

Holiday Shores
Board of Directors Meeting Minutes

Date: May 11th, 2016

Attendance

Board Members

Present: Bob Lowrance, Roger Rawson, Monte Thus, Rich Hertel, Dave Decker and Darren Onwiler

Absent: Jim Perotti

Quorum Present: Yes

Others Present

Glenn Dalton, Rob Frey, Misty Soliben and Brandy Skelton from the Holishor Office.

Holishor Members Present: 18

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of April 13, 2016

Darren Onwiler - Motions to approve as corrected. **Rich Hertel** - Seconds.

Action: Motion carried.

Transfers of Property

There were 7 transfers of property and all 7 triggered initiation fees.

Bills & Salaries

Rich Hertel - Motions to approve as submitted. **Darren Onwiler**- Seconds.

Action: Motion carried.

Treasury Report

Monte Thus – The first of the year is when most of our income comes in. The balance of the North Property loan is \$44,022.63 and \$9,332.35 was applied in April to that. **Dave Decker** – How much are we currently holding back for the interest payment? **Monte Thus** – We have \$4,000 set aside. I'm going to call tomorrow or Friday and find out what the balance would be for the end of the year. Angie has all the final payments coming in for May and I want to add something to it for North Property interest.

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

Action: Motion Carried

Profit Loss Budget

Information Only.

Manager's Report

Read by Glenn Dalton

Correspondence

Shirley Dobe (871 Holiday Point Parkway)

A letter was submitted to the Board of Directors requesting the refund of Association dues for 2016 from a former member that had sold her home in April.

Read by Bob Lowrance

Bob Lowrance – Earlier this year we received a letter about the same thing. Our policy has always been not to return dues. **Glenn Dalton** – Our By-laws are very clear on that. **Monte Thus** - On the statement made by the title company, if someone like this sold the property and decided to move locally, would they still have use of the lake

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for the rest of the year? **Roger Rawson** – If they're not a property owner they can't **Glenn Dalton** – Once they sell the property, they are no longer a member. **Monte Thus** – The title company needs to be informed what they're saying here is not correct. **Bob Lowrance** – There are so many title companies, it would be difficult to go out and tell them all what our by-laws state.

Calvin Carter Letter (Lot 2036)

Read by Bob Lowrance

Bob Lowrance – This letter was submitted by Mr. Carter's daughter, Donna, acting on his behalf. Calvin is handicapped. His boat parking was taken by another party. Do we have other areas that you know with space besides Spanish Cove? **Glenn Dalton** – Those have been identified to them. Of course with Calvin's condition our other spaces would make it a lot more difficult for him to try to gain access to the boat. The alternative would have been over at Castle, but the pitch is too deep to get down there. We have several docks that people have built that we own in there, but they're already taken and our rule is first come, first serve. The one thing we did recommend to them is to check to see if there is a space available at the Marina. But, she requested that the board get the letter and I don't know if we have the ability to assign a slot for Calvin, even though he is disabled. **Bob Lowrance** - I would think maybe it was something we ought to look at. Obviously he's handicapped and that's the only area in the lake that's accessible to him, but for handicapped people, it's just like parking spots in parking lots. Maybe we should consider designating a couple of those spots as handicapped. **Roger Rawson** – You can take your boat and they can get on and off the Marina. They actually have docks. **Bob Lowrance** - I'm saying where you can actually park your boat as opposed to having to pay for it at the Marina. I don't know what ADA has to say about parking spots for boats. **Glenn Dalton** - If we had spots, then we would have to have ADA compliant docks. The only alternative would be to trailer the boat and then pick up at the Marina. **Rich Hertel** - They should talk to the person that's taking the spot in a neighborly way and explain to them the circumstances with Calvin and why they would need that spot.

Old Business

20' Dock Rule

Rich Hertel - For Approval is the existing and proposed Dock Rule. The revised rule state that any boat dock may extend into the lake a maximum of 20'.

Roger Rawson – Motions to approve the change to the Proposed Dock Rule.

Monte Thus – Seconds.

All in Favor – Roger Rawson, Monte Thus, Rich Hertel and Darren Onwiler

All Opposed – Dave Decker.

