

Holiday Shores
Board of Directors Meeting Minutes

Date: January 27th, 2016

Attendance

Board Members

Present: Bob Lowrance, Monte Thus, Jim Perotti, Dave Decker and Darren Onwiler.

Excused: Roger Rawson and Rich Hertel

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 January 13th, 2015

Dave Decker- Motions to approve as corrected. **Monte Thus** - Seconds.

Action: Motion carried.

Transfers of Property

There were 2 transfers of property, one triggered an initiation fee.

Correspondence

Old Business

Ballroom Contract –

Bob Lowrance – We have talked about revising the ballroom contract at our last meeting and Monte and I got together and worked on the Ballroom Contract revisions. On the first page where it states \$400.00 for rental of 151-300 guests, that has been updated to \$340.00 because it included the security fee of \$60.00 that is now \$72.00. On the second page where it said The Lakehouse, it from now, on will say the restaurateur/caterer. On page three under damage deposit and additional fees, Monte noted that it should be changed to 151 guests as opposed to 150. If the 6 hour block of security is exceeded then there will be an additional \$12.00 per hour deducted from your deposit. **Dave Decker** – That has been removed because it is covered elsewhere? **Bob Lowrance** – Correct. **Monte Thus** – On the day before rental for \$85.00, I think that should be noted that it is to be rented for Day before decorating. **Bob Lowrance** – The rental fee cancellation schedule was revised as noted at the bottom. **Dave Decker** – Are we reducing the penalties? **Monte Thus** – When I looked at that, everything was doubled and to keep it more inline I did reduce those penalties. **Bob Lowrance** – What are the thoughts of the Board? **Darren Onwiler** – Monte’s, thoughts are logical. Do we have that many cancellations after the fact? **Dave Decker** – I do not remember the reason for the fees as they are in the current contract, I do know that there was a lot of discussion for the higher amounts. I do not have any problems with reducing the fees. **Monte Thus** – On the last line, if you cancel within thirty days of your event you will lose your entire rental fee. **Bob Lowrance** – The next note is about the refunds. We also removed from the contract; this does not apply to rentals for groups larger than 150 guests because the security fee is already included in the cancellation amount. Under number seven, commercial catering, we are changing The Lakehouse to the restaurateur/caterer. **Dave Decker** – Back to security, we are taking it out because we are saying that the fee is included in the rental? That is what it used to say and it doesn’t anymore. The cancellation fee does not include the security fee. The footer states that they may lose the security fee if canceled within two weeks. **Darren Onwiler** – Based on the first page of the contract it states that the security fee is a non-refundable 6 hour block. **Brandy Pickett-** When we changed the \$400.00 to the \$340.00 for more than 150 guests the security fee is no longer included into that number. The reason for the change was due to the Security fee increase. **Bob Lowrance** – On number seven of the contract we removed the third paragraph, that discusses waivers. Waivers are no longer required. **Dave Decker** – Number seven, first bullet, it states that they may cater through our restaurateur. Do we have a restriction that they must use our

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restaurateur? **Bob Lowrance**– No we do not. **Dave Decker** – Should that be a restaurateur? **Bob Lowrance** –It should read our restaurateur or a caterer of your choice. On the fourth bullet point, number seven, we removed all sponsored guests must use The Lakehouse for all functions of the ballroom. **Dave Decker** – It says all sponsored guests are not permitted to bring in food, alcohol, beverages, nor have a potluck. Does that mean they cannot have a caterer? **Bob Lowrance** – Obviously you can have it catered. We need to change that to no food, no beverages, alcohol, or potluck. **Darren Onwiler** – Can we say they cannot bring in food or beverages of any type? **Dave Decker**- But they are allowed to have a caterer. I think there needs to be something added saying that they must use a professional caterer. **Bob Lowrance** – On number eight regarding wedding rehearsals, we removed that, because if the ballroom is available for rental then we can accommodate if that date is open. On number nine we talked about a waiver which we do not have anymore. It also stated The Lakehouse and those were changed to restaurateur. On number ten, the last bullet point, again we removed The Lakehouse. **Brandy Pickett** – Should I note that additional security will be deducted from the deposit? **Monte Thus** – If they schedule ahead of time and go over the six hours, then we can charge them then. **Dave Decker** – Security is required for events with more than 150 people present. If they go over the six hour block for security are we charging them the \$12.00 per hour? We have that noted in number ten, but it only talks about where alcohol is served. **Bob Lowrance** – It will be stated that if any event exceeding the Security’s 6 hour block, an additional \$12.00 per hour will be charged and deducted from the deposit.

