

Date: November 11th, 2015

Attendance

Board Members

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

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

Rich Hertel- It is Veteran's Day; We would like to thank all of the Veterans that are here tonight and all the members of the Association that are also Veterans. Glenn, I believe that you are a Veteran and I would like to thank you very much for your service.

Minutes of October 5th, 2015

Bob Lowrance- This was a special meeting that was held with the Sanitary District. The Sanitary District had some concerns and questions about the lowering of the lake.

Dave Decker - Makes a motion to approve the Minutes of Special Meeting with the Sanitary District October 5th, 2015. **Rich Hertel -** Seconds

Motion Carries

Minutes of October 28th, 2015

Darren Onwiler – Makes a motion to approve the October 28th, 2015 minutes as corrected. **Dave Decker –** Seconds

Motion Carries

Transfers of property

Three transfers of property which all triggered initiation fees.

Bills and Salaries

Dave Decker – Motions to approve the Bills and Salaries as submitted. **Darren Onwiler -** Seconds

Motion Carries

Managers' Report

Read by **Glenn Dalton**

Roger Rawson – Since the formation of the Road Committee, has that helped you with

your work load? **Glenn Dalton** – It has, primarily because of the expertise of the gentlemen involved on the Committee. We have a lot of great ideas that are coming out of that committee. **Rich Hertel**- How have the patch machine repairs held up? Do they seem to be holding ok? **Glenn Dalton** – Yes. **Roger Rawson** – It looks as the machine is doing a really good job filling holes and making the road smooth. **Glenn Dalton** – It has really paid us a lot of dividends already, and we are looking to get full use out of it with the additional funds that are projected in the 2016 Budget. I know that is not finalized yet, but we have increased the funding in the road plan for use of that machine. This machine is giving us a whole new way to address some of the road issues that we have had and are facing.

Security Report

Read by **Glenn Dalton**

There were a total of 25 incidents reported and 13 citations written, Animal incidents 1, Vehicle incidents 2, property incidents 14, incidents involving persons 2, Alarm incidents 3, and other incidents 3.

Treasury Report

Monte Thus- We had some large items that were paid out, Scheffel Boyle \$4500.00 for the Covenant Court, Vandeventer Engineering \$9575.25 for the Morning Glory Gate and then Hepler Broom LLC \$8550.66 for legal fees. There were also two different principal payments made, one for \$8492.46 and one for \$1316.10 making the current balance on the North Property Loan is \$119,286.98.

Dave Decker – Motions to approve the Treasury Report as submitted. **Roger Rawson** - Seconds

Motion Carries

Correspondence

Variance request from Monte & Linda Thus (6 Cedar Ct)

Gerry Theodore (1346) - Monte is turning his PWC lift around 90 degrees so that it faces the waves and it does infringe on the setback 2 feet. He has a letter from the neighbor who does not have a problem with it and the size is not extended into the water at all. The Building Committee does not openly recommend approval, we do think that under the circumstance this ought to be a consideration.

Roger Rawson – I make a motion to grant the variance. **Darren Onwiler** – Seconds

Motion Carries

Old Business

Weight Restricting Roads

Bob Lowrance – That was sent back to our Road Committee for some guidance. **Glenn Dalton** – On November 2nd, 2015 the Road Committee met to discuss the feasibility of weight restricting roads within our community. Typical load of Equivalency factors were considered from several sources and consideration was given to trash trucks, school buses and concrete trucks being out largest concerns. An example of the impact of these vehicles can be measured using an equivalent single axel load formula with a standard

passenger car having an axle load of .0003 and a 3axle garbage truck having an axle load of 1.1. One trip with a garbage truck is 3,667 car trips. The same evaluation with a Type B school bus is 393 car trips. Traffic derived from trash trucks weekly is 3 (1 trash, 1 recycle, and currently 1 yard waste), 8 school busses twice daily and concrete trucks occasionally. We currently have an extended contract with Allied Waste, we have consolidated our school bus stops which has reduced the number of roads impacted to 10 and as we continue to build out the requirement for concrete trucks will diminish however, these daily factors do have a significant impact on our roads. Near term it was determined it is not feasible to weight restrict our roads. In the coming years budget consideration to the impact to roads must be considered, when our trash contract is up for renewal we may want to consider smaller satellite trash trucks and continue to evaluate school bus routing within our community to possibly reduce the number of roads impacted. The only other option considered was centralize trash pickup and centralize our school bus stops neither of which was feasible. **Rich Hertel** – There is one thing that we need to keep in consideration, five or six years ago we met with the different Townships, Fort Russell, Moro etc. They all said when Holiday Shores was built in 1965 the roads were not built to code and would be an ongoing problem. I would just like to keep that in mind.

