

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: 12

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of September 23rd, 2015

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

Dave Decker – in regards to the association outlots, just a general comment that I don't think this portrays to the conversation. **Bob Lowrance** – We will have further conversation.

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

All Opposed- Dave Decker

Motion Carries

Transfers of property

Six property transfers and three of those triggered an initiation fee. **Dave Decker** – For clarity only two of these were for lots, the rest are for houses.

Correspondence

Variance request from Lisa Finn (1153 Bermuda) for a 24' Dock Cover - Lisa Finn (1153) - I am requesting permission to cover my 24' boat dock on the main channel. Originally when I got the permit for the dock I was approved for 16' and on one side I added another 8 foot section because I couldn't gas up my boat. **Gerry Theodore** – The committee has a problem approving the boat cover for 24' when it was a 16' boat dock. I can't have the committee approving something that is illegal. **Darren Onwiler** – For clarity, there was never a variance for extending 8 foot on one side of the dock? **Lisa Finn** – No. I am on the main channel. **Darren Onwiler** – Now we have a 24' structure sticking out on the lake and my concern is safety, and we do not allow it. **Lisa Finn** – I cannot dock my boat horizontal because of the wave action, it would beat up my boat. Conversation Ensues.

Bob Lowrance – With no motion, the variance request will fail. **Glenn Dalton** – What will we do about the 8 foot that was not permitted? **Darren Onwiler** – I understand that it is an existing structure, but you did not go through the process to get that and that goes against what is in place now. It is not that we do not issue variances, but we look at each one and look at the safety issues of them. Not too long ago we did not approve one, not far from where you are for the same reasons. **Lisa Finn** – My dock has been there for about 6 years, and there will be no way to gas my boat, except to go to the marina and my boat uses different gas for a specific engine. **Darren Onwiler** – I understand and I have an issue with getting a permit and then adding on after the fact. My main concern is safety. **Roger Rawson** – Is this dock aluminum frame? **Lisa Finn** – It is a dock with legs and it is not a permeant structure. I did try many alternatives before adding the extra 8 foot section. If I have to take my 8 foot section down then my boat will basically be

useless. Glenn Dalton- She will need to come in with a new building permit to fix the 8 feet and or a variance for the additional 8 feet. Conversation Ensues...

Variance request from Dillon Wesley (1734 Fountainbleu) for a Metal Shed- Pat Wesley (711Y Riveria) I am the father of Dillon, what he is proposing is a 18x26 Galvanized Steele storage shed. The Building Committee wanted confirmation from the contractor that this is not Carbon Steele. The building carries a 20 year warranty that they also requested. **Darren Onwiler** – The rules say that Carbon Steele is not permitted. **Pat Wesley (1734)** it will be 12 gauge and that covers the 20 year warranty. **Bob Lowrance** – What is your opinion Gerry? **Gerry Theodore** – I know from personal experience that galvanized steels rusts. I don't feel that we had the ability to approve this and if or if not approved this may affect things in the future. It may trigger changes to the building rules. **Pat Wesley** – My son got signatures of the closest neighbors and they do not object to the looks of the building and it will be very similar to the looks of the house. **Dave Decker** – Not being a shed expert, what is the warranty of a wood shed? **Bob Lowrance** – I do not know, as long as it takes for termites to get to it. Conversation Ensues... **Dave Decker-** Motions to approve the variance as submitted. **Darren Onwiler** – Seconds **Roger Rawson** – This is the picture of the shed, there is quite a bit of sheds that are built the same way. All Steele frame. **Dave Decker** – I think the warranty is for the frame. **Darren Onwiler** – That is the way I read this as well. **Bob Lowrance** – I don't see any issues with this approval. **Pat Wesley** – He continues to improve his property; I can tell you that appearance will not be an issue. **Roger Rawson** – I question the reason that this was placed in the rules to begin with. The Steele buildings have improved quite a bit. I don't see a problem with that. **Monte Thus** – My question would be, if it is chipping and denting because of certain factors it will rust and I know that the rust will spread. **Dave Decker** – Wood rots.
Motion Carries

Letter from Barb Kelly-Cox – Bob Lowrance – Glenn, you have talked to her and basically she has not been in contact with anyone from Lake Management or Lakes and Dams Committee concerning the cove at Monte Carlo Bay. **Glenn Dalton** – We are still putting together information regarding the water shed analysis. **Bob Lowrance** – If you would please contact them, let them know that we are paying attention to this and let them know we are waiting on the water shed analysis. **Glenn Dalton-** We will try to get this in by the next meeting. **Roger Rawson** – I believe that the Road Committee be involved as well as to ditching.