Monte Thus- Makes a motion to approve and accept the changes to the ballroom contract. **Darren Onwiler** – Seconds
Action: Motion Carried

Ballroom Cleaning

Bob Lowrance – Ballroom cleaning is again noted because we approved ten cleanings per year for our committees. It was brought to our attention that the Garden Club has monthly meetings. With only ten approved cleanings they could potentially use all of them. **Dave Decker** – Have they had their meeting this month? Did we need to clean afterwards? **Glenn Dalton** – Yes and we did clean. **Darren Onwiler** – I think that when we discussed this before we tried to come up with a number that would cover those cleanings. **Bob Lowrance** – We were not sure of how many meetings and events there were between the clubs each year. I didn’t realize they had 12 per year, the Social Committee has 4-5 and also the Ski Club with 4-5 functions per year. **Darren Onwiler** – We just need to double them. I am still under the opinion that our Clubs and Committees are a viable part of our community, and I appreciate the members and what they put forth for our community. I am still supporting that they should not have to pay a cleaning fee, and I think that we should double the cleanings. **Dave Decker** – I think there is a difference between a meeting and an event. If it is a fund raising event I think the committee should incorporate the cleaning into the cost. Having been a part of the Social Committee or a worker bee, I believe that if it is an event where funds are being raised then the cleaning cost should be incorporated. **Monte Thus** – The Ski Club pays a cleaning fee when the ballroom is used for the Annual Auction. The Ski Club cleans up the entire room, putting tables and chairs away, kitchens and restrooms would be covered under the cleaning fee. **Dave Decker** – That is the requirement of all committees and clubs. **Bob Lowrance** – From my understanding the Garden Club did not take out the trash at the last meeting and Glenn has spoken with the Garden Club about that. **Dave Decker** – So then they are not doing what they are responsible for doing? That to me is a completely separate issue.

Darren Onwiler – Makes a motion to double the allocated cleanings from the original 10 to 20 cleanings per year. **Dave Decker** – Seconds, I think we need to figure where that money will come from. We will talk about the excess funds later, so we will incorporate into that. I think that the Committees need to understand the requirement; they need to follow the guideline that they will clean up after themselves.

Action: Motion Carried

New Business

Polar Bear Plunge

Bob Lowrance – Social Committee forwards a letter to the Board asking permission for a Joint Polar Bear Plunge with Hope Animal rescue. It reads, we were contacted by Hope Animal Rescue and they are looking for a place to hold their Polar Bear Plunge, and discussing with the Social Committee we decided to see if the Board would entertain an outside charity as a Social Committee event. We also were considering including them in the April, Walk/Run along with a bark in the park. What is the Boards opinion with the Polar Plunge or the Bark in the Park style event? **Justin Patterson (1656)** – From my understanding the Social Committees charter is to only benefit the community, and we do have some animal

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lovers who would like to use some of the proceeds to go and help some outside charities. **Bob Lowrance** – What is our stance on holding a Polar Bear Plunge for Hope Animal Rescue which is outside the association? **Justin Patterson** – One of our questions was the liability. **Monte Thus** – My concern is the liability, cold water and to bring in an outside group. I think that it will open the doors for outside problems. **Dave Decker** – The covenants state that the lake is for use of the members. **Bob Lowrance** – With that the answer to the Polar Plunge is No.

Justin Patterson – Outside of the lake, the run/walk will not be utilizing the lake, or the clubhouse. They will however be walking around the community is that with in the same category? **Darren Onwiler** – We have run into this issue before with charities. I am just making a point that I am in agreement with the liability of the polar plunge. If this committee wants to raise money for the Hope Animal Rescue, I would be supportive of that. **Dave Decker** – The challenge that we had last time, the Youth Committee had identified some different places they wanted to donate to. One questions was, how well was it publicized that event was raising funds for a particular charity? I will say if you sponsor this make sure it is very clear in the plans; it will save you trouble later. There was some change with the social committee and there was discussion if they were allowed to donate outside of the community. If you're going to do that make sure everything tied to that event needs to be publicized that the funds will be tied to that entity. There is an expectation in the community that the Social Committee is raising funds to stay inside the community. Historically, they have raised funds and made donations to the association, they have bought signs and benches etc. they have done many things for this community.

