

**Date:** September 9<sup>th</sup>, 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:** 5

### **Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

### **Minutes of September 9th, 2015**

**Dave Decker** - Makes a motion to approve the Minutes of August 26th, 2015, as revised. **Darren**

**Onwiler** - Seconds

**Motion Carries**

### **Transfers of property**

7 property transfers all of which triggered an initiation fee.

### **Bills & Salaries**

**Dave Decker** – Makes a motion to approve the Bills & Salaries as submitted. **Monte Thus** –

Seconds

**Motion Carries**

**Dave Decker** – When we bought the patching machine I was told that there was no training involved, and I see that we have a \$240.00 bill that was made to Todd Webb for training. I just wanted to make a note of that. **Bob Lowrance** – That was \$240.00 for Todd to train on the patching machine and that was money well spent.

### **Treasury Report**

**Monte Thus** – Everything seems to be on track. We made a payment to the North Property of \$1396.08 and the current balance on the North Property is \$129,095.54. We also bought Polaris

ATV out of the reserve money \$9220.63. **Dave Decker** – Have they scheduled to move the money from reserves to general funds? We need to make sure that it is scheduled for transfer.

**Roger Rawson** - Motions to accept treasury report. **Dave Decker** – Seconds

**Motion Carries**

### **Managers Report**

Read by Glenn Dalton

**Darren Onwiler** – It is imperative that our members have their house numbers displayed.

### **Public Safety Report**

**Read By Glenn Dalton**

Total number of incidents reported 54, total citations written 19. Total number of animal incidents 4, vehicle incidents 5, property incidents 18, incidents involving persons 9, sheriff incidents 2, incidents on the lake 8, and other incidents 2.

**Roger Rawson** – Incident dated 8/26 involving solicitors, Home Improvement Select, from what

I understand is that they have been warned before. Is there a way we can send them a letter from our attorney telling them they cannot be out here? **Glenn Dalton** – If we see them out here again we will follow through with the way we tried this time and that is to have them arrested, but the sheriff was tied up and could not make it out here. **Roger Rawson** – Where is this vendor located? **Glenn Dalton** – He is out of Missouri. **Bob Lowrance** – I am in agreement with Roger; If they have been warned before then we need to take action.

### **Correspondence**

#### **Variance Request for a privacy fence for Lot # 671Y (Outlot 15)**

Brennan & Robin Murphy forward a letter to the Board asking for a privacy fence. They feel the privacy fence would keep harassment from neighbors to minimal. The Building Committee does not recommend approval; the member appears to have a legal problem with the neighbor and they do not have a permit for a fence. **Roger Rawson** - we do not allow privacy fences.

### **Old Business**

#### **Maintenance Cost for Association Outlots**

**Glenn Dalton** – to refresh soil cloth and rip rap on all the association outlots is estimated to be around \$25,410.00 that is 6,050 feet of outlot. Our Budget is currently \$3700.00. With our current stockpile and these funds we have adequate material to accomplish our priorities for the 2015 draw down. The remaining outlots will be completed as needed. **Bob Lowrance** – This is something that we require our members to do, but this money is not in our budget. **Darren Onwiler** – Based on this, I believed that we have all the materials in stock to complete all of these. **Glenn Dalton** – With what we have we can complete our 6 priorities. **Bob Lowrance** – This is something that needs to be addressed. **Glenn Dalton** – The ones identified are the one that currently need to be completed, the others can be accomplished at a later date. **Dave Decker** – If I recall, I asked what kind of condition the rest of the lots were in, and I asked that if they were members lots would we tell them that they need to fix them. So they are bad enough that they need to be repaired now. **Glenn Dalton** – They are not all bad enough to be repaired now. **Bob Lowrance** – With respect to the ones that we are not currently repairing this year, are any of those in bad enough shape that we would require association members then to repair? **Glenn Dalton** – No, if you look at the pictures of the lots that I gave you when we were establishing priority, those are the ones that we established that would need immediate repairs. Conversation Ensues... Moved to Executive Session.

**Dave Decker** – We as an association, if we have out lots that need repaired then we need to do that. We need to figure out how to do that and we need to plan to do that. The statement that we do not have that in our budget is unacceptable, if I as a member give that response. So as far as our out lots go, we are issuing citations and we need to hold ourselves to that standard.