Old Business

Cost to riprap and do maintenance on all of our lake out lots -

Dave Decker –I thought that we voted and approved a plan last meeting? **Bob Lowrance** – We did, but we asked Glenn for some additional information. **Dave Decker** – This is a new proposal. **Glenn Dalton** – The new part of this is the contractor. The big thing that I am looking at is 2 months, we have a few projects and we are trying to prioritize. The beach seawall and the walk in beach will take place during draw down and then the morning glory gate will be replaced, lastly is rip rap. The limited number of staff that I have we have 400tons of rip rap that is also to be delivered. I am requesting to hire an independent contractor to do the labor on the outlot maintenance. We feel that if the contractor were to do these it would save us a lot of time. The cost for labor for the contractor to do 3000 feet is \$9,350.00. Material we will provide, riprap \$5,250 and soil cost \$400.00. We feel with the limited amount of time that we have a contractor would be the best approach. **Bob Lowrance** – Is this all within an area that needs to be accomplished during the draw-down? **Glenn Dalton** – As indicated previously, the only

areas that need addressed during draw-down are our priorities. **Bob Lowrance** – If these others are addressed after the draw-down we can use our staff to complete these? **Glenn Dalton** - Yes sir. **Darren Onwiler** – The condition of the green indicated lots, we would not send a letter if they were members lots? **Glenn Dalton** – That is correct. The contractor would provide the personnel and the equipment. I would provide him with the soil cloth and the riprap. **Roger Rawson** – If we do this in house what is our labor cost? It was less with the contractor, I believe. **Dave Decker** – you are increasing your expenses with the contractor. **Jim Perotti** – You will need to watch the water level coming up and you may have to skip to another project to get them complete. **Darren Onwiler** – What I understood is the lots in green do not have to be completed during the draw-down. **Glenn Dalton** – as we go into the draw down we will continue to evaluate as the water goes down. **Bob Lowrance**- I am in agreement to have our guys do the labor. **Glenn Dalton** – The reason this was brought up is that we were trying to accomplish this with in the two month period. **Dave Decker** – The red ones are all considered 3's? **Glenn Dalton** – yes. **Darren Onwiler** – Do you have the \$9,350 for the contractor available? **Glenn Dalton** – That was part of the \$20,000. I have the \$20,000 that was given last meeting and the \$3,700 that is currently in my budget. **Dave Decker** – Just for clarity, that \$20,000 was to buy materials as needed. **Gary Hacking (1405)** – You should think about if the equipment can handle it, whereas a contractor may come in with better equipment and get in there and get it complete. Our people may not be familiar with it and it could take longer and our equipment could be hard on it. That is a lot of work for four guys. If you have a way to fund this and knock it out. You may be better off to hire a contractor. **Bob Lowrance** – I should have asked Glenn's recommendation as the manager. **Glenn Dalton** – We must get those priorities done and quickly, we think placing it in our timeline it is just getting the time to do it. I would recommend completing this in house.

Update on Madison County Zoning-

We have not received a response from our member at 1397 Brittany Ct. and we have no phone numbers for the owners. We have again contacted Madison County Zoning, Mr. Brendle, and he is sending a letter and will follow up with a visit to the property. **Bob Lowrance** – Could we stop by and catch someone at this property to see about getting in contact with the owner.

North Property Access and Use –

Bob Lowrance – We have two members that came forward after the last meeting and have indicated that they will purchase and install the gate and 6x6's as discussed previously at South of the Brood Dam Pond. They also want to install 6x6's and a cable on the trail going up to the Pond at the entrance to the North Property to restrict access when the inclement conditions will destroy the trail. This will be no cost to the association. **Glenn Dalton** – We would manage when incimate conditions would arise. **Darren Onwiler** – My concerns would be that it is to be complete to our specifications and the second would be the liability of having them do something for the association. **Glenn Dalton** – They would do this as a volunteer status and our insurance covers volunteers.

Roger Rawson – Motions to accept the volunteer effort to install the gate, 6x6 posts and cable. **Monte Thus-** Seconds

Dave Decker – the idea of restricting that pond seems to go against everything that we do out here. It is supposed to be an amenity for the membership, I disagree with. I think that the access will be limited and I disagree. **Roger Rawson** - The idea of the cable to is to block vehicles in inclement weather, but it will still be accessible. **Glenn Dalton** – We will do our best to keep it open to our membership and if it is not kept open I am sure we will hear about it very readily.

Conversation Ensues...

