

Holiday Shores
Board of Directors Meeting Minutes

Date: March 9th, 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: 13

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of February 24th, 2016

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

Action: Motion carried.

Transfers of Property

There were 6 transfers of property; 5 of which have triggered initiation fees.

Bills & Salaries

Dave Decker - Motions to approve as submitted. **Roger Rawson**- Seconds.

Action: Motion carried.

Dave Decker - Glenn the restaurant heating expense for \$1300.00, what was that for? **Glenn Dalton** - We had some problems with our air conditioner and it needed to be fixed. It was just normal maintenance.

Treasury Report

Monte Thus - We applied \$24,323.52 from the 2015 carry over to the North Property loan and we are now at \$68,823.18. We paid \$49,506.00 to Bullis & Sundberg for all of the Associations insurance. A motion was approved to move \$10,000.00 to the reserves for the purchase of the Maintenance truck. We have taken the money that has been collected for the Dues to pay the 2016 reserves \$73,405.00, which was budgeted.

Dave Decker - Motions to approve the Treasury Report as submitted. **Darren Onwiler** - Seconds.

Action: Motion Carried

Profit Loss Budget

Information Only.

Manager's Report

Read by Glenn Dalton

Dave Decker- In regards to the property, what is our policy with the utility companies when they are doing work in Holiday Shores? **Glenn Dalton** - We want them to check in with us. **Dave Decker** - What about cleaning up after themselves? **Glenn Dalton** - We want them to clean up. **Dave Decker** - Are we doing anything about the situation on San Juan and Tampico? **Glenn Dalton** - Dave, I am not familiar with any problems over there. **Dave Decker** - The roads are completely coated with mud since we had the power outage two weeks ago. It is a result of them doing work on the sewer line. **Glenn Dalton** - That is with the Sanitary District, is that correct? **Dave Decker** - That is correct. **Glenn Dalton** - I will get with them tomorrow on this issue. **Bob Lowrance** - Did you contact the Sanitary District? **Dave Decker** - I would not expect that I would need to.

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Security Report

Read by Glenn Dalton

Total incidents 24, Total Citations 7, Vehicle Incidents 6, Animal Incidents 2, Property Incidents 4, Incidents Involving Persons 5, Alarm Responses 4 and other incidents 3.

Roger Rawson – I noticed the warmer weather is bringing out kids on the four-wheelers and motorcycles between the times of 2pm and 5pm. I think that we need a little more patrolling. **Glenn Dalton** – We apprehended two of them already. We are getting the message out there that the only vehicles allowed on our roads are licensed vehicles. **Roger Rawson** – I just worry about what kind of coverage we have between 2 pm and 6 pm. **Glenn Dalton** – Yes, that is the same times that Public Safety is patrolling bus stops and our times vary but we do have coverage. **Dave Decker** – Does Public Safety keep record of every call and do they file a report? **Glenn Dalton** – If it is an incident then yes.

Correspondence

Building Committee Report

Submitted by Chairmen Michael Parker

The Building Committee cared for 6 items at the February 16 and March 1 meetings. One variance going to the Board for review, one permit closed with refund, one permit for a fence was approved and three permits were closed with forfeit of refunds.

Bankruptcy Write-Off

Bob Lowrance – We have a bankruptcy write off of an individual that owed us \$1255.11.

Dave Decker – Motions to write off the submittal. **Rich Hertel** – Seconds

Action: Motion Carried

Old Business

2017 Proposed Budget -

Monte Thus – Does anyone have question on the budget? **Roger Rawson** –Line Item 82A, do you not expect any interest in 2017 budget? **Monte Thus** – Our thoughts are, dues are due first of the year, with some paying in December. We will apply money to the principle all the way to the end of calendar year 2016. It will probably be one or two weeks into the New Year that we will have any kind of interest due and it will be minimal. **Rich Hertel** – My understanding the proposed budget has been approved by the Finance Committee. **Monte Thus** – The finance Committee has made a recommendation for approval. **Rich Hertel** - With that in mind, I would like to wrap this up.

Rich Hertel – Motions to approve the 2017 Budget to be presented at the Annual Meeting. **Dave Decker** – Seconds

Action: Motion Carried

Dave Decker – That is to be presented to the membership at the Annual Meeting. We need to add what we had last year in regards to minimum wage; we will be submitting that again this year? **Monte Thus** – We have not yet looked into that. **Dave Decker** – We will not know if that will be an issue until it is too late. My recommendation is to go ahead and put Minimum Wage on the agenda for the vote and it only if takes effect if the new wages go into effect. **Darren Onwiler** – I would imagine that it would be similar to the presentation as last year.