#### **Initiation Fees-**

**Bob Lowrance** - We did get some clarification from our attorney, basically what he is saying is that currently in affect it could be interpreted to a per member initiation fee to each individual seeking to be a member. With that being said this could include charging both husband and wife, which we are not going to do. This is in respect to new members with two different owners not of the same household owing a lot. At present until this is

address as a bylaw change we are going to continue to charge only one initiation fee. Do we want to consider a bylaw change? **Dave Decker** – in my opinion, we need to address this with a bylaw change. **Bob Lowrance** - Are you talking about a bylaw change as in members of different households or for clarification purposes? **Dave Decker** – At minimum clarification, and I am sure there will be a lot of discussion. It needs to be on the agenda and work on this for a recommendation for a bylaw change. **Bob Lowrance** – I agree. **Darren Onwiler** – I will follow up with, if we do not have the funding at the time or the man power, then based off the “we need to hold ourselves to the same standard” then we need to come up with that funding.

#### **North Property access and use-**

**Bob Lowrance** - The estimate cost to limit access prior to Brood Pond Dam base is to be \$500 in material cost. Do you know about man hours? **Glenn Dalton** – It will take a full day with our crew. **Darren Onwiler** – I am questioning the priority of this, although I do realize that not doing this could cost us more in damage. I am wondering where on the priority list this should be place. **Roger Rawson** – This basically has to do with roads, and access of roads I think this should be in the road budget. **Glenn Dalton** – This is not part of the road budget. **Dave Decker** – In my opinion we are wasting our time, if we aren’t spending the money to do the out lots then we shouldn’t be spending the money to do the gate. **Monte Thus** – This can be brought up at a later date.

#### **Multiple residents in 1 house-**

**Bob Lowrance** – We sent a letter to Madison County Zoning. Glenn, have we heard back from them? **Glenn Dalton** – We are giving them until the end of the week. **Bob Lowrance** – Your update you stated that we are working with Wayne Brendle with Madison County Zoning and he will send a letter as well. We should have a response from the members and some information from Wayne by the next meeting and if there is no response this will continue in executive session for possible legal action.

#### **Public Safety Truck Bids -**

Deferred to next meeting.

#### **New Business**

##### **Installation Emergency outflow gate bid-**

**Glenn Dalton** – I will be attending the meeting with the Sanitary District and I am going to ask for their support on this project. We have asked previously for their help and they have denied. **Darren Onwiler** - I would like to ask for clarity, why would the sanitary district be responsible for that? **Glenn Dalton** – It is their water supply that we are protecting. We have allocated with in our Reserves \$25,000 for this project. Cost of the gate is \$10,873 plus tax and will be shipped on 9/3/2015, \$1,640 for Mobilization, and \$13,050 for three days of labor. They will bring the plug with them and then there will be a cost for the crane. This project will be complete the week of 10/19. In discussion with the contractor the 3 days for installation is a maximum and safeguard against any problems that may arise during installation. **Monte Thus** – Glenn, when you say that the

cost of the gate will be \$10,873 is that including tax? **Glenn Dalton** – That is not and I am not sure, I have not yet received the invoice. **Monte Thus** – Do we have a cost on the plug? **Glenn Dalton** – No, I am having them bring it with them so that we have the correct one. **Monte Thus** – If they work the three full days then there may be a chance that we go over the reserve budget? **Glenn Dalton** – That is correct. **Monte Thus** – Worst case, and we go over the budget do we need to get approval for the overage? **Glenn Dalton** – The money will then come from operations. Conversation Ensues... **Monte Thus** - Makes a motion to approve the Morning Glory Gate Bid as submitted. **Roger Rawson** - Seconds

#### **Motions Carries**

**Dave Decker** – For clarity we are talking about the bid from Mainstream Commercial Divers.

#### **Real Estate Tax Protest Update**

**Bob Lowrance** – This is something that was discussed in executive session, and I went ahead and had Glenn out the form for the real estate tax protest. Fort Russel had their quadrennial re-assessment this year and I looked as Holishor assessments for vacant lots and they were reduced on a number of them, we also had an appraisal done in December 2014. I went back and compared the appraisal with the assessed value and those were identified as being high. There were 12 total and if accomplish this we will save \$2500.00 for the first year and \$2500.00 for each following year in real-estate taxes. I think that we will be successful. I think moving forward we should take a look into this each year. **Glenn Dalton** – One of the driving factors, Moro did theirs last year and it dropped significantly and Fort Russel stayed pretty steady.

#### **Building Committee Report**

**Bob Lowrance** – The Building Committee cared for 16 items at the August 18<sup>th</sup> and September 1<sup>st</sup> 2015 meeting. Permits for a seawall, 4docks, a deck, 3 storage sheds, a closure for a hot house and hot tub, and one house were approved. Two variances were forwarded to the Board for approval. Three permits were closed with refunds.

**Dave Decker** – Last meeting we said we would send a letter to the Holiday Shores Sanitary District in regards to their maintenance on the pipes. Did we do that? **Bob Lowrance** – We did.

#### **Open Floor**

#### **Motion to adjourn to Executive Session**

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

#### **Motion Carries**

**Meeting adjourned at 8:25 p.m.**