

Holiday Shores
Board of Directors Meeting Minutes

Date: April 27th, 2016

Attendance

Board Members

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

Absent: Darren Onwiler

Quorum Present: Yes

Others Present

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

Holishor Members Present: 15

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of April 13, 2016 (Internal Audit)

Rich Hertel – We had a special meeting with our Auditors.

Monte Thus – Motions to approve the minute of April 13th 2016 Internal Audit. **Roger Rawson**- Seconds

Action: Motion Carries

Minutes of April 13, 2016

Roger Rawson - Motions to approve as corrected. **Monte Thus** - Seconds.

Action: Motion carried.

Minutes of April 18th, 2016 (Special Meeting- Marina Docks)

Rich Hertel – The special meeting of the Marina Docks was called after a couple Board Members went to look at and review the dock plans.

Roger Rawson - **Motions** to approve the minutes of April 18th, 2016. **Monte Thus** – Seconds

Action: Motion Carries

Transfers of Property

There were 4 transfers of property and of those three triggered initiation fees.

Correspondence

Sandy Vanzo Letter (974 Holiday Point Parkway)

Sandy was not in attendance and submitted a letter to the Board of Directors about the drainage of the clubhouse parking lot flooding her property.

Read by Bob Lowrance

Glenn Dalton – The parking lot is scheduled for resurface in 2018, at that particular time we can change the pitch of the parking lot to bring the water toward the lake. There is water that is going across the parking lot. We also need to improve the ditching around the area of the parking lot to channel the water. Adding a culvert would create problems elsewhere and these needs to be evaluated.

Variance request Shaun Connoyer (1118 Tartuga)

Read by Bob Lowrance

Shaun wants to build a box culvert at the corner of Barbados and Tartuga. The corner of the lot is always wet due to improper drainage. Shaun would rather install a grate instead of rip-rap. The grate would be removable for regular cleaning.

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The Building Committee recommends the box culvert, with the member knowing the possibility of removal when ditching is done, also to be constructed and be over seen by the office. **Bob Lowrance** – This is something that Shaun will be doing, so there will be no cost to the Association and this would be an improvement.

Dave Decker – Motions to approve the Variance Request as submitted with the contingency as identified.

Roger Rawson – Seconds

Action: Motion Carries

Old Business

Lot Signs

Linda Thus 6 – At the January 27th meeting the Real Estate and Development Committee presented property identification plaques to the Board along with specifications from Four Seasons in the Ozarks. They are not allowed any “For Sale” signs, so they have instituted some property identification plaques. It allows them to identify their property, their home and allows them with a QR code, which is a quick response code, to put information out there (on the internet) for the sale of their property. It would be 6” x 8”. The red triangle denotes that it is for sale. The number is the house number or lot number and is 2” in length. There is also a QR code. We recommend that for homes we use Black lettering with a beige background and be placed on a pole at a height of 36”. We recommend that for lots we use beige numbering with green background. I will give the 2 vendors that I have spoken with to get pricing. The one in Bagnal Damn cost is \$5 and the one in Edwardsville gave a price of \$18. This is a proposal only for lots and homes that are for sale.

Conversation Ensues...

Monte Thus – Motions to approve the rule with changes to the letter coloring.

Roger Rawson – Seconds

Dave Decker – I think we need to remove the top sentence and the term “Objective” The line “without what is considered to be an obtrusive real estate sign” should be removed. That line should not be in there.

Bob Lowrance – So we have a motion and a second, any more conversation? **Rich Hertel** – Yes. I’m still seeing this as a “For Sale” sign and the way that I interpret our rules is that no permanent “For Sale” sign can be displayed. Other people may interpret it differently. The mere fact that you’re going to have a sign with a red triangle on it is telling someone that “Yes, we do have a house for sale” and that’s the way that they’re going to know it, but if it’s for a weekend situation, I have no problem with that, but for a permanent sign, regardless of any size, where it’s located or anything to show a house for sale for 6 months or a week or 2 weeks or anything. That’s where I have a problem. **Dave Decker** – Rich, you realize that if we approve this rule, it will be in our rules. **Rich Hertel** – I’m just against any signs.

Conversation Ensues...

Monte Thus – I withdraw the motion to approve the rule with the changes as stated.

Dave Decker – I’m okay with the changes that we’re making tonight. I would just like to get everyone to agree, because these are just my thought. The two that I had identified before, did anyone have any objections to that?

