

Date: October 14th, 2015

Attendance

Board Members

Present: Bob Lowrance, Roger Rawson, Monte Thus, Rich Hertel, Darren Onwiler and Jim Perotti

Excused: Dave Decker

Quorum Present: Yes

Others Present

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

Holishor Members Present: 15

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 September 23rd, 2015. **Monte Thus** - Seconds

Motion Carries

Transfers of property

There were 2 Transfers of property, which both triggered an initiation fees. **Rich Hertel**- If I am reading this correctly then in 2014 there were 1255 members and now we have 1256 memberships, we have only increased by one, so we are not really gaining new memberships, just through transfers. **Glenn Dalton** – Rich, you are correct.

Bills & Salaries

Monte Thus – Makes a motion to approve the Bills & Salaries as submitted. **Roger Rawson** – Seconds
Motion Carries

Managers Report

Read by Glenn Dalton

Bob Lowrance – Did we do a background check on the individual that has had a previous background check? **Glenn Dalton**- We did a background check on the entire staff. **Roger Rawson**- We had talked about the level of the spillway being at 502.2, we had some conversation of grinding the concrete. **Glenn Dalton** – I spoke with the engineer that will do the inspection and he will get back with me the data and also the cost data.

Public Safety Report

Read By Glenn Dalton

Total number of incidents reported 26, total citations written 7. Total number of animal incidents 1, vehicle incidents 1, property incidents 9, incidents involving persons 4, sheriff incidents 1, alarm incidents 4, incidents on the lake 2, and other incidents 4. **Monte Thus**- Just for clarification when we are comparing, are we comparing month to month? **Glenn Dalton**- Yes we are comparing October 2015 to October 2014. I would also like to comment on the sheriffs assist, that was an unusual incident for us, it happened here in the Clubhouse parking lot. One of our public safety officers went into the parking area, when he saw a sheriff respond with code. There was an individual in the parking lot who was inebriated and became extremely agitated and him and the officer got into a wrestling match where he then got his arm free, our public safety officer then stepped in and took him to the ground and handcuffed him. Two Madison county police officers then showed up, our guy backed off and the officers were able to get the

man into the police car. Our people are not police officers; the only time that we will become engaged in a physical form like that is when in defense of a police officer or someone who is in need of assistance. I was very proud of the Safety Officer Charlie Stats and how this incident was handled.

Treasury Report

Monte Thus –In September we paid \$6,270.74 to Madison County Treasurer for the Property taxes, \$8,000.00 was paid to J&M Displays for the fireworks and \$6,877.66 was paid to Helper Broom LLC for past due collections. \$9,220.63 for the purchase of the ATV was transferred from reserves. **Roger Rawson** - Motions to accept treasury report. **Rich Hertel** – Seconds

Motion Carries

Monte Thus- Our current balance on the North Property is \$129,095.54. My goal is to have this paid off in 2017.

Building Committee Report

The Building Committee cared for 28 items at the September 15th, 2015 and October 6th, 2015 meetings. Permits for 3 seawalls 7 docks, 2 storage sheds, and two houses were approved. Two dock permits are held for measurements and one variance was forwarded to the Board for approval. Eleven permits were closed with refunds.

Correspondence

Letter from Barb Kelly-Cox (711 Riveria)-

Bob Lowrance – Reads letter submitted by Barb Kelly- Cox. This is a follow-up letter sent to Glenn with respect to Monte Carlo Bay. Barb asked several questions and would like a response. Glenn has reviewed the questions and has provided answers to the board. **Glenn Dalton** – Mrs. Cox was in the office this week and some of the issues had been discussed, we did complete a Watershed Analysis. She wants us to dig out her cove, repair her seawall and development of a series of sediment basins and filter strips with in the watershed. She has indicated that she is seeking legal action. Paragraph 7 of our Covenants indicate: Holiday Shores Inc., for itself, its successors, assigns and licensee also reserves the right to cause or permit drainage of surface waters over and/or through said lots. The owners of said lots shall have no cause of action against Holiday Shores Inc., its successor, assigns or licensees either at law or in equity excepting in cases of willful negligence, by reason of any damage caused said lots in installing, operating or maintaining above mentioned installations. The change we made to this watershed did not cause any filling in of her cove, did not damage her seawall and is not willfully negligent. I also gave a response to each of the question once reviewed by the Board. **Bob Lowrance**- Barb you mentioned legal action?

Barb Kelly-Cox (711) - The conversation I had with Glenn, and he asked me if I was going to sue, and I don't want to have to sue, but it is not out of the question. I believe that you are negligent. I would like to present the board with a petition from other members around our cove that are in agreement with me, and believe that you need to remove that pipe. **Darren Onwiler** – Mrs. Cox, I agree that you are upset with the condition of your cove, but like any project, if this is our responsibility we have to figure out where we are getting the funding for that project and we have to budget, and come up with a plan which all takes significant time. **Barb Kelly-Cox** – I think that can be done, I would be happy to talk to you about watersheds. I can tell you that the pipe now doesn't drain at all. The pipe is pointing directly to my seawall, I have talked to an engineer and he believes that the loss of ground there is a result of that pipe.