Lot Signs

Bob Lowrance –I know that the discussion of lot signs took place last meeting. Have we had any additional discussion? **Glenn Dalton** – We have posted it on Facebook and on the Website. The rule rule is there and we have not yet received any feedback in the office about the proposed rule.

Village Investigation Committee Update

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Bob Lowrance – Monte and I are on that committee, along with others. The Committee would like to do a proposal to the Board at the next meeting on March 23rd. On March 17th we will do a dry-run presentation prior to the presentation to the Board. We would like as many people that can come to be present. **Roger Rawson** – The meeting will be here in the Clubhouse on March 17th at 6pm? **Bob Lowrance** – That is correct.

New Business

Assessment Drawing

Glenn Dalton – In the past we have always asked an unbiased person to draw, Jeanine Votruba has drawn for many years and will draw the name for us this year. The Winners of the assessment drawing for 2016 is Robert and Anita Lemon.

Truck Bids

Robert Frey (Holishor)- I have been doing more research and I have learned that a commercial dump truck is not the same as anything that you would buy off of the street. Basically you need to find a truck that has already been made or you have to find a truck cab and chassis only and then have it made. I went to quite a few dealers with our requirements. They all looked and some said they did not do that you would need to find a truck dealer and an outfitter, and by outfitter he handles the plow, dump bed, spreader and anything behind the cab. I went to meet with an outfitter and he asked me to stop asking for truck bids because they all come back to him. We came up with a few options. Steve Schmitt out of Highland has a truck cab and chassis only for \$34,000.00 and outfitted it would run us \$55,559.00. You can see in the spread sheet. We started with six and this evening, two of them had canceled out. They work together on a regular basis and do not want to bid against each other. The second said the truck is gone and can get me a 2016 for about \$1600.00 more. In that packet you have four different truck bids from four different companies. The one that best fits our needs at this time is a truck already made and already has a plow on it. The truck is from Columbus Ohio, the cost is \$47,177.50. The cost includes the plow and delivery. The extra cost would be license, title and tax. Tax is around \$3000.00. The sale of our current vehicle is another issue I cannot trade in our current truck because it is so far away. I will sell it locally. We have it until we get rid of it. We will sell our current truck with the dump bed and plow. It is two wheel drive, it has some mechanical issues and some body issues it is 21 years old. The truck we are recommending is a 2016 already built dump bed, 9 ft. plow, and dual wheels. **Roger Rawson**- Is the truck gas? **Robert Frey** – Yes. **Darren Onwiler** – Do we have any concerns with warranty being the truck will be coming from Ohio? **Robert Frey** - No

Rich Hertel - Makes a motion to purchase the truck from Columbus Ohio for \$47,177.50. **Darren Onwiler** – Seconds

Action: Motion Carried

Dave Decker – We need to come up with a plan for our current truck. I recommend we auction it off. **Bob Lowrance** – I think we could also put it in the Holiday Times and get sealed bids. **Rob Frey** – I have had a few people in the past interested in buying it as long as you do not mind selling it out side of the community. **Bob Lowrance** – We will just put it in the Holiday Times and get the sealed bids. **Glenn Dalton** – We would like to see this money used towards the new truck purchase for the money that we are over. The remainder will go into the reserves.

Dave Decker – Makes a motion that we sell the truck via sealed bid to be published in April Holiday Times and to be opened the first BOD Meeting May 11th. **Darren Onwiler** – Seconds

Action: Motion Carried

Dave Decker – Just to clarify there is no requirement that they be a member in good standing, anyone can buy it. Conversation Ensues...

Road Committee-

Letter read by **Bob Lowrance** –

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The Road Committee wrote a letter to the Board informing us of their decision to step down from the road committee as a group. Due to the financial restrictions that have been placed into the road budget they feel that their efforts are not needed at this time. In the future they will be available to meet if their input is needed to discuss any topics that may arise.

Rich Hertel – I want to thank them for all the work they have helped with. I would also like to recommend that a few of our Board members meet with the Road Committee members to really get an understanding of the issues that we have, before we just make a decision to let them go. I would like to recommend Jim Perotti lead this effort. **Glenn Dalton** – I would recommend a few of you sit down with them. **Bob Lowrance** – I would be happy to meet with Jim and the Road Committee. **Rich Hertel** – As of now, we do not have a Road Committee.

