

**Date:** October 28th, 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:** 8

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of October 5<sup>th</sup>, 2015 (Sanitary District)**

**Glenn Dalton** – We would like to recommend that we defer these until the next meeting to make some proposed changes. **Dave Decker** – Did anyone have any objections to the items that I suggested that be added to these minutes? **Bob Lowrance** – I did not have any.

**Minutes of October 14th, 2015**

**Monte Thus** - Makes a motion to approve the Minutes of October 14th, 2015 as amended.

**Darren Onwiler** - Seconds

**Motion Carries**

**Transfers of property**

Two transfers of which both triggered initiation fees.

**Correspondence**

**Request for a Sand Beach – Jeanne Abert 1823 Port Lane –**

**Bob Lowrance** – This was forwarded from the Building Committee. **Dave Decker** – It is in the Building rules and in our rules that this goes to the Building Committee. **Gerry Theodore (1346)** – Somewhere in the rules it says the board is to approve sand beaches and the logic is that the Board controls what goes into the water, like crappie beds. **Dave Decker** – Does the Board have any issue with this?

Board is all in agreement that there is no issue with a Sand Beach at 1823 Port Lane and it to be sent back and approved by the Building Committee.

**Letter from Barb Kelly-Cox -**

**Glenn Dalton** – Barb has quite a few issues that she has addressed. She feels that we are negligent with placement of a pipe that we were using to move water along a boundary of our lot. She indicates that the placement of the pipe is impacting her dock. We see the problem with her dock as fair and tear and we have responded to her. Because of the objection to the pipe we would consider building a swale down the boundary of our property and it would empty into that cove. The cost is approximately \$3500.00 and would look similar to Malibu Cove. Barb also wanted a watershed analysis, which we have done. There was a lot of concern with the farmland, pesticides and other things coming into our watershed. The farmland is 2.59 acres that drains into the watershed. She also asked to contact Sanitary District and they indicated that they do not believe that there is anything further that needs to be done. Barb also indicated that we need to design a filter strip in our easement; we indicated that was far reaching because the perimeter of Holiday Shores is faced with farmland. We don't feel that we would have the capability to make that

decision; we feel that is between the Board and the membership to make that decision. She felt the last four feet behind her seawall was impacted by the pipe coming across the cove and there is erosion. We feel that is water coming off of her property and her neighbor's property. I think we have answered all of her questions and she is not here this evening so I am assuming that our issue is whether we want to change that watershed and develop the swale, we can do that at any time. **Bob Lowrance** – What is the total cost? **Glenn Dalton** – The cost of \$3500.00 is for the soil cloth and rip rap. I will put some numbers together for maintenance cost and provide that at the next meeting. **Darren Onwiler** - Glenn, when this was talked about before there was damage to the pipe that was talked about. **Glenn Dalton** – There was two burn spots in that pipe and we have covered it with sheeting and removed the rocks. **Darren Onwiler** – if the pipe was damaged, my question last meeting was what was the cost difference between replacing the pipe and building a swale? What you are telling me is the pipe has been replaced? **Glenn Dalton** – It has been repaired to a useable form. If we would replace the pipe we would replace a 20 foot section of pipe and couplings. **Roger Rawson** – I went and walked the area and do not see the pipe being an issue with lots across the cove, I do see that the pipe, I think, would be too small for some of the heavy rains that we have gotten. I would be in favor of the swale. I also have seen that there needs to be some major attention to some of the seawalls in that cove. **Darren Onwiler** – In your opinion, using swale versus the pipe, is there an advantage of one over the other? **Glenn Dalton** – We would build a series of ripples in that swale to slow the water down and allow the silt to settle out. **Conversation Ensues...**