Glenn Dalton – If they elect to do that, they will require board permission, since their charter is for members and guests only. **Justin Patterson** – I would like to add that any event that we will do that would benefit any outside organization; we would come to the board for permission. It would be clear that a portion of the proceeds would go to that organization and the other portion to stay with the Social Committee inside the community. **Dave Decker** – I am torn. We are part of a bigger community and we should support it as a whole. There is something that is sticking with me. **Darren Onwiler** –

Historically money raised has benefited our community, and I agree with Dave, we are a part of a bigger community. I would like to see that idea fostered by some of the other members and younger members that we need to look at the bigger picture. As long as it is well documented by the committee and the committees decision as a whole that it would be supported and it would be a good thing. If the charity is something the member does not want to support, then they do not have to, maybe they will support the next event. **Dave Decker** – There is a question as to who will show up to the event, and where will it be advertised? I received a lot of comments about tickets being sold outside of Holiday Shores for the News Year's Eve party, that were trying to get nonmembers to attend and I have some concerns. **Bob Lowrance** – I agree with you, our goal is to support the association and work for the association. I think that we need to look at the bigger picture and any animal lover would like to see an event like this. **Dave Decker** – Unless we are only talking about only approving this one event, then the Social Committee has cart blanche to any entity. **Bob Lowrance** – I think that they are requesting this; they understand this will not be a regular basis. **Keith Schulz (914)** – I think that it is important, if we go out to entities and fundraise for them, it needs to be something that the community uses. **Linda Thus (6)** I am in favor of supporting charities. Would we open the doors for certain events? How Many people would attend these events? How would the other members feel? Depending on how frequently, and how many people is where I would decide if I was in favor. I think that everyone within that committee should also be in agreement. This is a private community and opening these events up may change that. **Gerry Theodore (1346)** - We have three townships involved out here. I know that the demographics have changed out here, but sometime ago; something like this would have been immediately opposed. Younger people out here today may look at this differently, in the past this would have not been supported at all. I could not be supportive of it. **Dave Decker** – Gerry, are you more opposed to having an event to sponsor a particular entity, or are you opposed to opening up to outsiders and advertising outside. **Gerry Theodore** – Both. To me if there is an event done out here, the money that is raised should stay within the community. I am opposed to spending money elsewhere and I am opposed to bringing in the outsiders. This is a place for members and their guests. **Joe Roth (1030)** If the lake is in covenants, are the roads also? **Dave Decker** – The covenants mention the lake. **Joe Roth** – I am opposed to this as well. I would like outside people to come in to see our facilities and possibly buy property. I am opposed to raising funds in this community to be used outside of the community. It is a good cause, but I am still opposed. **Monte Thus** – My concern is from the money stand point, I would recommend the outside entity not to have their hands in the money pot and not be in charge of a committee. The Social Committee is a part of our budget. **Bob Lowrance** – I am in favor of not having outsiders here. I think that if someone would want to donate to an outside charity they could do so, not as our Social Committee. I am glad that there are people here to speak their opinions. **Darren Onwiler** – I am opposite of this. This is an outside charity and you guys do not want to donate to it, I can sign on that we do not want to have 200-300 nonmembers out here at one time, I can understand that. Just because the money is not going into the community, would

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we not support an unfortunate family who lives elsewhere because they do not live in Holiday Shores? **Bob Lowrance** – You make a great point. **Darren Onwiler** – I can appreciate our members not wanting outsiders to come in and not wanting an additional 200-300 nonmembers in the community. If the committee feels that this is a valid project for them I would be supportive and if you did not want to support them, then you would not be obligated to do so. **Linda Thus** – There are always ways to help with Charities that do not involve bringing in the outside. **Jerry Allen (1020)** – I think it is different from my perspective. If we had 200-300 people come for a walk/run and that money stayed in our community I think that this would be a good thing. They get to see our community from a social perspective and maybe they would want them to move out here. This would help with our property values and makes our community look better. **Keith Schulz** - I wasn't thinking of outside people coming in for this event. I was thinking that it would be people from our community raising money for these Charities. It would show that we as a community care about these things. **Jim Perotti** – I also agree with Darren. The clubs raise money to support themselves. There are many events that are held that is not all just members. I do not think it would hurt to try this.

Darren Onwiler – Makes a motion to approve the Social Committee to conduct an event similar to a walk/run, bark in the park style dog walk, with the proceeds of that event to be used by the committee based off their decisions with in this year. **Jim Perotti** – Seconds.

Dave Decker – I think that the motion does not say they can use the funds to donate to an outside entity. I don't mine the idea of being able to donate to outside entities. I know that some of the events are not breaking even and using the money from other events to cover those. So giving money to outside entities may not be available for the smaller community.

