

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** February 10th, 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:** 9

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of January 27th, 2015**

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

**Action:** Motion carried.

**Transfers of Property**

There were 3 transfers of property; two of which have triggered initiation fees.

**Bills & Salaries**

**Dave Decker** - Glenn, there was a \$3700 charge to ERB for a blade, I wanted to make you aware that it was not in our budget and it will consume about 20% of the maintenance equipment budget with that one purchase.

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

**Action:** Motion carried.

**Treasury Report**

**Monte Thus** - We owe on the North Property \$93,146.70. \$19,923 was applied to the North Property. \$16,210 was paid to Vandeventer Engineering for the Morning Glory Gate. The Logan Hollow Fish Farm was paid \$6499 to stock the lake. **Dave Decker** - Did we pay that in January? **Monte Thus** - It was paid last year, and came up when the check cleared the account. The \$24,000, which I will report next month, has been applied to the North Property loan from the excess dollars and the money has been moved to the reserves for 2016. \$4000 for the North Property loan has also been set aside for the interest.

**Dave Decker** - Motions to approve as submitted. **Jim Perotti** - Seconds

**Action:** Motion Carried

**Profit Loss Budget**

Information Only.

**Dave Decker** - In the Utilities, we have a negative amount, which is something that needs to be looked at. I would also like to note again that we have consumed 20% of our maintenance equipment budget.

**Manager's Report**

**Read by Glenn Dalton**

**Bob Lowrance** - When people park within two feet of the street during the snow, are they fined? **Glenn Dalton** - No, we ask them to move. The reason we do not want them parking within two feet is we plow mailbox to mailbox, if they are infringing farther than that it will make the road narrower.

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**Security Report**

**Read by Glenn Dalton**

Total incidents 15, Total Citations 2, Vehicle Incidents 2, Animal Incidents 2, Property Incidents 4, Incidents Involving Persons 0, Alarm Responses 4 and other incidents 3.

**Correspondence**

**Variance Request for 288 Deep Cove (Darren Onwiler) -**

**Darren Onwiler** - I am going to sustain from any discussion on this topic. I would like to say that, attached with this are two pictures of the construction and there is a pin indicated on this, it is not the property line. That is a pin that we used for construction. **Mike Parker (304)** - I am here on behalf of the Building Committee. Our issue with this dock is we have had two with the exact same instances within an eye shot of each other. The other gentleman's, neighbor was not ok with it. Darren's neighbor is ok with the construction. I am a little concerned with how this will play out. **Dave Decker** - Typically, there is a recommendation from the Building Committee on the Variance request. **Mike Parker** - When looking at the drawing the dock in question should be put into compliance. **Dave Decker** - Historically, we've asked that if someone were to come in with a request and had already been to the neighbors and the neighbors do not have an issue with the request, that often helps with the decision of the Board. This was after the fact, I understand, I am just setting the table from historically. The questions have been, is there any other reason as to why we wouldn't want to grant this? Recently, we granted a variance for a property line set back on the lake. **Rich Hertel** - I noticed that, this is not Darren's address, is your name on this lot? **Darren Onwiler** - It is a family owned lot, by my wife, her sister and uncle. **Dave Decker** - The only question I have, is there any other structures next to the property? **Darren Onwiler** - He has a floating dock and his only concern was there would not be a boat in his way. **Joe Roth 1030** - Will you explain what this Variance is for? **Darren Onwiler** - Basically, during the construction of this dock, using 6x6 posts, we ran into the footing that we had for our concrete seawall which precluded us from putting the posts in that position. In a scramble to get the posts into the proper depth, I moved the entire plan to the north. My mistake, it didn't click with me that it would kill two feet of my offset and I didn't catch it until the office personal came out. **Joe Roth** - So this is just property offset? **Darren Onwiler** - Correct, and it is still on my property. **Dave Decker** - The short version, you are required to have a five foot offset from your neighbor's property and Darren now has a three foot offset. His variance request is for the two feet.

**Dave Decker** - Motions to approve the Variance request as submitted. **Monte Thus** - Seconds.

**Action:** Motion Carried

**Lakes and Dams Report**

Submitted by Chairmen Keith Schulz

In regards to the Holiday Shores Fire Department's request to install buoys in both Anchor Cove and Newport Cove to protect their intake pipes, The Lakes and Dams Committee find no objection to the proposed plan.