Action: Motion Carries.

Truck Bids

Bob Lowrance - We received four truck bids. Bobby Spurlock \$2050, Eric Thornsberry \$500, Tony Shimynek \$501.99, and Mike Reed \$3812.

Darren Onwiler – Motions to sell the truck to Mike Reed for \$3812.

Roger Rawson – Seconds

Action: Motion Carries.

New Business

2016 Road Plan

Rob Frey - We put together a comprehensive road plan with guidance from the former road committee. With the available funds, we have agreed to approximately 8 miles of road. One of the main priorities is that anywhere we plan on chip and sealing, those roads will be getting fixed first so that we can get the chip and seal down in the right timeframe. We are shooting for August so the heat from the summer will seal the road. We have six existing

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culverts that we're looking at replacing. One is a driveway culvert that we are trying to get the water to drain away from roads. **Dave Decker** - You said driveway culverts? **Rob Frey** - There are some that are causing damage to existing roads. We have determined that they are a problem at this time. **Dave Decker** - Are these Holishor lot driveway culverts? **Rob Frey** - No, they are owned by private individuals. **Bob Lowrance** - In the past we have not replaced private culverts, have we? **Rob Frey** - No, we have not. **Bob Lowrance** - Have we contacted the residents and asked them about replacing the culverts? **Rob Frey** - No. Conversation ensues

Roger Rawson - I would like to adopt a policy that the homeowner would purchase the pipe and that the Association would then install it. After that it would be up to the Association to repair or replace that culvert.

Monte Thus - Are we talking new construction? **Roger Rawson** - They are paying for it anyway they always have been. But instead of the homeowner installing the pipe, the Association would install it so that it can be installed to our specifications. Conversation ensues.

Bob Lowrance - Rob, please talk to the homeowner and see if they will replace it themselves. **Dave Decker** - How much work will this \$16,000 get you with our new road machine? **Rob Frey** - About 30 days. **Darren Onwiler** - Will this \$16,000 be enough for all the roads we have minus the 8 miles that will be re-finished? **Rob Frey** - No.

Glenn Dalton - Darren, I believe you are asking if this is going to be enough to solve all our potholes, road edges, alligator cracking, etc. No, it will not fill all our requirements. We are working with the budget that we have. I

would say that at best case, it will complete 25 to 50% of the work. **Rob Frey** - It depends on how deep the potholes are and how wide alligator cracks are. We will have to adjust materials based on the conditions that we run into. **Darren Onwiler** - Are there any of the roads in the resurfacing plan that do not need resurfaced at this time? **Rob Frey** - the majority of the roads in the resurfacing plan are our best roads. **Darren Onwiler** - So were saving best roads? And we are just barely patching 25% to 50% of our worst roads? **Rob Frey** - Correct, if we repair the worst roads first, we will lose our best roads while we were waiting on the funds. **Dave Pointer 523** - I believe what Glenn is saying about needing more budget is true, but we need to be a group effort between roads and drainage. I would like to use my property as an example. Its two adjoining properties on Gilbert Drive, on the southeast corner of the dam. We've only been there for five years. Once the road base has dissolved, there's not too much patching that they will be able to do. Unfortunately, the road that we live on the road base is gone. The previous board had allowed the previous owners to build without ditches, no culverts at either driveway and the garage was built at grade. All the water from three houses up on both sides of the street appears to come down the road, onto my front yard, across both my driveways, and into my garage. It then stands on my garage floor. I was not aware of this when I had purchased the house. I would hope that the board would consider making the plan and the recommendations a comprehensive program that includes both roads and drainage. It was not my idea to not have ditches, culverts or to build the garage at grade. I did not become aware of this until after some of the major storms in this area when I had been here for around six months. I've spent approximately \$10,000 working on drainage issues on my property. But I have not put any culverts in. I have not repaved my driveway. Glenn suggested that I not finish my driveway until after the board had comes up with a comprehensive plan about the drainage issues.