Phone/Security RFP –

Bob Lowrance – Glenn Do you have any updates on the phone systems? **Glenn Dalton** – We have not yet received any of the bids back. We are waiting for Bids from three different vendors. **Bob Lowrance** – If you could, please reach out to them for an update next meeting.

Open Floor

Jeanie Votruba (493) – Speaking as Chair of the Nominating Committee, I have made a report. We have two members going off of the Board that are choosing not to re-run. I had three yes's and one pending and now I have one definite member running for the Board. I have contacted 9 men and 5 women. I have two women thinking about running.

Joe Roth (1030) – I have a request to the Board. I know in the past you have voted to not increase the dock length to 20 feet. Would you still be opposed to doing that? Would you vote on it now? **Dave Decker** – I have not heard anything that would change my mind of the way I have voted in the past. **Joe Roth (1030)** I have in my hand, 150 signatures of those who want to change. This is going to have to be on the Agenda for the Annual Meeting. When I proposed it to the people, out of 153 people I got 150 signatures. I don't want to do anything behind your back. Some people have gotten a variance from the Board and some have not. I will submit these to the secretary to be placed on the agenda for the annual Meeting. **Roger Rawson** – The signatures that you have, are they all lot owners on the Main Lake? **Joe Roth** – They are just property owners. **Darren Onwiler** – We have some who have gotten variances and some who have not, those that have not are because of safety reasons. I have tried to look at each one in an objective manor. I have always tried to make the best decision I could, based on their request.. I represent the community and I would support it if the community as a whole is in favor of the change. **Dave Decker** – Joe, you are submitting this as a bylaw change is that correct? **Joe Roth** – Yes that is the only way it can be done. The disappointment with the people, they are upset with the inconsistency of the variances, one minute the rules are the rules and the next is approved. The feeling is that the Board takes care of their own. I would suggest in the future you do these for the good of the community. Everyone can go by the rules, I do not have a problem with the 16 foot dock, but when I see a variance that is when I have the issue. I didn't want to have to put this as a bylaw change. I would argue that a 20 foot dock has nothing to do with safety, there are 28 foot boats. **Bob Lowrance** – We do not as a board “take care of our own.” If you do recall I was in support of the change to 20 foot. I agree that safety is a concern, but you have boats that stick out 28 feet. **Rich Hertel** – It was a mixed vote when we last looked at this. I was in support of increasing the size of docks because of the length of the boats now days. **Jim Perotti** - You have to look at safety, courtesy of your neighbors and coves. **Joe Roth**- If the membership says no, that is ok. **Roger Rawson**- This has also been a recommendation from the Lakes and Dams Committee that we do not extend to 20 feet.

Conversation Ensues...

Jeanie Votruba – Just a reminder, next Tuesday is the Primary Elections and we do have a polling place here in the Clubhouse open from 6am- 7pm. This is Moro Prescient 3.

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There is also a new ruling, if you are not a registered voter you can go to the precinct to register and vote. The Fire Dept. is Fort Russel 5.

Rich Hertel – Keith, with the recommendation that was made by the Lakes and Dams Committee about extended to 20 ft., how do you feel if every dock be reviewed for issues to be extended, with a recommendation for approval be made to the Association? **Keith Schulz (914)** - That is pretty much what was done, we left it up to the Board for a variance. The problem we had with putting 20 foot on the main channel, there were a few select spots, that if 20's were built across from each other, you would have a definite safety issues. We left it open for variances at the wider ends. Like Joe was talking about variances with building or whatever, some get the variance and some do not. **Rich Hertel** – Roger stated that the committee was against this. **Keith Schulz** – No we are not; there are some spots on the lake that would be a safety issue because of the width. **Glenn Dalton** – I would recommend not rushing in to a motion.
Conversation Ensues...