Roger Rawson – No, I don’t. Are you talking about the two top lines? **Dave Decker** – Remove the top sentence. Remove the “Objective” label and removed everything in that sentence, starting with the word “without”. I think there also needs to be a sentence added based upon your answer that these are only for houses that are for sale. “Signs are only allowed on property that is for sale. **Roger Thus** – That could be at the bottom of the paragraph with a bullet point. **Dave Decker** – I would actually put it before the “Property Identification Plaques are a voluntary, not mandatory program” **Roger Rawson** – Put it under the first paragraph? **Dave Decker** –For the office staff, do you think the sample should be in the Rules? **Bob Lowrance** – I think so, yes. **Dave Decker** – Do you think the section “Sample QR code Reads...” should be in the rules? **Bob Lowrance** –

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Yes. **Jerry Theodore 1346** – Why are we going with the two different signs? Shouldn't we just have one? Most people would know if a lot had a house on it. **Roger Rawson** – My opinion, it's a "for sale" sign. The sign itself doesn't say anything but the lot number. You're only going to get the information when you go to the QR code and look it up. When you research the QR code, it's going to tell you what is for sale. One sign would be enough. **Linda Thus** – I think 1 sign would be enough, you can say "House for Sale" or "Lot for sale" in your QR code. **Bob Lowrance** – Which color would you prefer Linda? **Linda Thus** – I would prefer the Beige because it is not quite as noticeable as the green. **Dave Decker** – So in that first section of specifications, you would take out the last portion that says "for homes shall" and Brandy, I'll be happy to share my scribbles with you. You're looking at basically the front page. But you still need the placement for the ones on lots correct? **Linda Thus 6** – Correct. **Dave Decker** – I would change the very last bullet to "Plaques for homes shall be placed" and "Plaques for lots shall be placed" and use the last bullet from the back. **Jeannie Votruba 493**- I ask that you add that as soon as the home is sold it shall be removed. **Dave Decker** – That's one of the lines I added that said it's not allowed on lots or houses that are not for sale. **Dave Decker** – Any other adjustments? **Dave Decker** - Motions to approve the proposed rule change to allow for sale signs as identified in the rule. **Monte Thus** - Seconds
Rich Hertel – Nay
Action: Motion Carries

20ft. Dock Rule Change

Bob Lowrance – Reads letter from Tom Hoag 75, regarding keeping the dock length at 16' for safety issues and agrees that variances should be made on lot by lot basis.
Joe Roth 1030 - The man mentions a choke point. The lake committee has identified two choke points out here and the board had given a variance for 16' more, it's a 32' variance at that choke point. That's just my comment to the board. I saw the variance and I think it was in 2010. Let me just state to the board that the fair thing to do is to treat everyone fairly. If you are in a cove you have 20', if you are in a main channel you have 16'. The big problem out here is that we have 3 coves that void coves. Those have 20' in them and they are much narrower than the main channel where you only allowed 16'. **Bob Lowrance** – Okay, thanks. And it's been 28 days out there since we've had the rule out there, although I guess we haven't had it out there for the public to see.
Glenn Dalton – We have it scheduled for the next meeting.

Summer Jam

Justin Patterson 1656 – We requested a no wake area, outside of the clubhouse for an event called Summer Jam, July 23rd. There will be a lot of people and a lot of boats. Anyone who's ever been to Lake-a-Palooza that was held out here in the past, knows that there's quite a few boats and swimmers in the water. So, with the help of Glenn and security and a bunch of people, obviously standing behind me, we came up with a pretty decent plan that Glenn has given to the board, with a security plan and an organized way to deal with boats. There is a diagram of how we propose to organize boats for people that come out. What we've done since then is talk to people including some board members and we came up with a compromise. A lot of questions were "would we have to shut down the lake for the whole day?". Not the whole lake, just this area in front of the clubhouse. The same thing we do for the ski club and 4th of July. And instead of doing the full 8 hours, we've decided to cut it back to 10:30AM to 4:30PM, so it will only be closed down for 6 hours. The actual event will be from 11:00AM to 4:00PM instead of 11:00AM to 6:00PM, giving us a ½ hour before and after. As part of that, one of the bands agreed to move their performance over to the Marina to have an After Party. So those who wish to partake in the adult only activities will have a place to do so. **Bob Lowrance** – So you're going from 8 hours to 6 hours then? **Justin Patterson, Lot 1656** – Correct. And all the people standing up here behind me are here to

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support it. I know last meeting we had a lot of people here that were against it. Nobody had showed up that was for it, because nobody knew that we were going to be met with such a brick wall that we were. **Bob Lowrance** – I think we understand. **Roger Rawson** – One question on your diagram. On here it shows shuttle traffic. Is that for boats coming and going or do you have a shuttle? **Justin Patterson 1656** – Right now, we do not have a shuttle. We have asked for some volunteers but we don't have any yet. If you look at the diagram, the boat used is the safety boat. On that diagram, it shows that the swimmers will only be at the bows of the boats. The shuttle traffic will be back where the props are. **Roger Rawson** – So I assume that this will be a published deal if we approve this, and people will be given a handout of this as they are coming into the area. **Justin Patterson 1656** – They will be given a handout before that I'm sure, but if they don't show up until then, they will get it from public safety. With Glenn's safety plan, we will have security that will have this information to show where they're supposed to tie off. We will have ropes showing where to park the boats. Part of the agreement is that once your boat is moored or anchored, you will not leave until it is over. You are welcome to come onto land, but just leave the boat out there until we are done. So we don't have people pulling out of line.