### Old Business

#### **Madison County Zoning Update –**

**Glenn Dalton** – I spoke with Wayne Brendle, and he has received all the data, we have shared with him. He said this is a tough situation, very difficult to enforce these types of things; he is going to speak with his boss to see the direction that Madison County would take on it. I think we have a much different definition of family than Mr. Puglise does. **Bob Lowrance** – I agree, Mr. Puglise has sent in a letter and cited Webster's Dictionary and noting that we had talked about it being a boarding house. His definition of a boarding house is a place where people pay to live and have daily meals, which he states they do not. A rooming house, a house where rooms with furniture are rented to people, which they are not. His definition of a family is a group of people united by certain convictions or common affiliation. He is contending that family does not mean that they are related. We need to get back to Mr. Brendle and we have talked about legal action and I would like to follow through with Mr. Brendle's boss. **Glenn Dalton** – I will also forward this to Andy to get his input. **Gary Hacking (1405)** – Is the Webster dictionary what Madison County goes by as a single family residence? I am familiar with the letter, and I would like to know what his financial gain is, if he isn't getting paid for anything, he is an awful nice guy. **Bob Lowrance** – My assumption that he is renting, but not a boarding house. **Roger Rawson** – In the letter he states that he does not receive any money from the individuals living in the house. **Bob Lowrance** – We are going to take the next step before taking legal steps, which is going through the County. **Marie Kelting** – You guys are taking the rights steps, when teaching the meaning of family the definitions are changing and in our covenants we do not have definitions.

#### **Clarification Ballroom Cleaning Committees Responsibility –**

**Glenn Dalton** - The way I interpreted this, was the committees would provide a plan to Holiday Shores and Holiday Shores would set up and tear it down for them along with sweeping of the floors and cleaning up the trash. I interpreted that the only thing they would not be required to do is clean the bathrooms and mop the kitchen floor. **Darren Onwiler** – What does the \$75 cleaning fee entail? **Glenn Dalton** – The \$75.00 cleaning fee, after the event, around 1am, Holiday Shores contracted clean the bathrooms and kitchen. If the trash isn't all taken out or the floors aren't swept, Holiday Shores will also take care of that. **Darren Onwiler** – What is expected if a member rents versus committees? **Glenn Dalton** – Committees and members are to put tables and chairs away, clean all debris. **Monte Thus** – I think that we asked the committees if they would

be putting tables and chairs away, and the committees stated that they would do so. The Cleaning would be for the bathrooms and kitchen floors. I think we may have a problem because I don't believe that we can find anyone to come in after events to clean at 1am to clean for \$75.00. **Glenn Dalton** – We are out looking for people to do this job. We have asked before and no one wanted to do it because of the time frame and the amount paid to do so. **Monte Thus-** For information, we will put \$750.00 into the 2016 Budget for ballroom cleaning after the 10 committee functions that were previously mentioned. **Dave Decker** – I have cleaned after several events, unless something is spilled there is really not much to do other than taking out the trash. **Monte Thus** – They are looking at worse case. **Glenn Dalton** – The Committees are not the worst case, this was brought to our attention by one of the committees that thought they would provide us with a plan and we would set it up and tear it down plus do all the cleaning. We are just trying to get to the fact that the Committees will still do the normal cleaning up, we will provide the bathroom cleaning and mopping of the floors. **Dave Decker** – They are still responsible for doing what they have been doing for years. **Bob Lowrance** – Correct, except cleaning the bathrooms and mopping the kitchen floors. Conversation Ensues...

### **Holiday Shores Fire Department**

December 15<sup>th</sup>, 2015 the Holiday Shores Fire Department is asking for use of the Ballroom with a waiver of cost for their annual awards and appreciation dinner. They have stated they will pay the cleaning fee. The event would begin at 6pm and end around 9pm. **Dave Decker** – They will have to pay for security since they will have a bar. **Glenn Dalton** – They have usually paid for that in the past.