**Dave Decker** - So the recommendation is to put one buoy at the end of the pipe? **Glenn Dalton** - Yes.

**Dave Decker** - Motions to install one buoy at the end of the pipe for these locations. **Darren Onwiler** - Seconds

**Action:** Motion Carried

**Roger Rawson** - The association will install these or will it be the Fire Department? **Glenn Dalton** - We will install them, the Board has to approve them.

**Building Committee Report**

Submitted by Chairman Mike Parker

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The Building Committee cared for 15 items at the January 19<sup>th</sup> and February 2<sup>nd</sup> meetings. Permits for 1 fence, 1 porch, 1 garage and 1 dock were approved. There were 7 permits closed with refunds, 3 approved extensions and 1 Variance request to go to the Board of Directors.

**Request for two Memorial Benches, Ty Van Ryswyk (1363)**

**Bob Lowrance** – Basically what they are requesting is to place a couple of benches in memorial of Dr. Eric Dixon who was a resident of Holiday Shores. **Ty Van Ryswyk (1363)** – There is a large group of us that were good friends with Dr. Eric Dixon, and we would like to place two benches off of the patio at the clubhouse. We would take care of all costs and they will be placed in concrete at no cost to the association. **Monte Thus** – Are there any water lines or electric that would be in the way? **Glenn Dalton** – Our sprinkler system is there. **Ty Van Ryswyk** – I own Hawk Eye Irrigation and the sprinklers are not an issue; everything will be put back into place. **Darren Onwiler** – For clarity, there is no issue from the office? Glenn Dalton – No. **Rich Hertel** – Makes a motion to approve the request for the two benches to be placed and coordinated with Glenn. **Darren Onwiler** – Seconds  
**Action:** Motion Carried.

**Old Business**

**Ballroom Contract -**

**Bob Lowrance** – At the last meeting we went through and made some changes to the ballroom contract and approved them. The ladies that are opening the restaurant, had questions in regards to the ballroom rental application agreement. They came to us and asked that we revisit the ballroom contract. **Rich Hertel** – They felt that after they signed the agreement to lease the restaurant that we went and changed the rules for catering and etc. They were quite upset about it and the moment we found out about it we tried to put the flame out as quickly as we could. They came in to meet with us and other members of the Board were notified of what we had worked out. **Bob Lowrance** – There was some miscommunication somewhere along the line to our conversations and I would like to rectify those things. **Dave Decker** – Have we signed this change to the Restaurant Lease? We have a change to the lease for the executive session part. **Bob Lowrance** No we have not. **Dave Decker** – I don't think that it is appropriate to approve changes to the ballroom contract until those changes are made to the lease. There are somethings in here that we can talk about but the others I do believe need to wait until after the signing of the lease. **Monte Thus** – Are we going back to the verbiage of the old contract? **Bob Lowrance** – With regards to the current contract, we will go back to the old one with some minor changes of the cleaning fee and the reservation fee changes on the front page. The cleaning fee will change from \$75 across the board to \$75 for up to 75 guests, \$125 for up to 150 guests and \$150 cleaning fee for 151 guests or more. **Monte Thus** – Those are the only other changes that we will be making to the contract aside from commercial catering that will be added back into the contract. **Bob Lowrance** – That is correct. The cleaning fee is also something that we are looking at for discussion. **Monte Thus** – The reservation fee will be due at the signing of contract. The cleaning fee will be billed and be due two weeks prior to the event. **Roger Rawson** – The damage deposit will be lowered from \$325 to \$250? **Monte Thus** – So will the cleaning fee be due the same time as the rental fee? **Glenn Dalton** – The full balance will be due two weeks prior before they use the facilities. **Dave Decker** – Roger the damage deposit is not being reduced. The damage deposit has always been \$250.00. **Roger Rawson** – The reservation fee is being reduced. **Monte Thus** – Under the old contract, the reservation fee was damage deposit and \$75 cleaning fee. **Bob Lowrance** – The costs are going up, Angie does the cleanings and if there are issues with the cleaning that is held out of the damage deposit. It is to my understanding that the girls doing the catering will be taking over the cleaning, and they requested a change in the cleaning fees. We have also requested bids on the cleaning and have not gotten any. **Dave Decker** – Someone who rents the ballroom, is supposed to leave the room in good shape. The renter is responsible for that. Is this amount what they agreed to clean for? **Bob Lowrance** – Yes. They would not agree to do the cleaning for less. **Rich Hertel** – They felt that if you are going to clean 75 people for the same amount as 300 guests there is so much more cleaning. **Dave Decker** – What more is there to do? Whether there are 75 people or 300 people the ballroom should be left in good clean condition. **Darren Onwiler** – For clarity, Members are still