Gary Hacking (1405) – I question the liability of these events. I would like to see waivers signed stating that we are not liable. **Dave Decker** – I don't have an issue with the community doing something, I would not be in agreement with someone outside coming into run an event. It would have to be a Social Committee or Holiday Shores event. We do have those people sign waivers for the walk/run type of events. **Keith Schulz** – Maybe a percentage could go to the charity or entity and the committee will still raise funds for the community. **Dave Decker** – If this motion is for this particular event, I would be willing to support that. This is a community event, not an open event. We will get more feedback from the community by doing this one event. **Bob Lowrance** – When speaking about entities, we are talking about outside charities. **Glenn Dalton** – I stress this point, dogs are a unique breed, bringing in new dogs may cause an issue. **Dave Decker** – For clarity your motions is for one charitable event, ran by the Social Committee for association membership to take place this year. **Darren Onwiler** – That is my intent.

Action: Motion Carried

2015 Overage

Monte Thus- 2015 Excess dollars that will be passed on to 2016. Our excess fund for 2015 is \$164,300.94. In July 2015, a motion was made to move road resurfacing \$67,000.88 from the 2015 budget to 2016 budget. The reason for this was the Road Committee was just then formed and are coming up with a plan for the roads in 2016.. Our actual overage for 2015 is \$97,294.06 a motion was made to allocate 25% of our 2015 overage dollars to the North Property Loan Principle. \$24,323.52 will be applied to the NP Loan Principle. That leaves \$72,970.54 left in overage. When the board approved the 2016 Revised Budget we already had an estimated \$97,000.00 in there for carry over. The carryover was \$164,000.00. If you take the \$97,000.00 and subtract the \$67,006.88 for the road resurfacing you are left with \$29,000 and this amount is already budgeted through our 2016 budget. At this point we have a \$42,977.42 overage. The Finance Committee recommends that we reallocate/add the following 4 items for a total of \$32,976.00 to the 2016 budget and one item for a total of \$10,000 to the 2016 reserve schedule. The following items are recommended, hot patch for the roads \$3976.00 that will increase the amount of hot patch to be applied to the roads, which will increase from \$16000.00 to \$19976.00. The next thing is Storm Water Culverts for \$6000.00. 3 Culverts are scheduled to be replaced in 2016 and this will allow us to replace 2 additional culverts, with an increase from \$10,000.00 to \$16,000.00 for the 2016 year. Phone systems for \$20,000.00, replacing current phone and security system, once those requirements are finalized it will increase from \$9000.00 to \$29,000 in the 2016 Budget. Recommendation to allocate \$3000.00, for upper deck repairs to the ballroom also for the 2016 Budget. Finally adding the remaining \$10,000.00 to increase the reserve item 1ton dump truck with plow from the \$40,000 to \$50,000. The costs of trucks have skyrocketed and will still be looking at a used vehicle. These are the recommendations of the Finance Committee. **Dave Decker** – The truck that was purchased, did we buy that used? **Glenn Dalton** – No, we bought it new. **Dave Decker** – This isn't exactly what was agreed on, but it was close enough. We do have in our budget one gabion basket; we didn't do the one on San Juan last year. Due to the adjustments we will use the money for San Juan and not do the one in the budget for this year. The Phone/Security system, I know that I have

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been told Justin has put together specs for the association phone system. It was discussed that the security system also needs to be replaced and there is opportunity if purchased together may be a savings cost. The number that we have allocated is a wild guess. **Bob Lowrance** – Justin, you may want to check with Glenn about the bid for the specs and compare apples to apples. When do you think you will have that? **Justin Patterson** – I started writing it for the phone system and I will be adding the security system. I hope for it to go out the end of next week. The security and the phone will come from the same company. **Dave Decker** – We talked about the Morning Glory Gate and the costs, are those expended? **Glenn Dalton** – Those numbers are in there Dave. **Dave Decker** – What is it we are going to buy with the Truck money? **Glenn Dalton** – We are trying to find a used vehicle in great shape. The ones we have found are out of state. We are looking locally and also looking at our fall back positions. To buy a regular dump truck with plow would be some cost savings. We have a couple options that we are still looking into. **Dave Decker** – I am struggling to approve money and not knowing what we are going to get. We have \$40,000.00 allocated and you are asking for an additional \$10,000 to go and buy something. **Glenn Dalton** – Something is correct. Right now I am looking at what money do I have to spend? The approval for what I decide will come back to the Board. **Dave Decker** – I think we need to know what we are going after. What we are looking at is a one ton dump truck with a plow. **Glenn Dalton** – That is what I am after.

Conversation Ensues...

