

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** February 24th, 2016

**Attendance**

Board Members

**Present:** Roger Rawson, Rich Hertel, Dave Decker, Jim Perotti and Darren Onwiler

**Excused:** Bob Lowrance and Monte Thus

**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 February 10th, 2015**

**Rich Hertel** - Motions to approve as corrected. **Dave Decker** - Seconds.

**Action:** Motion carried.

**Transfers of Property**

There is one transfer of property which triggered an initiation fee.

**Correspondence**

**Madison Communications Letter –**

We received a letter from Madison Communications thanking Holiday Shores for letting them provide service to the community.

Read by **Rich Hertel**

**Roger Rawson** – We received our semi-annual franchise fee of \$1770.20 from Madison Communications. I would also like to thank them for their support of the community.

**Old Business**

**Real Estate Committee Proposal –**

**Allan Campbell (325)** - A few meetings back the committee submitted a recommendation for signs in Holiday Shores for lots in the community. We have presented the information to the Board. Going forward we would like to see if this could be useful in Holiday Shores. We went back and took a look at this, to see what would be suitable for the properties and lots in Holiday Shores. The properties out here are very well marked whether they are on the street or the water. We have the no sign rule out here. What was submitted to you was a 6-8 inch sign on a stake with a red triangle, it is beige with a number, and it has a QR Code also on it. When using that code with your smart phone you will get all the information of that home or lot that is for sale. It is a voluntary program. The Holiday Shores Lots, I do not see a need for the signs. I would suggest this more for the home, if you see a sign on a home you would be able to know that the home was for sale and you would be able to get the contact information. **Roger Rawson** – I like the idea of this, I think this would help the property owners with the sales of lots and homes. **Alan Campbell** – this is voluntary and a very reasonable cost. **Rich Hertel** – What is the reason for revisiting the signs? **Alan Campbell** – It all stemmed from the fact that the homes and lots could be identified with these 6-8 inch signs. **Dave Decker** – You have folks coming to the board asking to put up signs for their homes and lots. I think you guys did a great, detailed job on the write up. I think it is an advantage without having the big for sale signs. It would be a good way to solve a problem that has been an issue for a long time. I assume the red corner on the sign means that a home is for sale? **Alan Campbell** – Yes that is correct. **Dave Decker** - I would also ask to consider on the lake side as well. This would be a rule that needs to be established and we have the rule. If we

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are interested we make a motion and a second, and then we talk about it for a length of time and let the community talk about it.

**Dave Decker** – Motions to adopt the sign plaques as submitted. **Darren Onwiler** - Seconds

**Rich Hertel** – After 50 years of no signs, I asked “why are we now looking into signs?” **Darren Onwiler** – What is your opinion of this? **Rich Hertel** – Frankly, I like the way it is now. I don’t want to see signs. If people are truly interested in moving out here they can go through the real estate companies. We have an exclusive neighborhood, and I do not want random people driving around 7 days a week, looking around the neighborhood. I personally would not be for this but I do respect everyone’s opinions. **Roger Rawson** – You are talking about a 6-8 inch sign. **Rich Hertel** – I do not care, once the word gets out, they will still know that there is a home for sale. **Alan Campbell** – What you say is true with realtors, it is published in the Holiday Times, and there are a lot of properties that are for sale by owners. If someone were to sell their own home without a realtor, then they would have no way to advertise their home without a sign. **Roger Rawson** – This QR Code, where does the code lead? **Dave Decker**- Whatever information you put into that code and wherever you link it to that is where scanning the QR Code will link it to. You can link them to a website, just information, phone numbers, whatever you put into it. **Rich Hertel** – I could see this progressing. If someone wanted to sell a car or boat, I think this is just the next stepping stone to something greater and I have concerns about it. **Dave Decker** – Rich, I fully understand your concern and that it may grow. I think that it will be interesting to see what the community has to say. The procedure has been, we will post this on Facebook and on the Website to get the community talking about it. That will be a good opportunity to hear what the membership thinks about this. I like the idea now, but that could change listening to the members thoughts. **Rich Hertel** – This is a touchy situation, and you could go either way with this. **Dave Decker** – I think if we move forward with this, we should consider including this on the lake side as well. **Darren Onwiler** – I too think that would be something to entertain. I thank you for a great job, and I think this accomplishes the goal of signs. I do see a need for this. I am agreeing with Rich as well, I am concerned this could lead to other signage. **Jim Perotti** - I do not have a problem with which way this goes. My concern is possible security problems because now we may be advertising vacant home for sale. I do not want this to migrate into something that will be a monster.