Mark Unerstall II (34) – I filed for a building permit about six months ago and I would like to request that the open date be changed to the time I started building which was October 5th. I do not think that I should have to file for an extension on the project that I did not start on until a later date. **Mark Unerstall (34)** - That date we started construction and no matter the weather there is always 5-6 guys there seven days a week and even in bad weather we are still working. **Dave Decker** – You are talking to a bunch of people that do not handle those extensions that is what the Building Committee is for. Have you had any conversation with them? When you submitted the paper work, were you aware of the rules? **Mark Unerstall II** – I was told by multiple people it starts the day of construction. **Brandy Pickett** – As long as you contact the Building Committee. If you contact them and say that you have yet to start your project they usually will take a look at it and back date the project. I ran across your file last week and noticed that your permit was expiring. **Mark Unerstall II** – This is my first time building a house out here and I have time stamped photos of the day construction began. I think that I should have six months from that date of October 5th. **Glenn Dalton** – That will be going to the Building Committee. **Mark Unerstall II** – The next issue that I have, we have a major water issue between lot 34 and 35. We are taking water from the entire street. I have built the home with in the parameters that you require and there is a major water problem. Everyone has been out to see it, Rob and Glenn and they are aware of the problem. There is a 10 foot easement on my property and a 10 foot easement on 35 Shore Drive. The easement is for the water to run to the lake, and there is nothing being done about it now. We are taking on the water from the neighborhood. There was originally a pipe installed and the pipe was not placed in the easement so the water is flowing directly at my foundation. What I would like Holiday Shores to do is install a pipe in the easement running from the road to the lake. **Roger Rawson** – This watershed has been running across your property for the whole time that you have owned it? **Mark Unerstall II** – Yes, since I have started construction. **Roger Rawson** – You have owned this property for years? **Mark Unerstall II** – Yes, my family has. **Mark Unerstall** – There has been at least 15 houses that have been built with in that time. The committee has not done anything to correct this water issue. **Mark Unerstall II** – There is a pipe that is not with in the easement that drains the water straight to my foundation that Holiday Shores put in. I was told by Holiday Shores that a two foot pipe was the minimum that could be put in. **Roger Rawson** – I think we have just been made aware of this tonight and we will need some time to look at this. **Mark Unerstall II** – Glenn is very aware of the situation and this has been going on for some time. I need to get this resolved ASAP. South Western Electric, the meter box is submerged in water. That is another reason for the extension of my building permit; I cannot even get electric until the water issue is resolved. **Bob Lowrance** – Glenn would you like to give us an update? **Glenn Dalton** - I will.

Roger Rawson – I have talked to Glenn about a recommendation regarding some of the large curb side puddles. I know the road edge needs cut down, can we have a guy with a pick and shovel go around getting the water off the

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road. **Rob Frey** – I have seen this, and some have done that. Within a month it has created a huge problem. We are in the process of cutting road edges. When we get some dryer weather we will take care of it.

Jerry Allen 1024 – There was a buoy put up that said danger, I was told a dock floated away and sank. Who is responsible for the removal? **Glenn Dalton** – The homeowner is responsible and we have been in contact with them. He is in contact with people who can do that and we would like that done as soon as possible. **Jerry Allen 1024**- I would also like to follow up with what Joe Roth has said about inconsistency. My issue isn't with the Board, but with the rules. 16 Foot on the main and in coves 20 foot, if you have a 20 foot boat and a 16 foot dock it is still sticking out into the lake that far. If we have a 28 foot boat sticking out then I think that is also a safety issue. **Roger Rawson** – I had the same problem and I had to cut into the bank of my property. They have that option. **Monte Thus** – you could also run it parallel. **Jerry Allen** – I think that there should also be a consistency in the rules. **Roger Rawson** - that is what variances are for.

Bob Lowrance – We got a request to apply for grants this year. **Glenn Dalton** – Yes sir. Last year it was for the replacement of our Morning Glory Gate and this year it would be for Soil Bank Stabilization on the North Property. We would have to submit that through Moro Township. We need 20% matching funds for the \$15,000.00 that is available. I have to submit it with a proposal by the Board saying that they would like to submit this. We would go for the \$15,000.00, we would have to come up with the \$3000.00 **Rich Hertel** – Why wouldn't we want to file for the grant. **Darren Onwiler** – Where is the \$3000.00 coming from? **Bob Lowrance** – Is there room in the maintenance budget? **Glenn Dalton** – If we get this we would make room. **Roger Rawson** – Do you want to bring a proposal for the \$3,000.00? **Glenn Dalton** – Moro has to submit this for us. **Dave Decker** – Lets make a plan for this for next year. I do not feel comfortable voting for something I have not seen. **Bob Lowrance** – You can potentially have something written up for us and have it approved for by Moro. **Glenn Dalton** – I will work it through the trustees. I will have this to for by Friday for our next meeting. **Dave Decker** – We need to understand where the \$3000.00 is coming from.

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

Meeting adjourned at 9:13 p.m. to Executive Session.
Meeting minutes submitted by Rich Hertel.