Bob Lowrance - We agree and we understand, but money is the biggest issue. We do not have enough room in the budget. **Roger Rawson** - Glenn, have you looked at his property? **Glenn Dalton** - Yes. We have been to his property and a lot of properties throughout the Association in the last few years. **Dave Decker** - Well the phrase I heard in his statement was when the board comes up with a plan for the roads and the ditches and that's where we're looking to the staff to do. **Glenn Dalton** - And the big thing is when did we have our discussion

Dave Pointer 523 - Probably about two years ago and I'm not sure if you said the board or us as a community. We can't rely on person come up with the plans limited by a certain amount of money. Because it's pretty obvious given the minutes of some of the meetings, the budget is not there to allow us to do the construction we need to do.

Dave Decker - I agree 100% with you we tried putting a committee together but we don't have the committee because they didn't have millions of dollars to play with so they were willing to help put together the organization of the things we are doing and that's the reason why we're trying to ask questions to see whether or not we are focused on the right things. **Dave Pointer 523** - Forgive me for maybe sounding a little crass when I say this but it becomes very obvious that we have done way too little for way too long and we talked about way too much. Sooner or later we're going to have to start doing something. I'm not an expert. **Bob Lowrance** - and we understand that and we agree with that statement. **Roger Rawson** - And I've been a proponent of trying to get the dues raised for

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quite a few years so we can pay for some of this but the membership doesn't want to do it. **Dave Pointer 523** - just a thought, and I don't know this is something somebody's brought up in the past, have we done in the guinea pig lots just to see what this is going to cost us on a time and material basis? **Roger Rawson** - Well our staff is pretty experienced in doing all of that. That's where they come up with the cost of each project. They know the cost of the labor and materials that it's going to cost. **Dave pointer 523** - I'd like for something to be done, even if I have to pay for a portion of it. We're kind of at an impasse because I don't know what the Association is going to require. **Dave Decker** - you actually bring up a good point. You are willing to help pay for that solution. **Dave pointer 523** - That's correct because I can't afford to build another garage and I can't afford for the one I have to rot. **Dave Decker** - You're the second person I heard that from this week and I would like to steal your idea. I believe we could come up with a neighborhood group that is willing to fund a solution to the situation. And under the supervision of this Association, maybe come to a quicker resolution. The trouble for that is going to be that neighbor A is going to be for it and neighbor B is not. **Philip Tate 395** - as a member of the past road committee that they keep referring to, then make a comment that the road committee is not active because of the million-dollar budget that's not the reason. The reason that the road committee is not active is because we spend hours and hours to come up with a road plan and every time we presented it, the board has turned it down. We decided that were done spending time on the road plan to get shot down every time it's brought up at the meeting. I encourage you guys to pass this road plan. It is the best thing for this community. A couple things we should also think about before is that it says \$1500 to fix the driveway. If you start fixing concrete, stamped concrete, asphalt, to replace that it's going to be \$3,000-\$5000 additional on top of that. We had meetings as the road committee with the building committee to talk about this about not letting concrete to the road that something they need to talk about too, although it affects aesthetics, we have to look at the community as a whole. **Dave Decker** - The report the board received that's even in the minutes, was that the road committee would not work with them because there's not enough money to do anything within the budget. **Philip Tate 395** - Yes, I wrote that letter. Yes that was the main reason but since the funds were not there we kept trying to make a plan that would be acceptable to the board but yet the board would not pass it. We said as a group we're done, we're not spending any more time. **Dave Decker** - The plan that was submitted last year was approved. We did approve the road plan last year, correct? **Philip Tate 395** - I think the plan was submitted last year was before the road committee was started. **Dave Decker** - No. **Glenn Dalton** - It was deferred into this year. That's where we got the \$60,000 carryover. **Dave Decker** - I understand. But we approved the plan that was presented to us and that we came to an agreement on. The problem with the plans that were submitted, and I was one of the people that was very vocal on it, is it didn't have any details or information for the board. It was "we're going to go out and just start working on roads". It took like 3 tries before we got what was presented tonight when you first started working on a map that had drawings that said what you guys were going to do. That's the reason you were challenged on your plan. But I appreciate all the work you guys did. I just wish you would've stuck in there and said here's the money we've got, here's what we're going to do and do it in this order. Unfortunately, these are the funds we have and, as everybody has said, we have a struggle in getting more money through. So we have to work within our funding. Conversation Ensues. **Philip Tate 395** - The plan that was submitted to you tonight by Glenn was the same plan as the Road committee came up with last year. This is the plan we recommend. **Bob Lowrance** - And if I remember correctly Philip, you guys will still make yourself available as individuals you just do not work as a committee? **Philip Tate 395** - Yes. **Darren Onwiler** - So if I heard you right, you talked about spending money on the best roads out here. My biggest concern is what happens if you are living on worst roads. Would it not be wise to scale back some of that resurfacing budget by 15 to 20 grand to adjust for road repair? **Philip Tate 395** - We believe that you would be using some of your best efforts to use the patch machine. Go through all the roads you can with the time that you have available. You need to let them have as much money as they need to run the machine and whatever they have left whatever comes time to oil and chip, use that to resurface the road. **Darren Onwiler** - I would like to see more money used to patch the worst roads to see if we can get that finished closer to 100%, even if that comes at a cost to not being able to resurface some of our best roads. **Philip Tate 395** - That would be my recommendation. **Glenn Dalton** - Another thing that goes into that equation Darren is the time we have available based on other projects that we have a requirement to do. **Dave Decker** - Earlier I had asked what that \$16,000 covered in units of 30 days I'm assuming that you had taken into consideration and 30 days is how much time you have available? **Glenn**