### **2017 Budget**

**Dave Decker** – Monte gave an explanation at the last meeting, does anyone have any questions? **Glenn Dalton** – This is the budget that came out of the Finance Committee Meeting. **Rich Hertel** – What is our risk with not voting on this tonight? **Glenn Dalton**- We can take this into the next meeting in March. We will need to vote on it at that time to ensure we meet deadlines for putting packets together and getting the packets to the membership. **Rich Hertel** – I would recommend that we take this into the next meeting when we have a full Board present. **Dave Decker** – Rich, I agree with you. To reiterate a few things, with this proposal it will show reduction of special assessment of \$35.00 and an increase of the assessment by \$38.00 for a net increase of \$3.00. I think we need to know for sure what that is, because there was a difference in the amount.

### **Power Outage-**

**Glenn Dalton** – Ameren lost both of their feeds that are feeding South West Electric, coming into our community. That in conjunction with a telephone pole at 159 and Moro that snapped, that is where our big problems came from as far as losing power today.

### **New Business**

### **Open Floor**

**Joe Roth 1030**- On the Real-Estate Committee, why can there not be an approximate cost for the signage? **Dave Decker** – I asked for the supplier and the costs to be removed because that is what the rule would look like. **Joe Roth** – Could you place a foot note on there so that people would know the costs? **Dave Decker** – I do not have a problem with that.

**Jerry Allen 1024** – With the assessment increase of the \$38.00, where is that money going? **Roger Rawson** – To help offset rising costs of doing business, we have not had an increase in many years. **Jerry Allen** – Is there a certain

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percentage every few years? **Roger Rawson** – No. **Glenn Dalton** – What we try to do each year is balance the budget. Basically we look at what our income is, we look at the goals that we have for maintenance of the community, and we try to balance the two. Yes sometimes there is a need for an increase. You mentioned personnel, in 2017 the part time maintenance guy we hired in 2016, we will lose in 2017. **Dave Decker** – There are a lot of pieces that go into the budget. We look at our expenses and what we forecast them to be. Conversation Ensues...

**Mac McCormick 1309** – As a member of the Road Committee, it is a maintenance budget. We understand that we are getting chopped at the knees; if we can't fix it we are putting a Band-Aid on it. **Dave Decker** – This year we have a pretty large road budget. **Mack McCormick** – We will spend it. **Dave Decker** – Hopefully, we will see a plan. **Mack McCormick** – You have been given a plan. A ditching plan, a by quadrant plan and then we got rid of those and now we are going to get the biggest bang for our buck and oil and chip seal. **Dave Decker** – You are now saying that you threw away the plan? **Mack McCormick** – We are now going to oil and chip seal all the roads, **Dave Decker** – That has not been documented and sent to the Board. To clarify I do not have a plan?. **Mack McCormick** – We did present a plan for ditching and roads. **Glenn Dalton** – Mack, That was the plan for last year, they have yet to see a plan for this year.