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required to do the general cleaning of the ballroom. This includes but not limited to trash removal, cleaning the tables and removing all paper and debris. **Brandy Pickett** – There are more tables and chairs to put away, more traffic in the ballroom. **Dave Decker** – Do we require our members to put the tables and chairs away? **Brandy Pickett** – No, we do not. **Rich Hertel** – I think that the costs are reasonable. **Roger Rawson** – If they are putting away tables and chairs, I agree. **Glenn Dalton** – The Beacon used to do it for \$75 and when they left we could not get anyone else to come in and clean so the office staff picked it up. This has been discussed with the restaurateur and these are the recommendations that they have given. We have charged more if there was damage. **Dave Decker** – When that happens, the people cleaning get paid more. Stains do not have anything to do with standard cleaning. **Roger Rawson** – Will the Ginger'z be cleaning and supplying their own cleaning products? If they are getting a bigger cleaning fee then they need to supply the cleaning material. **Rich Hertel** – What is the average number of guests for the rentals? **Brandy Pickett** – I would say 151 guests and up. **Dave Decker** – We are talking about an increase of the cleaning fee of the ballroom and I want to make sure that you all realize that this increase will increase the entire Ballroom Contract rental. **Rich Hertel** – It does not sound like we are out of line with other rentals. **Bob Lowrance** - #4 Damage deposit and rental fees, #7 we are looking at putting back in that they are required to use Ginger'z for catering and you may still request a waiver, all sponsored guests must use Ginger'z for catering. **Rich Hertel** - How many waivers did the Beacon issue? **Glenn Dalton** – I am aware of only one. **Bob Lowrance** - we are looking to change #9 of the contract; we are going to say that Ginger'z will have exclusive rights to serve alcohol in the Clubhouse. **Dave Decker** – Which is different than our old contract. **Bob Lowrance** – Correct. **Darren Onwiler** – My recollection of the old contract is if I did go through the waiver process, and that caterer has the appropriate license and dram shop insurance that I could use them for alcohol as well. This change is saying if I have a waiver it will be for the catering of food only, I must still use Ginger'z for the alcohol. **Bob Lowrance** – Correct. **Darren Onwiler** – What is the logic in that? **Bob Lowrance** – Insurance. **Glenn Dalton** – The Logic, is for your caterer to bring in alcohol and they had to provide us with their special events license, and also provide dram shop insurance. The new vendors concern is that events going on in the ballroom then going to the restaurant for drinks, leaving the facility and getting into an accident, who is responsible? Keeping this simple for insurance is having one vendor with insurance for #1 and #2 Holiday Point Parkway, it makes it simple. **Bob Lowrance** – The new restaurant felt uncomfortable with the potential of lawsuit. **Roger Rawson** – This makes sense to me to do it this way. **Bob Lowrance** – Those are the changes that we have looked at and considered. **Monte Thus** – Makes a motion to accept the changes as submitted. **Rich Hertel** – Seconds **Dave Decker** – I strongly object to voting on this until we have a contract with regards to the lease with the restaurateur. **Roger Rawson** – Have we had discussion with Ginger'z regarding the current lease. **Dave Decker** – We are proposing making changes to the ballroom contract based on a proposed change to the restaurant lease. We have a proposed change to the lease that we have not yet voted on or approved. We are talking about changes to the ballroom contract based on changes to the lease that have not been approved or discussed. **Bob Lowrance** – That is not the case, this document stands alone. **Dave Decker** – You are right, however we are making changes to this document based off of changes to another document that has not been approved, because for us to put in waiver requests and require them to use the restaurant when we do not have an actual agreement with the restaurateur to do that , the two are a conflict. The Board has had many conversations, regarding that. I find it rather disheartening; this same board that wanted them the same is now willing to vote on a ballroom contract that is in conflict with the current signed lease. **Bob Lowrance** – In what way is it in conflict with the lease? **Dave Decker** – This requires you to get a waiver, the lease contract states nothing about waivers. This requires using the catering of the restaurateur; the lease does not require them to provide it. **Bob Lowrance** – That was the case with the previous contract and restaurant lease as well. **Dave Decker** – You wanted to change this to make the two match, and now you are making changes so that they do not match. We need to make the decision are they going to match or not? **Bob Lowrance** – Which parts do not match? This is a standalone document. **Darren Onwiler** – It does not match the lease, like Dave just said, the current signed lease with the restaurateur does not indicate the changes that we are voting on in this document. **Dave Decker** - You are saying this is a standalone document, is the exact opposite argument that you have been making for the last couple months. I will not vote for these changes right now and I find it disheartening if you approve these changes. **Glenn Dalton** – The ballroom contract is between the member and the association. The lease is between the vendor and the association. **Dave Decker** – I