All in favor – Jim Perotti, Roger Rawson, Darren Onwiler and Monte Thus

All Opposed – Dave Decker

Motion Carries

Public Safety Truck Bids –

Bob Lowrance – We had one truck bid last meeting and it was from the lowest bid at the previous meeting out of three bids. We asked that they go out and get two more bids, so that we would have three new bids to choose a bid for the new public safety truck. **Glenn Dalton** – We contacted dealerships to get a standard bid on a 2016, Colorado crew-cab, short-box, 4 wheel-drive. MSRP on that truck is \$30,900.00. We have a bid from Jack Schmitt in Wood River for \$28,995.00, another from Jack Schmitt in O’Fallon for \$25,800.50 and one from Steve Schmitt in Highland for \$24,975.00, all are including trade of our 2010 Ford Ranger. **Bob Lowrance** – Previously our low bid was from Jack Schmitt? **Glenn Dalton-** Yes, that was from Jack Schmitt in Wood River. I recommend accepting the bid from Steve Schmitt, it is the basic truck. The problem we have with the Colorado is when we started getting bids they were selling in the matter of days. The best recourse was to order a truck and delivery is 4-6 weeks.

Dave Decker – Makes a motion to purchase from the lowest bidder Steve Schmitt at a total cost of \$24,975.00. **Roger Rawson** – Seconds

Dave Decker – I would like to make the comment that we were presented a bid that was \$4000.00 higher than this at the last meeting and under the boards direction we went back and saved \$4000.00

Motion Carries

New Buisness

Communications and Media Committee-

Laura Scaturro- I would like to thank the volunteers of the committee, we have met 4 times and are looking into possible ways to communicate. We are focusing on the Holiday Times, and we are asking to submit a survey to the advertisers. We are trying to see about reducing costs, and we see the value of the Holiday Times in print. **Dave Decker** – Are you planning to have a self-addressed envelope? I ask because the way to get volume response, I do not think that you will get a response. **Bob Lowrance** – I agree that that is a good idea to include the self-addressed would help with response. **Laura Scaturro** – We would also contact the advertisers by phone to follow up with the survey. I would like to work in conjunction with the office, getting the contact information, labels, and the envelopes. **Dave Decker** – In regards to some of the questions regarding

website and website services, who is going to provide that? **Laura Scaturro** – I would volunteer to help with the Facebook site. The website we could direct people to that, not that it would be free. **Darren Onwiler**- You are doing a lot of work. It seems that some would like to still have the printed copy and some would like digital. I am all for saving the association money. **Laura Scaturro** – We would like to increase the communication both ways. **Dave Decker** – Brandy, you say about 35 advertisers. How many pick up and drop off? **Brandy Pickett** – I would say about 100 advertisers, and I could get a list of those. **Dave Decker** – Before I make a motion I am trying to get a cost perspective. Conversation Ensues...

Dave Decker – From the boards prospective, do you see a value in sending out this survey? **Bob Lowrance, Monte Thus, Roger Rawson, Darren Onwiler** and **Jim Perotti** all agree.

Dave Decker- Makes a motion to proceed with sending out the survey to both current and historical advertisers/vendors with a cost effort of \$250.00. **Darren Onwiler** – Seconds

Motion Carries

Conversation Ensues...

Sanitary District Sharing Costs for Morning Glory Gate-

Bob Lowrance – At the last meeting we asked that Glenn attend the meeting with the Sanitary District and ask that they share costs for the Morning Glory gate. **Glenn Dalton** – The Sanitary District was gracious to provide us with \$12,500.00 for the replacement of the gate. We are in the middle of the draw down and we look at meeting our 4 feet

3inches around October 6th 2015. One of the things is the fact that for each foot of water we draw from the lake is 130,000,000 gallons. Our consumption rate for our community is about 65,000,000 gallons a year. The sanitary district has asked our consideration at looking into water conservation and also into how far we need to draw the lake down. They understand that we have a by-law, unless there would be a change to that. **Denny VanSandt** is here and I would like to express my appreciation. **Denny VanSandt (970 Hawk Island)**- Glenn and Roger were at our last meeting and they had some concerns about the letter that was sent to the last meeting, and we have a new water plant and had not had a draw down since the water plant went online. The new plant distributes twice the water per hour than the old plant and we have some concerns that due to the lower water levels we would be able to get enough water into the distribution system to keep the water plant running. We have numerous tests on this and so far it looks that we will be ok at the 4 feet 3 inch level. Our concern is that about 10 years ago at draw down we didn't get a lot of snow or spring rains, and when July hit we were down about 5 and a half foot, we were really close to our draw out level from the lake. Can we revisit the By-Law and for the future, do we have to do this every 5 years and does it have to be 4 foot 6 inches? **Darren Onwiler** – Even though the new pumping station is on and I understand it pulls more that the old one did, but the position of the intake pipe being questionable, that was known during the last draw down, correct? **Denny VanSandt** – Yes, with the old plant. **Darren Onwiler** – Was their consideration given to moving that to a deeper section? **Denny VanSandt(970)** – That is really not the problem, the intakes are deep enough and the water flows from the lake into a wet well, and when the level of the lake

comes down water flows in at a slower speed. Now that we have these higher discharge pumps sucking the water out of the lake it comes down even faster than that. We would have to put in auxiliary pumps and there is a contingency plan to do so but it would be very expensive.