Darren Onwiler- Where would you propose the money to come from on this project? **Barb Kelly-Cox** – We live in a very intelligent community, and I think that there are ways to work together. I have talked to the Garden Club about swamp grasses; it would be an opportunity to make it beautiful area. We have Maintenance Department and access to rip-rap, there are ways. I am not asking you to build me a new seawall, but I have had a loss. I believe that we can come up with solutions together. **Rich Hertel** – The pipe when it comes out from the street, does it angle into the cove? **Barb Kelly Cox** – No it is pointed directly in the center of our house. **Rich Hertel** – How far from your seawall is the end of the pipe? **Barb**

Kelly Cox – I would say 25 feet. **Darren Onwiler**- Glenn, could you get the cost of redirecting the pipe?
Barb Kelly-Cox – Why do you need a pipe? **Darren Onwiler** – Because redirecting the pipe would be significantly cheaper than digging the cove. **Glenn Dalton** – Adding a 45 degree piece on the pipe would redirect the water and would cost less than \$200.00. The problem with the pipe, a member built two fires on top of that pipe and melted it greatly, I am not blaming anyone, unfortunately it has happened and it is melted. There will be some maintenance of that pipe that will need to be taken care of because it is melted and there is debris in the pipe and that is about 20 feet from the outlet of that pipe.
Conversation Ensues...

Old Business

Madison County Zoning -

Glenn Dalton – This is in regard to a member renting his property to 5 individual's not related living in one home. We have contacted the owner, and asked his thoughts. He has indicated that he is within the ordinance and we have discussed with him that in our Covenants we are a single family dwelling. He disagreed with me and will be getting back to me in writing. By the next meeting we should have a response from him, and will move forward. **Bob Lowrance** – Did Madison County have a chance to talk with him? **Glenn Dalton**- I have tried to get ahold of Wayne and he has been out of the office and not yet responded. **Bob Lowrance** – We need to move forward with this, we know that it is against Madison County Zoning and we know that it is against our Rules and Covenants. We need to consider moving forward with our attorney. **Rich Hertel**- When this is taken care of, we may have two more situations to look into. Conversation Ensues...

Communications Committee Update-

Roger Rawson- We had a total of 627 vendors whom have advertised in the Holiday Times over the years. We have agreed to contact 85 vendors whom have advertised with us in the last year. We will be sending the survey out this week to see about how we can better communicate with the community and the Holiday Times.

New Business

Ballroom Usage-

Kathy Austin (Chair of the Social Committee)-Submits letter to the Board of Directors asking about ballroom decorations and cleaning. First Item – Ceiling and wall decorations, the Social Committee was told that according to the contract of the ballroom that we cannot hang items from the ceiling, and we are in violation of the rules. The Social Committee has held many events through the years for the community and we have not damaged anything in the past and we are requesting a waiver to this rule. **Bob Lowrance** – Hanging items on the ceiling, what are your thoughts? We don't let any other members. **Darren Onwiler** – Glenn, Have we had any issues with them in the past causing any damages? **Glenn Dalton** – No, we have not, but in the contract it indicates that you cannot hang items from the ceilings. **Jim McCann**- The Social Committee has asked me to come and to address some things and I have been a party to some of the events over the years. Glenn, I can tell you that we have and do decorate and hang items at the Social Committee events. I would contend that the Social Committee being an arm of the Board, the ballroom rental agreement should not apply to them, it doesn't apply to you. When the Board comes into the meetings at night, the chairs are set up and you get up and leave, you do not clean bathrooms, put up tables or vacuum the floors. The Social Committee seeks permission

of the board. I don't think it applies to them. I have also been a part of the cleanup of these events, and the biggest part of the clean-up is cleaning the restrooms. You are talking about a group of volunteers that put on these events. **Bob Lowrance** – I am in agreement; they are a part of the community. **Darren Onwiler** – I am also in agreement. It is not an individual renting the facility. You always leave the ballroom in excellent condition. **Glenn Dalton** – We haven't changed the janitorial services, we are still growing as a loss of The Beacon girls. They would be the one that would do the cleaning. The Janitorial service has not changed and we do not have The Beacons girls anymore. If I have an event coming in after a Social Committee event, I still have to pay someone to clean. If we give this to the Social Committee and I am in agreement that we should, I will have to program that into my operations budget. **Darren Onwiler** – I understand the amount of work involved, is cleaning the restrooms out of the question? How many events a year? **Jim McCann**- I would say 5. **Darren Onwiler** – I propose to do this on an annual basis and waive the contract and cleaning for the Social Committee. **Jim Perotti** – What about the other Committees? The Garden Club also does a lot for the community. **Darren Onwiler** – As far as hosting at the clubhouse? **Jim Perotti** - I think we are talking about minor dollars here. Volunteers are hard to find. The garden club uses the ballroom for 2-3 events a year. **Bob Lowrance** – We have the Garden Club, Ski Club and the Social Committee.

Conversation Ensues...

Roger Rawson- Makes a motion to waive ballroom requirements to three committees, Ski Club, Social Committee and the Garden Club for Waiver of rental fee, cleaning of bathrooms and mopping, and hanging of decorations, also to allow \$750.00 to be budgeted for cleaning after committee events approximately 10 per year. **Jim Perotti**-Seconds

Motion Carries

Open Floor

Keith Schulz (914) – Roger when you dug out your cove, did you said the association paid for that? **Roger Rawson** – No, they said they would not dig it out, so I had too.

Gary Hacking (1405) –Do we have weight limits on our roads out here? We are now up to 90,000 lbs. on our roads. It doesn't cost anything to put out road limits out here and we may be able to save some costs to maintain our roads. **Bob Lowrance** – I think this is something that can be forwarded to the Road Committee to look into. **Glenn Dalton** – There are a number of ways to enforce the weight limits of roads. **Roger Rawson** – That would be great. **Bob Lowrance** – There are a lot of communities that weight restrict their interior roads. **Darren Onwiler** – One of our biggest detriments to our roads out here is our trash trucks and they are out here weekly.

Motion to adjourn to Executive Session

Rich Hertel - Motions. **Roger Rawson** - Seconds.

Motion Carries

Meeting adjourned at 8:45 p.m.