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understand that, and that is the very argument that you have had to make the two documents match. **Glenn Dalton** – I agree with the documents matching. This is coming up in executive session and will be handled accordingly. **Bob Lowrance** – We will be going to executive session and look at these and then come back into open session. **Rich Hertel** – After Gilligan’s signed the contract with us, the people would use them for catering and everything would be fine and they would issue a waiver if needed. One month after the signed contract we made changes to the ballroom contract saying that the members did not have to use Gilligan’s they could contact any caterer. That is the main issue and we took that out of the picture to say that Gilligan’s is not your required caterer. They wanted to know how we could change the ballroom contract and take them out of it, after they signed the lease. **Dave Decker** – That was your intent and the Boards intent from the very beginning, if they didn’t require to have it in the lease, then we would not require to have it in our Ballroom Contract. **Rich Hertel** - That is the problem. They want to have first right of refusal. **Bob Lowrance** – There was some miscommunication in the process, and it is easily stated that way. **Rich Hertel** – They felt we pulled the rug out from under them. They were ready to turn the keys in and say that is it, if we do not have the people to come to us for catering first and issue a waiver when needed. That is their livelihood. To pull that out of any agreement they felt betrayed. **Dave Decker** – When we were discussing the lease with them, about the clause in the contract and the membership was required to go to them. The paraphrasing of the quote that was given to us was that they didn’t care about that and felt that they could stand alone and did not need it in the lease. My response was if they do not require that in the lease then we would not require that in the ballroom contract. We didn’t pull the rug out, this board has had conversations about getting the contract and the lease to match, several members of this board wanted to take this out of the ballroom contract. The lease with the previous restaurateur said that they were required to give the waiver. **Bob Lowrance** – The previous contract said that all members are required to use the services of The Lakehouse for commercial catering services, with that being said even though it did not say it in the lease at the time of signing it did however state that in the ballroom contract. They were relying on the ballroom contract was not going to change. It made them unhappy when we did go back and change the ballroom contract, and I understand that. **Dave Decker** – I do too. **Monte Thus**- Dave I agree that they said they do not need it and I asked if they were sure and we then made the two documents to match. **Rich Hertel** – In my personal feeling I do not think that is what they were saying. There was a misunderstanding somewhere and this happened within two weeks after they signed the lease with them. **Bob Lowrance** – I believe that they relied on the ballroom contract that was in place when they signed the lease stating that catering was to be done by the restaurant. **Roger Rawson** – We should take care of the lease change before we vote on the ballroom contract changes. **Dave Decker** – If we are saying that the two documents need to match, which the board has historically stated, and had taken action to do that. Before we change the ballroom contract, we should change the restaurant lease on which the ballroom contract is based. **Bob Lowrance** – We have a motion and a second, those in favor of changing the ballroom application agreement?