Monte Thus – Makes a motion to approve line items as stated, moving forward to update and revise our 2016 Budget accordingly. **Jim Perotti** - Seconds

Action: Motion Carried

Reserve Schedule

Monte Thus – The reserve schedule, the Finance Committee took a look at the 2015 and made changes we need to look at. What we did is added under the main building the phone security system and will start funding that in 2017. We did not want to lose sight that we have to fund that. The Phone System in this document we will have to buy it and probably replace it in 15 years. The ATV and Public Safety vehicle that were purchased in 2015, those two items reserve amount will start over in 2016 for their new term. The Public Safety vehicle will go out in five years and the ATV will be ten years. The money that was left in there plus our interest is reallocated. The Hot Patch Machine under maintenance equipment will start a reserve for 15 years. We took the ATV and Public Safety vehicle monies left over and applied \$1667.00 into the 2015 first year. The spillway, it is 50 years old and will hopefully last another 50, we are allocating \$5000.00 towards that. With the remaining \$3091.00, we moved to the parking lot replacement. Those are the adjustment we want to make to the 2015 reserve schedule.

Dave Decker - Makes a Motion to accept the reserves as submitted. **Darren Onwiler** – Seconds

Action: Motion Carried

Bob Lowrance – I would like to recognize that Monte and the Finance Committee have put a lot of time and hours into working on the budget and the numbers. **Monte Thus**- We have a good committee that really looks at these numbers and they do a great job.

Real-Estate Committee

Allen Campbell – The real estate committee got involved with the Holiday Shores lots and worked on those. Out of that study on the lots it was determined that the lots need signs. All of the lots have a lot identification number on them, so that people know they are for sale. You will not find any for sale signs in the community. The Committee wanted to investigate how we could introduce for sale signs for real estate. What we have found that Lake of the Ozarks has a unique model to do this. The Committee is taking a look into this. The sizes of the signs are 6-8 inches, with an identification number. We would like to continue to investigate Property Identification Plaques to be used within Holiday Shores. This is voluntary requirement and it is a compromise with the no sign rules. We are asking the Board to review the packet that we provided, and we too are still investigating. We would like to submit a complete recommendation.

Dave Decker – As someone who is completely against for sale signs, this actually interests me. These are very small, and something like this I could entertain the idea. I would like to see you further pursue. This particular place displays them on the trash bins. You would have to figure out where they would be place. I am interested in hearing options. **Bob Lowrance** – I would also be interested to see this further.

Dave Decker – Motions to request the Holiday Shores Real Estate Planning and Development Committee further investigate the opportunities associated with the small plaques. **Darren Onwiler** – Seconds

Action: Motion Carried

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Proration of Annual Dues

Bob Lowrance - There was a gentleman that was going to close his property on December 22 and it did not close until January and he had to pay the \$675.00 in dues and assessments for the entire year. He asked me to bring this to the board.

Dave Decker – He is now a non-member? **Bob Lowrance** – Correct. **Darren Onwiler** – The whole proration would be a nightmare. We have enough issues with getting dues collected as is, much less figuring out how many days you were here during the year, and closing date and so on. I can sympathize with what happened to him. **Bob Lowrance** – My only thought would be on a 6 month basis not on an individual basis. **Glenn Dalton** - We work with proration all the time for the member coming in. In his case he was so close to the first of the year, why did he have to pay the full yearly amount. When he goes to that closing it does not make a difference if it is within a week or not, he is still required to pay the full amount. He is looking for a relief due to the closing at the end/beginning of the year. Yes he is paid in full, his closing is complete and he is no longer a member. **Bob Lowrance** – If you were to prorate it all, it would be six month increments. **Darren Onwiler** – Will you refund if they sell within the first six months? **Bob Lowrance** – With that being said will I would not be in favor of that either. **Glenn Dalton** – The seller has no recourse. **Monte Thus** and **Jim Perotti** are also not in agreement. **Bob Lowrance**- Then it does not go anywhere.

Dave Decker – Have we filed our liens yet? **Glenn Dalton** – I will find out. **Dave Decker** – Have the waivers been given out. **Glenn Dalton** - Yes. **Dave Decker**- Have you gotten the details of the write-offs? **Glenn Dalton** – I will have that for you. **Monte Thus** – In the profit/loss there is a line item that is the write offs for the year and Tony is working with Angie on those, and we are looking for alternatives for the write offs in quick books.

Gary Hacking (1405) - I would like thank the board for their help with the Britany Ct. Issue.

Dave Decker– Motions to adjourn to executive session. **Jim Perotti**– Seconds
Action: Motion Carries

Meeting adjourned at 9:36 p.m.

Meeting minutes submitted by Rich Hertel.