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Dalton - That is accurate. **Darren Onwiler** - So if the board says we want \$32,000 of the budget to go towards repair, are you saying that we will not have the manpower needed for you to use those funds? **Glenn Dalton** - That is correct. I have other projects that we have to be done this spring. Conversation ensues

Bob Lowrance - Philip did recommend that we go ahead and go forward with this plan, other people on the committee have recommended this plan **Dave Decker** - He also recommended if we can, to spend more money on the patches. **Bob Lowrance** - I agree, but at the same time Glenn says he doesn't have the manpower due to other projects. **Glenn Dalton** - If we could get some more money for the hot patch we can defer some of the other work so that we were able to repair roads. If we can come back to the board at a later date to discuss how much money will be available for the resurface, we would like to do that. **Dave Decker** - Do we know what the competing projects are? **Glenn Dalton** - Yes. **Dave Decker** - I would make recommendation for getting opportunities to see those. **Bob Lowrance** - I would agree with that as well. **Dave Decker** - Is that \$16,000 just enough to do the parts that your oil and chipping or is it enough to do more? **Rob Frey** - It's enough to do as much as we possibly can to the worst parts of the areas that are oil and chipping first and still have enough to patch the worst of the areas that were not touching. **Dave Decker** - This is enough to do all the roads that we're seal and chipping? **Rob Frey** - It will never be enough. **Glenn Dalton** - We're going to be close. Do we need more money for hot patch? Yes we do. And if we have enough money we will continue to hot patch and will come back with our schedule for the rest of the year and see if you guys feel that our projects have the same priority as we do. Conversation ensues.

Darren Onwiler - Motions to approve Road Repair and Storm water drainage sections of the road plan for \$16,000 each, totaling \$32,000.

Dave Decker - Seconds

Action: Motion Carries.

Monte Thus - I think you need to make a recommendation to the building committee that people who fill in their ditches are going to get a hefty fine. If we're going to go through the effort of digging ditches and people come back and fill them in, I think there should be a hefty fine. **Dave Decker** - if we want to do that I think the recommendation to the buildings committee should come through us not Glenn. In order to do that you have to make sure that you have historical facts, such as pictures, of what the place looks like before they do it. **Monte Thus** - We should document what we do from this point forward. **Glenn Dalton** - Once each road is complete it should be photographed and the dimensions of what was established should be documented.

Telephone and Security System

Justin Patterson 1656 -Answers questions based on the spreadsheet (below) of the bids given.

Roger Rawson - Motions to accept the bid from Barcom for phone and alarm but to ask for better price.