**In Favor:** Rich Hertel and Monte Thus

**Opposed:** Darren Onwiler, Roger Rawson, Dave Decker and Jim Perotti

**Action:** Motion did not carry

(Refer to end of Minutes under Ballroom Contract for further information)

**Phone/Security RFP –**

**Bob Lowrance** – The RFP was prepared by Justin Patterson. Does it meet the needs of the office? **Glenn Dalton** – It does meet our requirements and what we will do is contact companies and have them come out and feed them the same requirements. They will look at our current system and give us a recommendation for the upgrade. **Roger Rawson** – Does this include the security system? **Glenn Dalton** – Yes it does. **Monte Thus** – How big is our lake? **Glenn Dalton** – 430 Acres. **Monte Thus** – What is the number of residents? **Glenn Dalton** – Roughly 4000. **Monte Thus** – The proposals dates will need to be changed this states February 29<sup>th</sup>. **Glenn Dalton** – That will need a setback as I do not have approval on the RFP yet. **Monte Thus** – I would like that date to be further out. **Dave Decker** – There is also project completion timelines. **Glenn Dalton** – All of those dates will need to be adjusted.

**Darren Onwiler** – For clarity, are you going to add 30 or 60 days to these dates? **Glenn Dalton** – We are looking at 30 days.

**Roger Rawson** – Makes a motion to accept the RFP with adjusted dates. **Monte Thus** - Seconds

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**Action:** Motion Carries

**Letter from the Holiday Shores Sanitary District -**

**Bob Lowrance** - The Sanitary District is requesting a change to the lake lowering bylaw added to the annual meeting. The change they are requesting is to lower the lake a maximum of two feet below full pool or change the draw down to every ten years. They are also requesting to add this to the Annual Meeting agenda in 2016. **Monte Thus** - I am not in favor of this. If you were to start this now you will find that some people did not do their docks or seawalls at this drawdown, then they will have to wait another 10 years instead of the 5 years they were planning. **Dave Decker** - They are requesting to putting it on the agenda for a membership vote. They are requesting either a repeal or a bylaw change to every ten years lowered at 2 feet. I have no desire to change that rule. **Rich Hertel** - I am in agreement with you Dave. **Bob Lowrance** - I also am in agreement with Dave. **Dave Decker** - One statement, in this letter says the recent lake lowering has had a negative impact on our ability to process the water. That is a direct result of them changing their operation, since the last drawdown and is based on them not incorporating into their design, the fact that the lake is lowered every five years. In our Board meeting with them, they stated that was not incorporated. **Roger Rawson** - Which I would call inadequate engineering.

**Old Business**

**2017 Proposed Budget -**

**Monte Thus** - The last two meetings with the Finance Committee, we crunched the numbers and went through everything. We added in the motion to increase committee cleaning from \$750 to \$1500. The Special Assessment for 2017 it will be lower. At the beginning of the year we owed \$113,000 that was owed on the North Property, we will do \$61,000 through our assessment this year. We will owe around \$29,000 going into January 2017. That special assessment will drop from \$57.25 to around \$25.00. Hopefully, the amount will be lower. Maintenance will be dropping off a part time person in 2017. The board expense is going to increase. Bottom line our expenses are over, so our current assessment of \$625.00 for 2017 will raise \$35.00. You will be looking at \$660.00 will be the 2017 assessment and our special assessment will decrease by \$35.00. **Dave Decker** - The total amount in 2017 paid by the membership will roughly increase by \$3.00. That is a decrease in the special assessment and an increase in the regular assessment.

**New Business**

**Truck Bids -**

**Glenn Dalton** - We went out and got comparable truck bids, we found a truck in St. Louis and we found several trucks of the similar makes. They are all 3500 HD, 4x4 with a snow plow package. One is from Haggard Chevy, in Glendale Illinois. The bid \$41,303 without snow plow and that is an additional \$5000 that will be purchased from Woody's. All bids we would add \$5000. One from Columbus Ohio, it is an F350 and it is \$41,890. F350, from Columbus Ohio for \$41,890. GMC Sierra \$42,812 from St Louis Missouri. By the time we drove to these other locations; we think it would be more cost effective to take the local truck. These are all 2015 models. Our recommendation would be for the GMC Sierra for \$42,812.00 and the \$5000.00 for the snow plow package. **Monte Thus** - Is that including tax, title and license. **Glenn Dalton** - We came in a little over \$50,000 but that does not include our trade in. **Dave Decker** - The print outs that you have, are these just list prices? **Glenn Dalton** - they are, we have not net negotiated with them. **Roger Rawson** - This is just a rough idea? You will go out for bids? **Glenn Dalton** - We would like to pursue the truck in St. Louis, they will not last long. **Rich Hertel** - I think we need to find out an actual price of what we are looking at? **Glenn Dalton** - The 2015 models are not lasting long, that is why we would like to pursue this truck. The time and the travel costs would make these prices comparable. **Darren Onwiler** - I understand the points that you are making about the availability, but have we not historically always gone out for bids? **Glenn Dalton** - That is what we will do. **Gary Hacking** - I think that the Lake Manager should be given an amount, not be micromanaged and trusted to negotiate the truck deals before they are gone. **Darren Onwiler** - My question was simply why we are not going through the bid process.

