onwiler** – Seconds

Motion Carries

Letter from Everett & Gloria Rein -

Bob Lowrance - On going with respect to their property on Westview, Mr. Rein is expressing concerns with other properties at 305 and 306. I know that we have received letters in the past from this couple, and have addressed this. Have we passed this letter on to the Road Committee and is this something that they are looking at? **Glenn Dalton** – This has been forwarded to the Road Committee and they are very familiar with this area. I went by there today, and the problem that we have is the area is still holding so much water; it is difficult to walk without sinking. If you go to Mr. Rein side of the road where he has dug his own ditch there is still a substantial amount of water. We have went through there with and already done the patch in that area, but we are going to cut off the edge of the road to get the drainage away and build up the road some more to permit drainage. When we get enough dry weather we will allow that flow. **Bob Lowrance** – So, it is something that we are aware of it and will take care of it? **Glenn Dalton** – We have submitted this as part of our road plan.

Variance request from Dan Weisner (1037)-

Dan Weisner (1037) I am requesting an extension on my dock, I would like to extend from 16 feet to 24 feet. I am on the main channel, to the north of me is Rocky Lanes property at 1047 and it sticks out substantially and the neighbors to the north and south the water depth is extremely shallow at 30 foot out we are at 4 feet 9 inches of water. I am looking to extend my dock and just making it a platform dock 8 feet wide and extend it to 24 feet. My neighbor to the north, his dock is 26 feet and not sure about the neighbor to the south. Conversation Ensur with photos and discussion. Monte Thus – Where is this

one as to the one that was denied last meeting? **Dave Decker** – It is in the same stretch, however the one denied was on the skinniest part of the main lake whereas this one is located in a cutback. With this one we have, if those docks had been set back out of the way the Board has usually granted those.

Dave Decker - Makes a motion to approve variance, as it poses no threat for safety.

Darren Onwiler – Seconds.

Motion Carries

Old Business

Initiation Fees-

Bob Lowrance – I did speak with Andy, and my interpretation of his letter is that we can charge initiation fees of multiple lot owners who are not of the same household. We would prefer to have initiation fees from multiple lot owners who are not of the same household but will be using the lake and the conveniences that we offer. **Dave Decker** – I didn't see any tie to the number of members. According to the by-laws you can have up to two designated members but more on the property. Would we charge for those two, or for anyone listed on that property? **Bob Lowrance** – From my understanding and discussing this with Andy, is that if there are two or three lot owners who are not of the same household then we would charge them an initiation fee for each. If they are of the same household it would be one fee. **Darren Onwiler** – I am in agreement with that as long as we limit the lots to only having two members. I want it clear that we can't have seven people owning one lot. **Dave Decker** – Just to be clear, the bylaws say that seven people can own one lot but only two can be the designated members, others would be associate members. Let's say there is three owners, are we charging three initiation fees? **Glenn Dalton** – We only allow two members to register boats and use the facilities, the other would be an associate member. Associate member cannot register a boat. **Darren Onwiler** – I don't want these lots split seven ways. **Glenn Dalton** – That is why it is limited to two members. **Dave Decker** – these are not rules, they are by-laws. Conversation Ensues... **Dave Decker** - This is a by-law that would have to go to the annual meeting for the members to vote on. This is just Andy's interpretation of the by-law, I think that we should go back to him for clarification. What is our current methodology? **Glenn Dalton** – We are charging one initiation fee. **Darren Onwiler** – We need clarity from Andy as the current by-law stands, can we charge more than one initiation fee? **Dave Decker** – Are we required by the current by-law to charge more than one initiation fee for every non household name on the deed? If he comes back and says yes, my opinion is we defer doing that until we have discussion and a proposal at the annual meeting, because that is not what the membership thought that they were voting at the time. I would recommend we continue to follow our current philosophy.

North Property access and use-

Bob Lowrance – That is something that Jim talked about last time. **Jim Perotti** - The north property is getting destroyed especially when it gets wet. The cost to redo the roads and maintain them is something that we can't control. I just ask to restrict the vehicles access to that. I don't want it restricted to the residents, just to vehicles. **Glenn Dalton** -

What we have looked at, if we would take the gate from soccer field and move it south of the dam to keep them from getting to the dam and driving up and over it. We would take that gate and go across and put poles in and cable to keep them out of that area. We could also put a gate on the road up to the pond and we could restrict access when the weather is bad and when the roads are too muddy or wet to drive on. The road would only be closed up to the lake when it is muddy. Conversation Ensues...

Monte Thus – Makes a motion to move the gate to the south of the dam area to keep people from driving up the fence side. **Dave Decker** – Seconds

Dave Decker – What is the cost to do that? **Glenn Dalton** – I am not sure the cost. I will need some 4x4's and some cable. This would be a winter project. **Darren Onwiler** – I think that this should be delayed until we figure cost of material and man hours. I understand the need; it is not something that will be completed right away.