**Dave Decker** – Motions to approve the request. **Darren Onwiler** – Seconds

**Motion Carries**

### **New Business**

#### **Morning Glory Gate -**

**Glenn Dalton** – We planned and we thought we ordered a replacement gate, it turns out that one of the elements of that is that it is not just a gate. There is an offset panel that needs to be established from our old gate to our new gate to allow the raising stem to raise and lower the new gate. We had engineers out to give us a bid for a replacement gate and they forgot to look at that aspect, even though they had pictures and plans of both the old gate and the new gate. They forgot to plan for this offset. What happened was, we were scheduled to do the replacement of our Morning Glory gate on October 19<sup>th</sup>, 2015. Our crew staged up here to do the installation, which we thought was going to be a simple bolt off/ bolt on situation. We did get the old gate out about 1pm on the first day and we ran into the problem of not being able to install our new gate about 1:30pm the same day. We got with the engineering company and have been working with them. They brought out the gate manufacturer; the engineers showed up yesterday as well as the engineer that we ordered the gate from, and an installer who is capable of installing this offset. They came back today with a response that they are looking at the offset and a change to the stem, they will get back with us on when exactly it will be available. The gate will be manufactured here in St. Louis, they will then hand it over to the installer to be installed. What we have in there now is a plug in the outer part of the pipe that feeds into the Morning Glory, and of course you need divers to do that, we have pressure restrictions based on that plug. We were very concerned with no redundancy, we saw this was not being resolved in a timely manor Rob and his crew went to St. Louis and got an additional plug to install at the other end of the pipe to give us redundancy. If we would lose that plug, we would enter into our emergency action plan. I still do not have a timeline for replacement. I feel comfortable that we will not lose the water that we have in our lake. In our current situation we do not have the capability to lower the lake unless we pump it out or siphon it off the lake. **Bob Lowrance** – Have the engineers met with you? **Glenn Dalton** – They were here and did not tell us, they went into the well and made their

decisions and I was very uncomfortable with their decision to do that without us knowing. I believe that there are safety issues involved and that is certainly not the way that business is conducted. We waited all afternoon for them and finally I made the call to be informed that they had been here sometime early that afternoon. **Bob Lowrance** – I wanted the membership to be aware of that as well. **Roger Rawson** – Have you inquired about renting a pipe to siphon? **Glenn Dalton** – We are collecting information to determine the size of the pipe. **Dave Decker**- How big is the pipe on the dredge? **Glenn Dalton** – 8 inch. **Roger Rawson** – There are places that rent that type of pipe. **Dave Decker** – You have a dredge that has a pump, that is capable of pumping the water. **Darren Onwiler** – If the engineer comes back and says it will take a new gate and 60 days to manufacture, do we have the option to install the old gate? **Glenn Dalton** No, Because of the way it was taken out. The studs on the old gate needed be to grinded out to get the gate out. We could install the old gate but it would leak. **Darren Onwiler** – I wasn't clear that was the process of removing the old gate. **Bob Lowrance** – Just keep us updated.

**Bob Lowrance** – Rich had received a letter from Gene Kelting (491 Overlook). He would like to recommend several improvements to make the lake more accessible to the members. Upgrading the boat ramp at the Marina with boat docks, make access lots more useable by boaters by covering the rip rap with smaller gravel, make portable toilets available to the boaters at all hours at the beaches and boat ramps. Rich would like us to take a look at these recommendations and discuss them tonight. **Glenn Dalton** - The Marina is looking into installing a dock for that purpose, he has not told us about his design and I explained that to Gene. I would recommend talking to the Marina to see what they are going to build and maybe coming to an agreement with them and the board. **Darren Onwiler** – After sometime of speaking with Gene, I like the idea, but where does the funding come from? The access on the out lots, the upkeep, the costs? **Glenn Dalton** – Do we want a parking area at each of those porta-potty areas? The Marina has a restroom and it is available when the Marina is open. I normally take the porta-potty's up in October, however with all the construction going on in the neighborhood I am going to hold off until the end of November. **Darren Onwiler** – What about the restrooms on the main beach? **Glenn Dalton** – We normally close those after Labor Day, We use it for storage in the colder weather. **Darren Onwiler** – As far as restrooms go, can we issue our members a restroom key? **Glenn Dalton** – The Bass Club has a key to the Marina restrooms. In the men's room there is only a urinal? **Darren Onwiler** – The initial item, we are going to wait to see what the Marina comes up with? **Glenn Dalton**- Yes, we will see what they come up with. **Marie Kelting (491)** – With the big rock that is out in our cove it is hard to get close, I would like to see some small rock put down. Is that something that we can hope for this year? **Dave Decker** – We have been talking about the lots that need to be maintained at the time and that is a lot of work. We are working really hard to get the maintenance done and that will take us into next year, we cannot make a commitment for additional work to be done until we have current work complete. We would need to put together a cost and a plan before we consider it. **Bob Lowrance** – Darren says it best, we have to figure out where the funding would come from. **Joe Roth (1030)** but those lots are part of all our property, and you want me, living on the main channel, to pay so that those people can use that property for nothing? Then I should ask you to help pay for my seawall, and that is my opinion. **Darren Onwiler** – There is no argument that the lake lot owners have easier access to the lake, we try to do what we can to provide people who do not have lake lots to have access to their boats and to the lake and park their boats. If the money was there I would see that it would be an asset to our community as well as an improvement. It is money being spent that improves the community and makes this a better place to live. **Joe Roth (1030)** I think that you could charge a fee, where those people could park their boats and then you could use the money to maintain those lots.