Communications and Media Committee Update

Laura Scaturro (1716) – The Committee forwarded a list of recommendations to you. I noticed that you put a banner on Facebook and that the Agenda was posted. I would like to ask when posting the Agenda that you add the time of the meeting to that as well. I would also like to ask if we can get these recommendations out on Social Media so that they know what was forwarded to the Board. **Bob Lowrance** – The Communication and Media Committee is also looking into the phone systems. **Laura Scaturro** – I would like to say we are not looking into the phone systems; we are looking into recommendations for the phone systems to be bid out. **Dave Decker** – When talking about the phone systems, what issues are you having with them? **Laura Scaturro** – It cost a pretty penny for that phone system, and if there is something better out there. I would personally like to know when the contract is up, and to see if we can put it out for bid just for a request for information. **Roger Rawson**- I wonder if it could go to an IP system? **Laura Scaturro** – We have a near expert on our committee that could look into that. We are an advisory committee, for you all to look into your contracts. The same with the websites, if you have contract with vendors I would recommend you look into your contracts to see if we are getting the most bang for our buck. **Dave Decker** – With the recommendations that you provided we did received responses to those, that have yet to be shared with you and they should answer some of your questions. Conversation Ensues...

Swale Monte Carlo Bay Costs

Bob Lowrance – It is estimated at 4 days and 3 men, soil cloth and rip rap for a total cost of \$3430.00. **Glenn Dalton** – The \$3500.00 is what I quoted for material only at the last meeting but that is the total cost with man hours and equipment. **Bob Lowrance** – As previously discussed this would probably be the best fix for Monte Carlo Bay. **Darren Onwiler** – Is this in the budget? **Glenn Dalton** – Currently with the \$20,000.00 that was allocated to fix our out lots, we think that we will have enough left to cover this project.

Dave Decker - At the last meeting, I asked what our plans were and I believe that this was to go to the Road Committee to be prioritized with the roads and ditching. It sounds like now we are going to make a decision whether or not we are going to do this first over other priorities. **Glenn Dalton** – Dave, I do not know why I would have said that. The swale that is going down from the edge of the road down to the lake is not something that the Road Committee would handle. **Dave Decker** – But it is part of the water control that we have, I do not know why it was said, but that is what was said. **Roger Rawson** – I think that is what was said. **Bob Lowrance** – I do recall that being said also and at the time I thought may have been a mistake. **Glenn Dalton** – Now the culvert that goes under the road is part of the road plan. **Darren Onwiler** – The last couple of meetings we have had some great ideas from the floating ramp at the Marina, access on the out lots, accessible bathrooms and this project. We have to figure out how we are going to afford it and if the monies are there, we have to prioritize what will be attacked first. **Bob Lowrance** – In your opinion, as Lake Manager is what? **Glenn Dalton** – I think that we will have the money in our rip rap to cover the material that is required here. **Bob Lowrance** – Do you think this is a top priority, over some of the other things that have been discussed and that this is the best use and most bang for our buck as far as spending our money? **Glenn Dalton**- This will be a fix for that watershed. The one thing about this is that the people who want it need to be concerned with, the fact that the pipe it was slowing the water and allowing the silt to settle out. With this swale it is going to come across the road and go down into that cove. The water will be entering that cove at a faster pace. **Bob Lowrance** – If we do not do this, will there be significant costs down the road? **Glenn Dalton** – It will be an improvement because those two lots that are currently slowing that water down, the water will no longer stock pile on to those lots it will be going into the cove. **Dave Decker** – If we do this design with the swale, do we believe we will be putting more or less silt into the lake? **Glenn Dalton** – I don't honestly think that I can answer that question. **Dave Decker** – I want to make another comment about using the reference to the \$20,000.00 for rip rap for the out lots, that was done by the Board as a not to exceed, let's just approve getting those out lots done. I don't think that it is appropriate for us to repurpose that money, unless we specifically say that money is to go to something else. That money was allocated for a specific purpose. **Bob Lowrance** – I agree. **Darren Onwiler** – I would also like to comment that we do have a much cheaper option on the table, that is to put the redirect piece on that existing pipe and that option would buy us some time. **Roger Rawson** – My recommendation is to add the redirection piece to the pipe for a couple hundred dollars and keep an eye on it. **Dave Decker** – We can refer this to the Road Committee as part of the water control process. Conversation Ensues...