**Dave Decker** – Does last year's plan match up to the numbers that we are going to spend. What this Board expects is a plan that says we are going to do A, B, C and D and here are the costs for that. The Board will then review and either tweak or approve it. We need that plan to do an approval. **Glenn Dalton** – We are putting that together at present with the Road Committee and that will be presented to the Board soon. **Mack McCormick** - I think that you are asking us to do something that cannot be done with what little money we have. We cannot fund what needs to be done. **Dave Decker** – Can you not plan for the monies that have been budgeted to you? **Mack McCormick** – I think that these guys do a great job of planning. All we are doing is pointing them in the direction and giving them suggestions. What needs to be done needs to have the money to back it up? We can only do so much with the money that is given. **Roger Rawson** – The Board says here is this amount of money for the roads, now you give me a plan as to how you will use this money. It is not a wish list of what you want to do. **Mack McCormick** – there is talk of some having issues with their ditches, we go look at it but we cannot fix it with no money. **Darren Onwiler** – Yes you do, you have a budget. **Mack McCormick** – Yes but this guy's request was not in the plan. **Darren Onwiler** – Ditching is a concern in the community. I understand you all have a lot of experience. If you know that you will have \$140,740.00 approved dollars, and you know we have ditching issues. We are looking for a plan how to best utilize that money, ditching and roads and different grade roads. We would love to fix everything, but we need to know how to use the money with the know issues that we have. **Roger Rawson** – Something that may want to try is putting together a "wish list" to take to the annual meeting spread over a five year plan. With the maintenance budget we are not improving anything we are maintaining, the Road Committee proposes that with an increase over a certain amount of time then maybe we could accomplish a road program or an improvement program. I am one that wants to see an increase in dues so that we can get some things accomplished around here. You cannot repair or improve anything on a maintenance budget. **Darren Onwiler**- I think roads and or ditching needs to be improved and very unpopular with the community when asking for an increase. To effectively do that, to be able to ask for a special assessment I think it is imperative that the community knows where their dollars are going. **Jim Perotti** – I think the people need to hear the success stories. I think that they need to hear about how much silt we have saved from the lake with the North Property. I think that we need to prove it to them and show them what we have done and what we could do if we had a little more money. We have a machine now that does patching and the patches are staying. **Roger Rawson** – That is just maintenance. **Darren Onwiler** – We have a higher amount this year and hopefully we will address some of the problem areas. **Glenn Dalton** – That is how we are building our plan with submission to the Board. The only ditching that will be done is the road edges that need to be cut off, and the ditching will be done in-house. Our roads are in such sad shape, we will have to seal everything that we have to get more life out of it, so that we can get the appropriate money to rebuild it. **Darren Onwiler**- So there will be no ditching? **Glenn Dalton** – Yes, there will be ditching but it will be by us. Is there an additional cost for it other than culverts? No. All of the money that you are looking at there will go to road repair, culverts and putting a surface down on top to seal what we currently have. **Roger Rawson** – The ditching will be spot ditching and come out of the maintenance budget? **Glenn Dalton** – We know the areas that have ditching problems and we are going to address those.

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**Alan Campbell 325 –**

My reaction to the assessment increase, I am with Jim and the community has a lot of success it looks as if it is a bait and switch. What the community has done with the special assessment is a standalone project. It should not be mixed with the regular assessment. The community as a whole understands that we would pay the \$57.00 a year until the property was paid off. I think it is great that there will be a reduction. That has nothing to do with the regular assessment increase. It is not what it is; it is how you present it. I do not have an issue with an assessment increase as long as I know what it is being used for. **Dave Decker** – My goal was to make sure people understand the net increase. Monte will be the one to present this. You are right they are two different assessments. Everyone pays attention to what is coming out of their pocket. **Alan Campbell** – The community is changing, the demographics. I like the community. I think that it should be presented and I think that maybe it is time for an increase. **Dave Decker** – I know that I did not do a good job presenting it. There have been discussion on a special assessment for the roads and ditching, there was not a lot of backing until paying off the North Property. The North Property, as far as I know has been the only loan that has been taken out by the Association. **Rich Hertel** – Our roads were not built to code years ago and will always be a maintenance issue. It could cost millions to get our roads to code. This will always come up for discussion until we can afford to fix it properly, and that may take a loan to do that.

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

**Meeting adjourned at 9:36 p.m.**

**Meeting minutes submitted by Rich Hertel.**