Conversation Ensues...

Seawall Permit Fees-

Glenn Dalton – Our Focus has been to soil cloth rip-rap versus Vertical seawalls to enhance wave dissipation and several members are investigating this avenue for their properties. A point that has been discussed is the fee structure currently in place for a seawall permit. Currently our fee is \$400.00 with a \$200.00 refund after the project is completed satisfactory. We feel this fee is mandated due to work required in the approval process for vertical seawalls, however; if we are going from vertical to soil cloth and rip-rap we feel that the fee should be reduced to \$100.00 with a \$50.00 return. The reduction denotes the work required to keep required records and does require satisfactory completion. This would be outlined in the Building Rules as, Seawall 1: Converting a vertical seawall to a soil cloth and rip-rap seawall. Seawall 11: A vertical seawall constructed of block, concrete, etc. **Gerry Theodore (1346)** – adding a few comments, the rip-rap is one of our recommendations to suppress the wave action. We feel that this would promote the people to use the rip-rap, and if they are converting from any other kind of seawall, in most cases you would not have to remove the entire seawall. **Dave Decker** – Isn't the reason that we have our Building fees for the roads and damages to the roads? So with the rip-rap they will still be driving in the truck with the materials on our roads? **Gerry Theodore** – Yes, and yes they will be hauling the rock. In a lot of these cases I believe that the rip-rap is bought from the association, which is hauled in a much smaller truck. If it is purchased from other individuals then yes it may be a larger truck and Dave that is a concern.

Roger Rawson- Makes a motion to accept the recommendations from the Building Committee reducing the building fee for converting a vertical seawall to soil cloth and rip rap seawall from \$400.00 to \$100.00 with refund of \$200.00 to \$50.00. **Monte Thus** – Seconds

Dave Decker – The fact is that the fees are associated with the wear and tear of the roads and you will still have the admin going along with it, I think that is too much of a reduction. **Monte Thus** – I understand what you are saying but I think the pay back would be in the bath tub effect that we have with the waves. It is going to be better for the boating community and the people with seawalls on the main lake. **Dave Decker** – I don't believe the cost will be the differentiation between the vertical seawall and the rip rap.

All In Favor- Jim Perotti, Monte Thus, Roger Rawson and Darren Onwiler

All Opposed – Dave Decker

Motion Carries

Vacant Lot Number Signs-

Bob Lowrance – This came from the Real Estate Committee, the draft for review, they

do not want any for sale signs or advertising signs. The maximum size length 24 inches by height of 12 inches with a minimum number size would be 4 inches in height, no spray painting allowed, and the numbers must be in a contrasting color. Material; wood to be stained or painted, metal or plastic and attached to pole or stake. This is consistent with what we do with our vacant lots in Holiday Shores. We will permit lot number signs with these specifics.

Darren Onwiler – Makes a motion to approve as submitted. **Roger Rawson** – Seconds
Dave Decker – This is strictly for lots that do not have improvements on them? **Bob Lowrance** – Correct, this is for vacant lots. **Dave Decker** – It needs to be specified.
Motion Carries

ATV Bid –

Bob Lowrance – we received one sealed bid for the ATV. It was placed in the Holiday Times and on Face Book. **Dave Decker** – As a board member I was not notified of that. **Bob Lowrance** – It was out there. **Darren Onwiler**- since the ATV is bought and paid for we would not go out and buy something only getting one bid. I would like to say that we extend that to the First meeting in November 11th 2015.

Darren Onwiler – Makes a motion to hold the ATV bids until the November 11th Meeting. **Roger Rawson** – Seconds
Motion Carries

Open Floor

Monte Thus- We are starting to work on the revised 2016 Budget and all is looking good so far. It appears there may be an overage for 2015 Budget. The next meeting we should have a better look at that. **Dave Decker** – As a board member if you have anything that you would like to see that money be spent on you will need to get that to Monte. **Darren Onwiler** – I have three that I would like to see get done, Roads and Ditching, Roads and Ditching and Roads and Ditching. **Bob Lowrance** – I agree.

Laura Scaturro- I would like to add something to the wish list, I would like to purchase Marque letters. **Dave Decker** – To me that is not big enough to allocate, if they need to be purchased that needs be done by the office.

Motion to adjourn to Executive Session

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

Motion Carries

Meeting adjourned at 9:38 p.m.