

Holiday Shores
Board of Directors Meeting Minutes

Date: January 13, 2016

Attendance

Board Members

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

Quorum Present: Yes

Others Present

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

Holishor Members Present: 14

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of December 9, 2015

Darren Onwiler - Motions to approve as corrected. **Roger Rawson** - Seconds.

Action: Motion carried.

Transfers of Property

There were 9 transfers of property, one being a double lot and all triggered initiation fee.

Bills & Salaries

Monte Thus motions to approve. **Roger Rawson** seconds.

Action: Motion carried.

Treasury Report

Monte Thus: The current balance on the North Property is \$113,069.95. There was a payment made in the amount of \$5860.16 on the North Property Interest and \$6,217.03 was made to the principle payment. We moved the money from the Reserves for the purchase of the Security truck in the amount of \$24,975.00. **Dave Decker** – Did we get all of the other reserve money moved? **Monte Thus** – I am pretty sure most of it is out of there, I did not get a chance to get with Angie. **Dave Decker** - I was looking at the numbers on this report and it looks as if only the truck was moved? Monte thus – The ATV was moved a few months back. **Dave Decker** – We will need to check into this. **Monte Thus** – I will get with Angie and check on this and will also bring this up at the next Finance meeting.

Dave Decker – Motions to approve the Treasury Report as submitted. **Monte Thus** – Seconds

Action: Motion Carried

Dave Decker – In regards to the North Property, we have always identified at the beginning of the year what the interest will be. Do we know what the number will be? **Monte Thus** – I have talked with the bank and worst case it would be \$4500.00. **Dave Decker** – Do we want to establish a dollar amount of \$4000.00 to set aside for the interest payment and everything else goes to the principle as soon as we get it? **Monte Thus** – Yes.

Dave Decker – Makes a motion to set aside \$4000.00 for the interest payment on the North Property loan and the remaining funds that come in be disbursed to the bank for payment to the principle. **Darren Onwiler** – Seconds

Action: Motion Carries

Profit Loss Budget

Information Only.

Monte Thus – Dave, I know that during the last meeting you were concerned with this number. We have got to get the finance committee involved, but the rough estimate in July of last year we approved to set aside \$67,000 and some change and we have \$40,000 in write off and the morning glory another \$16,00.00 and we need to put the hot patch machine into reserves of \$3000. We are looking at around \$85,000 in overage. **Dave Decker** - We have had conversation about the write offs over the last few years, the direction was to address that when it occurred and not wait until the end of year.

Glenn Dalton – I do believe that the write offs have been addressed. **Dave Decker** – What I just heard from Monte, was

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we show \$40,000 in income on the profit/loss statement that is not income. **Dave Decker** – You gave me a number of 211,000 and I expect that with the number of 67,000 for roads and 16,000 for morning glory that it is reducing that number. **Monte Thus** - Right. **Dave Decker** – That tells me that this 211,000 is over stated by \$40,000 in write offs. **Monte Thus** - If I understand how QuickBooks works, then yes. I need to talk to the Finance Committee and get educated on how write offs effect the budget. **Darren Onwiler** – Could you explain a typical write off? **Dave Decker** – According to this report we are 211,000 over and I am going with the information that was provided this evening. There is 40,000 in write offs and I know there is a bug in the way we do our QuickBooks. When writing something off it means that if we have a collection of 5000 and we settle for 4000 then we are writing off 1000. Unfortunately the way the QuickBooks entries are going, it is showing that \$1000 as an income. The problem is that it is showing up in a cash flow statement. **Glenn Dalton** – I will provide the breakdown of the write-offs to the board. **Bob Lowrance** – QuickBooks should be tweaked so that the monthly reports are up to date so that we do not get this at year end. It is a surprise to see this amount at year end rather than showing them on a monthly basis. Conversation Ensues....