All in favor, Jim Perotti

All Opposed, Darren Onwiler, Dave Decker, Roger Rawson and Monte Thus
Motion Dies

Multiple residents in 1 house-

Bob Lowrance - We had questions about this topic at the last meeting and I have talked with our attorney Andy and he has stated that us as an association should send out a letter to the property owner advising them that this is a single family residence. Andy also suggested that we speak with Madison County Building and Zoning asking that they send a letter to the property owner with the Building and Zoning rules. **Gary Hacking (1405)** The covenants says single family residence, I would like to see this enforced and taking care of. Has this owner answered the letters? **Bob Lowrance** – We have not yet received a letter. We will look into this legally if this is not resolved.

Public Safety Truck Bid-

Glenn Dalton – The 2016 is a great idea and they are lasting on the lots for about three days. You have a bid in front of you with in our range and this was the low bid. We would like permission to order a truck. **Roger Rawson** - They will be taking the current truck on trade in? **Glenn Dalton** – Yes. **Roger Rawson** – The current truck is a 2010 Ford Ranger with 140,000 miles? **Bob Lowrance** – On previous bids, did they include the trade in? **Glenn Dalton** – One of them did. **Dave Decker** – If we are planning on ordering, why did we not get three bids? **Glenn Dalton** – We went with the low dealer from the first set of bids. **Dave Decker** – We need to have three bids if we are going to order. **Darren Onwiler** – That would be my concern, I would prefer to have three bids on the 2016 and that they would include the trade in. What is delivery time and is this something we can hold out on? **Glenn Dalton** – Three to six weeks delivery time. I am at the point with the Ranger that I will ground it because I want something to trade without putting money into it we can ground it and use maintenance truck to get by. **Bob Lowrance** – Let's get a couple more bids and bring it back.

New Business

Hearing Panel Setup-

Bob Lowrance – Currently we are board member one short and we need to set up a new hearing panel. **Dave Decker** - You have three members at large who are willing to continue.

Dave Decker - Makes a motion for Jim Perotti and Roger Rawson to be on the hearing panel. **Darren Onwiler** – Seconds

Motion Carries.

Road Proposal for ditching from contractor-

Bob Lowrance – Hennigan and Associates presented us with an idea of what ditching draining and projects cost would be. \$3,709,600 is the construction costs for 22 miles both sides. **Darren Onwiler** – This is the cost if we put a ditch down both sides of the road.

Fishing Committee Report-

Glenn Dalton – We had our meeting and the biologist agreed that it would be a good idea to continue stocking our lake to keep it in the good health that it in. We have \$6500 allocated for stocking of the lake with these species and this is the committee recommendation of what we should stock when we get Board approval we will get together with the fish farm and have a contract to have those species delivered. SuTwan Lake again will be considered and the Largemouth Bass, Redear and the Channel Catfish. We are due for electro shock next year and the committee asks to be present when that takes place. **Monte Thus** – When is the stocking usually done? **Glenn Dalton** – The stocking will happen October early November. **Monte Thus**- Does the lowering of the lake have any impact of stocking? **Glenn Dalton** – It does not because we do not have much habitat out there. **Darren Onwiler** – How much is the Bass Club purchasing this year? **Glenn Dalton** – They are not purchasing any this year normally they do. **Dave Decker** – How does this compare to last year? **Glenn Dalton** – It is very similar. **Dave Decker** – Makes a motion to approve the recommendation as submitted with the allocation of the fish for both SuTwan and the Main Lake. **Monte Thus**– Seconds.

Motion Carries

Senator Haine

Bob Lowrance – We received a message that Senator Haine will be attending the ILAC meeting on October 5th 2015. **Glenn Dalton** - CICA has a requirement that if the Community wants to incorporate then 2/3's of the membership would have to be in agreement. What we have requested is that there is a simple majority vote. We are going back through the process to override the governor's veto. He is going to be at the ILAC meeting and the 50th Celebration.

Covenant Affirmation Certification

Dave Decker – At the last meeting we talked about the covenants passed but was still working on the certification, has that all been accomplished? **Glenn Dalton** - We have some changes that the certification document that need to be in there. They gave us the

total number of affirmations that we had and we needed them to indicate the total number of affirmations that were available and the percentage of what we obtained. They are re drafting that and once we get those changes we will take it down and record it. **Bob Lowrance** – The date that they did the work is an effective date. **Glenn Dalton** – This will be the last time that it will be in the Holiday Times.

Open Floor

Gary Hacking (1405) –I would like to Thank Glenn and the Public Safety for a job well done with school routes and the bus routine.

Motion to adjourn to Executive Session

Dave Decker - Motions. **Roger Rawson** - Seconds.

Motion Carries

Meeting adjourned at 9:50 p.m.