ATV Bid

Bob Lowrance – We have 4 bids; we have one for \$768.00, \$875.00, \$400.00 and \$1332.00.

Monte Thus – Makes a motion to accept the bid for \$1332.00. **Roger Rawson** – Seconds
Motion Carries

Bob Lowrance – The Bid for the John Deer Buck ATV goes to Brad Pendersen for \$1332.00

Public Safety Truck Update

Glenn Dalton - The factory has indicated that the Public Safety truck is currently being built and we should receive it the second week of December.

Tax Appeals

Bob Lowrance –We appealed taxes on 12 lots that the Association owns and we were successful getting the taxes lowered on 9 of those lots and save the Association a little over \$2000.00. We had some costs associated with that, to update the appraisal was \$400.00, Andy had to show up for the meeting that was another \$300.00-\$500.00. We netted the first year approximately \$1000.00 - \$1500.00 and each year after we will save \$2000.00 until it is re-assessed in 4 years for Fort Russell Township. We are looking at doing this again next year for Moro Township hopefully with the same results.

Building Committee Report

Rich Hertel – The Building Committee cared for 35 items at the October 20th and November 3rd meetings, approved six seawalls, nine docks, two storage sheds, two garages, one house addition, one porch, one fence, and one beach were approved. One dock held for measurements and one storage shed was on hold. 8 were closed with refunds and two refunds were held.

New Business

2016 Revised Budget

Monte Thus – This is the current draft from the Finance Committee. I would like to bring attention to the following items. Line item 500- office addition of a part time person, Line 46a- ballroom cleaning for Committees added into the budget for \$750.00, line 620- Maintenance mowing added into the budget Glenn has had an individual that can cut grass at \$8.00 a lot, \$1600.00 for mowing and will free up some staff. Glenn is looking into maintenance staff of one full time and a part time person. I would like you all to look into this and contact me with any questions. We would like the Board to look at this and to go over this at the December meeting. **Glenn Dalton** – Staffing - Over the years the staff has reduced to meet budget, but our work load has increased. Two departments have been impacted, the Office, by not filling the part time position. Maintenance - by not filling a part time and a full time position. Our responsibilities in maintenance have increased; we have 39 acres in the North Property, maintenance of the 319 Project, one additional pond and dam, upgrading our storm water culvert system to a 20 year standard in conjunction with our road plan, mowing 144 acres of grass, road repair, and road way ditching. In the Office, we have picked up responsibilities of putting together the Holiday Times, Collection efforts including foreclosures, health care audits, medial tasks are not to standard, and we are falling behind because of lack of time to do it. We also have general office assistance, assisting committees, meeting preparation, and mass mailings. In the past we had a part time person that helped us with that. Our proactive approach has always been taking our community forward. We are requesting your consideration. **Rich Hertel** – Are those numbers built into our budget as a

possibility? **Monte Thus** – Yes. One more thing, we are waiting on the study of the outflow of the dam. **Glenn Dalton** – We had our dam inspection we did realize we may have to repair our spillway, it is becoming aged. The engineer is coming up with the cost for that and we will be picking up for our reserves. **Monte Thus** – The hot patch is not in the reserves and we will have to set up a line item for that as well. We are going to try to get some better numbers to add to this. There will be more. **Dave Decker** – There is new item additional gabion basket? **Glenn Dalton** – That is the one by Gate G. **Dave Decker** – Just want to make the Board aware that is not something that is usually budgeted for, we did the one for San Juan as a special approval. Glenn, the property that you mow and you are planning on outsourcing some of the mowing. From my perspective I think the justification for additional head count needs to come in writing so that we have that in our hands. You talked about the Holiday Times, when we cut that part timer and some of that work outsourced to the company. **Glenn Dalton** – We still put that together and the Intelligencer will format that for printing. **Dave Decker** – Are we proposing that the part time office person will take over that work or will they take some of the work that the current office staff is doing? **Glenn Dalton** – They are going to do what needs to get done. I will need to talk with Brandy and Angie about that. We will use this person to do what needs to be done to be caught up in the office. **Dave Decker** – Maintenance, We currently have a part time person. You are proposing that you are going to bring in an additional part time person and a full time. We need an understanding of what additional work will be complete by them. **Darren Onwiler** – We are not saying no or yes to the additional staff, it would help to see what will be accomplished by them and why they are needed.

Real Estate Committee

Bob Lowrance – We received a letter from the Real Estate Committee to add an additional person. That person has been added to the committee and is a member in good standing.

Open Floor

Motion to adjourn to Executive Session

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

Motion Carries

Meeting adjourned at 8:43 p.m.