### Open Floor

**Joe Roth (1030)** I think years ago it was on the ballot to not lower the lake and it was voted down. I have recently been talking to people and some feel it isn't a wise idea to be throwing away 8 years of consumption every time we lower the lake. It may be something to think about, maybe a petition sent out. **Roger Rawson-** I am for the lowering of the lake because of the number of projects that is going on and owners do. **Joe Roth** – I understand, but what if we have a 2 year drought? **Roger Rawson** – We had an issue in 2006 and we did not have to pay for water then. **Joe Roth (1030)** – I think it may be a time that we get the members together and get their input.

**Glenn Dalton** – You do have the capability to build a dock on out lots, of course it is first come first serve. That is an option to you.

**Keith Schulz (914)** The Marina ramp is private property correct? **Glenn Dalton** – No, That is our property. They maintain it but we own it. **Keith Schulz** – Ok that is not the way that I understood it then.

**Jeanne Votruba (493)** Hidden Cove is where I live and that is association property and they have to maintain it, we, my neighbors and I, have maintained cutting the grass making sure everyone has access to the lake without going through a bunch of weeds. I won't be able to park my boat where I normally do because the rocks are so big. So I would appreciate some consideration for not having to have such huge rocks around my boat.

**Dave Decker** – I sent an email a couple weeks ago asking how often security drives all of our roads? I got a response from Glenn basically laid out what their plan is and based upon that I don't believe that we are getting coverage on all of our association roads. We know that signs are illegal, and I saw one for 3 weeks, either security didn't go down the road, they didn't go by it or they didn't take action to remove it. I would like to look and make sure that we are getting the coverage for our association. To me it is obvious that something is not happening. I will say as soon as I sent the email within two days the sign was gone. As a result of my email, they did drive around. I am not sure if this will go to the Public Safety Committee or if Glenn will take that back to his lead, to think about options of this recommendation. **Glenn Dalton** – I recommend that we meet with Public Safety Committee to discuss this and my lead will be present at that meeting to go over what we are doing and how we are doing it.

**Dave Decker** – Have we filed all of our liens yet this year? **Glenn Dalton** – We are researching them and they are minimal this year. We have not yet filed them.

**Dave Decker** – Port Lane, I have not heard anything on this topic in several months. **Glenn Dalton** – We have discussed adding it to the Road Plan for next year. The Road Committee is looking at that as part of the 2016 Road Plan.

**Glenn Dalton** – Weight restrictions were also discussed at the last meeting and the Road Committee is meeting on Monday to discuss this topic.

**Gary Hacking (1405)** – I think that you guys are kind of rough on the Security some times. Every time the bus makes it rounds the security is nearby. Pat them on the back once in a while.

**Darren Onwiler** – I have been contacted by a member a couple times as far as parking which encroaches on the roadway. This member feels it damages his property. How is parking enforced? **Glenn Dalton** – Our first priority is to make sure the road way is clear for emergency vehicles. The second is they can park anywhere within the 10 foot easement. The easement is ours and is for utilities, not for private parking. When we see a vehicle parked in another's yard we ask that they move the vehicle. As far as school bus stops, those are sometimes difficult; we do not want

them parking all over the place and we ask that they park on one side of the road in the vicinity of the bus stop without the children having to cross the street. **Darren Onwiler** – Do we allow someone to leave their boat trailer along those easements? **Glenn Dalton** - If someone is parked on the road with their boat and trailer they are also asked to move unless they are on their own property. **Darren Onwiler** – Our members need to make a conscious effort to not interfere with their neighbors getting in and out of their driveways, and or causing traffic congestion due to parking.

**Motion to adjourn**

**Roger Rawson** - Motions. **Darren Onwiler** - Seconds.

**Motion Carries**

**Meeting adjourned at 8:55 p.m.**