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Conversation Ensues...

**Open Floor**

**Laura Scaturro 1716-** Is there an update that can be given for the restaurant? **Bob Lowrance** – To my understanding they will be opening the first part of March, call me tomorrow, we have an executive session tonight and will come back into open session following the discussion of the restaurant. **Laura Scaturro** - I have also recently gone to the Sanitary District's meeting and I asked them if they contacted the office with any boil orders to let the community know. I asked them to please contact the office if there are any updates that needed to be posted on Facebook. They also notify people through phone about boil orders. Is it ok to put on Facebook that there is a potential increase in assessments? **Bob Lowrance** – At present, that has not been approved. **Laura Scaturro** – What does it take to change the placement of open floor on the agenda? **Bob Lowrance** – We typically put the agenda together and if people have comments then they can speak of them in open floor or even while discussing points. **Rich Hertel** – They can also send in correspondence. **Dave Decker** – This meeting is a Board Meeting to handle scheduled items. I think it is important for those things to be discussed on the agenda before we discuss other things. Correspondence also gives some heads up to the Board. We allow people to discuss topics as they are brought up.

**Joe Roth (1030)** – On this contract with the restaurant, is there a possibility that they could reject it? **Rich Hertel** – That has been signed. **Joe Roth** – You could really make them mad if you do not give them exclusive rights. If I remember correctly, the last vendor had exclusive rights to the catering. **Bob Lowrance** – That is correct. Yes we are looking at making some changes in the lease that will correspond back to some of the changes that were opposed in the ballroom contract. **Joe Roth** – Ginger'z is excited to be here, and I feel they will be an asset. If it is not costing anything then let's not tick them off and do the right thing.

**Roger Rawson** – I would like to give Glenn some direction on the Truck. **Glenn Dalton** – We are going to go back after truck bids. **Bob Lowrance** – If we say go get some bids, these trucks are not going to last long. **Roger Rawson** – I think that we need to get some bids on the 2015 and the 2016 models.

**Rich Hertel** – Motions to adjourn to executive session. **Roger Rawson** – Seconds  
**Action:** Motion Carries

**Meeting adjourned at 9:41 p.m. to Executive Session.**

**Meeting Re-Opened at 10:40 p.m. for Open Session.**

**Ballroom Contract**

**Bob Lowrance** – Everyone has had a chance to look at and discuss the changes to the ballroom contract. **Roger Rawson** – The only thing that we have agreed on is to change the \$50 for waivers back to \$25.00. **Dave Decker** – The last line of section seven, waivers published in the Holiday Times, needs to be removed. The third sentence from the bottom, remove "working". **Darren Onwiler** – is everyone in agreement with #7? 50\$ is changed to \$25, we are striking waivers published and also the word working. **Bob Lowrance** - #9 is ok, reservation fee of \$250, the cleaning fees were also discussed. **Dave Decker-** Are we going to have a separate contract with them for the cleaning? **Glenn Dalton** – It has always been an agreement but we can come up with a contract. **Darren Onwiler** – We are upping the fees, I think we should go to them with a contract.  
Conversation Ensues....

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It was agreed to revise the Ballroom Rental Agreement Application to now include first right of refusal to Ginger's as well as exclusive alcohol rights at #1 and #2 Holiday Point Parkway.

**Dave Decker** - Makes a motion to approve the ballroom contract as amended and contingent upon a signed changed to the restaurant lease. **Darren Onwiler** - Seconds

**Action:** Motion Carries

**Darren Onwiler** - Motions to adjourn. **Rich Hertel** - Seconds

**Action:** Motion Carried

Meeting Adjourned 11:10 p.m

**Meeting minutes submitted by Rich Hertel.**