Conversation Ensues...

Roger Rawson – I think you need to have a backup plan if somebody would have to leave, and they need to back out of the line into the shuttle traffic area, and make sure they don't go forward into the swimming area.

Justin Patterson 1656 – Correct. **Dave Decker** – You can't police all that. **Roger Rawson** – I know. **Keith Seibert, 1246** – There are a lot of events. July 4th night is a perfect example where people are cruising and boats are tied together, people are swimming and diving off the back of their boat, and we allow that to happen because that's the biggest event out here and everybody wants to do it. You know this Summer Jam is a great social event. It will bring people out to the community. They've done it before, over at the marina. You can't police everyone. There are going to be a lot of people doing stupid things. If you look at all the events we've had in the past, you would almost have to cancel every one if you wanted to make it perfectly safe. We have security, we watch it, we be careful and it's a pretty good plan. It's in the day, it ends pretty early in the day and I think the board should consider that. **Bob Lowrance** – Thank you. **Keith Schultz 914** – I have a big concern with them trying to exit the lake at the sea wall where there are no stairs anymore. Once you allow them back into the water off the sea wall, doesn't that become our responsibility? **Dan Kai, 1655** – I came here just to support this event and as far as traffic goes, Justin has done a lot to try to keep everybody safe. I've attended these kind of events and if I knew I was going to stay I would be up front, if I knew I was going to leave I would park in the back. Not that there are not going to be emergency circumstances. I think this event is great and people are going to do what they're going to do sometimes. I think it would be hard to judge what people are going to do without some really good information. **Bob Lowrance** – Any additional comments?

Roger Rawson – I take it you would close down the same space you do no wake wise as you do for the 4th of July? Except you'd have a much larger transgression area? **Glenn Dalton** – We're still going to keep the wakes off these boats. We're going to have our buoys placed. You can no wake now. You don't have to be within the 75' markers on each side of the lake. There's no wake in that whole area coming across. **Jeannie Votruba 493** – I'm concerned about the swimming area that they're talking about. We have the area roped off here for the kids to swim. Are people going to be getting off these boats into the deeper lake water? Isn't that kind of dangerous? **Bob Lowrance** – Questions, comments, motions? **Dave Decker** – I'll just reiterate. I think it's a huge risk and even the people that are for it are saying that people aren't going to abide by what we're planning on doing. **Rich Hertel** – At the same time, I think I recommend approving this with tight security. I understand what, Dave's saying, but people have got to be responsible for what they do on this lake and the way this drawing's etched out here. This may be something that we do not want to do again, but I think we've got to give it a try. **Jim Perotti** – I agree. **Rich Hertel** – It seems like they've gone to a lot of effort for the shuttle traffic and that might be revised, but for the short period of time and for people to come together like this. I know of no other event this year except the 4th of July which happens at night and the ski show. I think the benefits are great for the community. **Joe Roth 1030** – I've been thinking a lot about this and I'd like to see this event go

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forward, then I thought I'm kind of both ways. "What if the board gave Glenn authority to shut it down if it was too unsafe? Would that put too much pressure on him?" **Glenn Dalton** – I already have that authority Joe.

Joe Roth 1030- Okay. **Bob Lowrance** – If Glenn sees that there is a major safety concern on anything like this he and public safety have the authority to stop anything like that. **Justin Patterson 1656** – July 23rd is the primary date, rain date is August 13th. The rain date is thunder, lightning, wind, not just sprinkles **Rich Hertel** – I'd like to add to your motion to approve the parking plan as stated.

Roger Rawson – Motion to approve Summer Jam with no wake and boat parking area.

Rich Hertel – Seconds

Dave Decker – Nay

Action: Motion Carries

Marina Docks

New Business

Boarding House

Firework Contract 2016

Open Floor

Dave Decker – Motions to adjourn to executive session. **Rich Hertel** – Seconds

Action: Motion Carries

Meeting adjourned at 11:42 p.m. to Executive Session.

Meeting minutes submitted by Rich Hertel.