Manager's Report

Read by Glenn Dalton

Darren Onwiler – I would like to comment on the Morning Glory, I agree that it is not worth risking our staff to get out in those conditions to clean off the top of the morning glory. The spillway was accomplishing its intended purpose. Have we considered something on the Morning Glory that goes on the top of that to keep the debris away from the opening? **Roger Rawson** Since the morning glory is only for taking the lake down, Glenn and I have discussed sealing the top of it off and not letting any water in. The Morning Glory is not really the overflow and if we cap it off, then you are not getting the debris and you are not getting the wear and tear on the pipe from the water. **Darren Onwiler** – Our overflows are actually a couple inches higher than they should be and if we would remedy that then the overflows would function the way they were intended and essentially the Morning Glory would be taken out of the picture all together. **Roger Rawson** – That is my point. We have talked about getting that two inches of the spillway ground down would not be much of an issue. We have discussed how that could be accomplished relatively cheap. It has been approved by an engineer. The problem is now that the water has come up so quickly that this could now be accomplished in the summer when you can get a bobcat and a grinder and grind a path 2 inches deep up to the spillway and then we can deal with the Morning Glory. **Glenn Dalton** – that will also permit us, if we choose, to put that device on the top, as well as a brick build up. The one thing we have to do is get our spillway at 505. I have talked to IDNR about the intent of what Roger and I had discussed and they concur. **Darren Onwiler** – I think that a lot of the Community thinks that the Morning Glory is the drain for the lake, and that the spillways are only used in an emergency type situation. In actuality it is opposite.

Security Report

Read by Glenn Dalton

Total incidents 18, Total Citations 7, Vehicle Incidents 4, Property Incidents 6, Incidents Involving Persons 1, Alarm Responses 5 and other incidents 2.

Correspondence

Letter of Resignation from the Building Committee

I wish to tender my resignation from the Building Committee of Holiday Shores, effective January 14, 2016. After many years of performing in this capacity, I feel it is time for younger leadership with more energy and new ideas to take this Committee into the future. I want to thank this Board and past Boards for the opportunity to be a part of this Committee. Additionally, I want to thank the members of the Building Committee, the employees of Holiday Shores and the membership of Holiday Shores, for the help and support they have given me over the years. I wish the Building Committee and everyone in the Association good luck in the future, and I will continue to be available to help the Association in any way possible.

Respectfully

Gerry Theodore.

Dave Decker – Gerry, I would like to thank you for all of your efforts, as chairman of the committee and being part of committee for so many years. The community has benefited from your efforts. **Darren Onwiler** – Thank you very much Gerry. **Roger Rawson** – Thank you Gerry, I hope that you still come to the meetings; we may need your many years of wisdom. **Bob Lowrance** – Gerry, do we have a new committee person to take the chair? **Gerry Theodore 1346** – The

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new chair person is Mike Parker, I think he will make a good head to the committee. In addition I would also like to note that there is a new member who should be of great value to the committee. Brad Krome followed by Rob Frey of the Holishor office and three other members who have all been on the committee for years. I think the committee will be in fine shape and should perform well. I see a lot of people shy away from volunteering for things in Holiday Shores; I feel that they are missing something. I am thankful to be part of it and I believe it keeps you alive and well, you learn a lot of things and make new friendships. I want to thank you all.

Dave Decker- Motions for Mike Parker to be the Chair of the Building Committee. **Darren Onwiler** – Seconds
Action: Motion Carries

Building Committee Report

The Building Committee cared for 14 items at the December 15th, 2015 and January 5th 2016 meetings. Permits for 2 sheds, 1 landscape, 2 docks, 1 extension and 6 refunds were approved. One dock permit was held until better drawings/setbacks were turned in and approved by the committee.

Old Business

Communications and Media Committee Report –

Bob Lowrance- Was this report for the phone systems? **Glenn Dalton** – It was a discussion about the phone systems. Justin Patterson has not yet gotten a bid together for us. We are also trying to get bids from other sources for a new phone system. **Dave Decker** – Is Justin putting together the requirements to submit for a bid? **Glenn Dalton** – Yes, he is. **Dave Decker** – Does he already have someone he is requesting it from and you are also using those requirements to get a bid from someone else? **Glenn Dalton** – We want to compare apples to apples, yes.

Tim Couch –

Rich Hertel – What is the status of Tim Couch not being a part of Holiday Shores? **Glenn Dalton** – That is still open. Tim and his neighbor came into the office and provided a few more documents which indicated they were not a part of Holiday Shores Association based on their document. I have turned this over to Andy Carruthers, and we are researching the properties outside of Holiday Shores with regard to that south tract off of St. James. We are trying to come up with a determination of what exactly is and is not plated Holiday Shores.

Boarding House-

Rich Hertel – Do we have anything going on with the “Boarding House”? **Glenn Dalton** – Madison County Chief of Zoning is involved with that at this time and he is working directly with Andy Carruthers. **Rich Hertel** – If the “boarding house” is technically legal, and there is 6 people living there over 21, can we bill them each as members? **Glenn Dalton** – We don’t do that for multiple owners. Of course in this situation these are not owners, they are renters and that is something that will come out of what is currently being discussed with Madison County. Are they renters, or family, that is what we are trying to get from County to make that determination? **Bob Lowrance** – That is something that can be changed in our by-laws. Multiply people in a house-hold that may be renters and discourage that. Glenn Dalton- We would try to correct that situation, and it would go before the membership at the Annual Meeting to be proposed. **Bob Lowrance-** We could see about making this an agenda item for the Annual Meeting, it could discourage 6 people from living in a household. **Dave Decker** – You are suggesting putting this as an Agenda item, what is it that you are putting together? **Bob Lowrance-** Basically a note to myself to get something written up. **Dave Decker** – If we plan on bringing this up at the Annual Meeting then we need to get started on this.
Conversation Ensues...

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New Business

Restaurant Vendor-

Bob Lowrance – We do have a new restaurant vendor and they will be opening in March. The name of the company is Ginger’z Inc. It is the two ladies, Kerra and Terri who currently own Gilligan’z, they will be opening and operating Ginger’z. They talked about having a completely different menu and more of a sit down restaurant, rather than a grill and bar. **Darren Onwiler** – I wish them the best! I really hope that they have the same success with this restaurant as they have with their other business. **Roger Rawson** – Gilligan’z did cater the New Year’s event and there was plenty of food and drink. **Rich Hertel** – I also understand that catering and bookings is up for the ballroom. Gilligan’z food is always great! **Glenn Dalton** - We went from 2 bookings in the ballroom to 22 very rapidly.

Social Committee

Bob Lowrance – I would like to point out that we as a board voted at the last meeting that it only required one signature on the checks for a social committee member. **Dave Decker** – It requires two signatures, I was wrong. **Bob Lowrance** – It requires two but we voted for only one signature. Had it only needed one like the Board voted, the bank put the Treasurer of the Social Committee on the online banking and gave her access to all of Holiday Shores accounts. That has been rectified and she no longer has access. **Dave Decker** – I checked with my wife and the Social Committee has always required two signatures but we have only had two people on the signature cards. Monte Thus – Can we make a motion for two signatures? **Bob Lowrance** – The bank requires it.

Building Permit Approval-

Bob Lowrance – There was discussion of streamlining Building Permits. It may want to be something to consider. I have talked with Gerry and Mike about this and if they wanted to turn the easier items over to Rob Frey for approval. If it is something you would like to consider just let us know.

Ballroom Contract-

Bob Lowrance – The ballroom contract and the talk of waivers. I know that we have talked about this before and there will need to be changes made to the ballroom contract. You will now not be required in our lease to get a waiver from the restaurant to get a different caterer. With respect to our lease with the restaurant you can use whichever caterer you want. In our old lease it stated that they had to provide you with a waiver and it was not stated that way in the Ballroom Contract. With the new restaurateur, the lease and the ballroom contract with coincide. **Dave Decker-** Have we issued waiver to those that have already booked the room? **Brandy Pickett** – No, I have not. **Dave Decker-** Can we please get that done? **Brandy Pickett-** I will take care of this. **Glenn Dalton** – We will get these waivers out to the members whom have already booked the Ballroom. **Monte Thus** – We will need to change some of the wording and clarification. **Dave Decker-** My recommendation is for someone to take this, do the write-up and bring it back to the Board for approval. **Bob Lowrance** – I will do the write up and bring it back to the board. We will look at the entire ballroom contract. **Dave Decker** – in regards to the committees and clean-up, we did not agree that the committees do not have to clean up. They cannot walk out of here and leave the place trashed. **Bob Lowrance** – That is correct, we agreed to the cleaning of bathrooms and the kitchen. Conversation Ensues...

Open Floor

Bob Brakehane (537) – I want to congratulate the girls from Gilligan’z. They will do a great job. We are fortunate to have them close and as far as their catering they do a super job. This should have happened a long time ago.

Jeanie Votruba (493) – On behalf of the Nominating Committee, I have spoken with several people and have at this time 3 people that plan to run for The Board. I am still working on this.

Rich Hertel – Motions to adjourn to executive session. **Roger Rawson** – Seconds

Action: Motion Carries

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Meeting adjourned at 8:36 p.m.

Meeting minutes submitted by Rich Hertel.