Rich Hertel - Seconds

Action: Motion Carries

Holiday Shores Ski Club Letter

Read by Bob Lowrance

Henry Halverson 1829 - The ski show always starts at noon on the 4th. Normally we practice the two days before the show in the evening. This year, since the second falls on a Saturday, we thought that we could practice in the morning beginning at 8 AM instead of Saturday afternoon. Usually on a holiday weekend, the practice is hard but necessary to get in before the show. **Monte Thus** - Saturday morning would probably be better for the restaurant, so we're not in the way of people trying to get to the restaurant. **Dave Decker** - Have we used the jump in the show before? **Henry Halverson 1829** - We have used a smaller version of the ski jump in the show before. This year we have an opportunity to purchase a larger ski jump at a very good price so as we explore that option we would like to make sure that we can utilize that ski jump. **Rich Hertel** - Years ago when I was a member of the ski team we use the ski jump and we pulled it off the lake when we were not using it. Is that what you're planning to do? **Henry Halverson 1829** - Correct. Our plan is to move the jump to a no wake area on the north end, and anchor it there so it's out of boat traffic. It will be lighted also. **Rich Hertel** - Once the ski jumps over, will the ski

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jump be permanently moored out of the way or will be used by the ski club during certain times of they would like to use it? **Henry Halverson 1829** - We would like to still use it ideally through August so we can still practice after the ski show on the fourth. **Rich Hertel** - But when people use it, it will be under your supervision, correct? **Henry Halverson 1829** - Correct. **Dave Decker** - So when your practice occurs, the ski jump will be out there from when to when? **Henry Halverson 1829** - Normal ski practice is on Saturday morning starting at 9 AM till noon we don't anticipate doing the jump practice at that time. I don't have a specific date. I would assume Sunday morning would be light on traffic on the lake. **Dave Decker** - In this letter there are no dates or times. That request is to open for me. You guys practice normally on Saturdays and Sundays unless I missed that in the wording or it doesn't say when you would like to use it. It also doesn't say when the ski jump would be out there. **Henry Halverson 1829** - It would be out there during practice. **Dave Decker** - Which would be Saturday and Sunday from eight to noon at the most? **Henry Halverson 1829** - At the most. My wording there was that we would like to use it during practices and during the Fourth of July ski show. **Monte Thus** - Normally our practices around Saturday from 9 AM to noon and we would go out there at 7:30 AM and put the jump out there. Run the jump practice until nine o'clock and then run our regular practice and then the boat drivers would tie up the jump. It would sit there during our practice, but the main jump practice would be until 9 AM. **Conversation ensues**
Henry Halverson 1829 - Can I make a recommendation? Going to specify a time, can I specify a Sunday morning and Monday evening? And then if possible two weeks ahead of the show we might like to use it on Saturday morning for a quick run through. **Dave Decker** - I could live with that restriction. Those seem like times when they won't be a major impasse with the Association. **Bob Lowrance** - We want it to work for you but we also wanted to work for the rest of the Association. **Dave Decker** - Were you planning on putting it out there for the practice? **Henry Halverson 1829** - That part had not been discussed yet. **Dave Decker** - If you're putting it out there for the Fourth of July, what's your set up time and takedown time? **Henry Halverson 1829** - Takedown is not very long because you're just pulling anchors and dragging it off. Set up to get it out there, anchored, lined up and tied off it might be 40 minutes to an hour. **Darren Onwiler** - Just for clarity you said Sunday morning and Monday evening? **Henry Halverson 1829** - Correct. **Bob Lowrance** - What times? **Henry Halverson 1829** - Sunday 8 AM to noon. Monday 4 PM to dusk. **Roger Rawson** - just a suggestion that I would like to send out to the board, maybe have a large floating sign that you can drag out further north that says jump practice in session **Henry Halverson 1829** - We do have a red caution flag that we put out in the past. We haven't used that much lately but it might be a good idea to use it at that particular point in time. **Dave Decker** - What are the dimensions of the jump you're looking at buying versus what you have now? **Henry Halverson 1829** - The jump that we are looking at buying is 14' x 26'. The one we have now is about 8' x 16'. It's a standard size ski jump. **Bob Lowrance** - Questions? **Henry Halverson 1829** - If there's other times that we would like to use it, can we come back to the board at a later date? **Roger Rawson** - Absolutely.

Darren Onwiler - Motions to approve the request as stated with the exception of amending the times to Sunday Morning 8 AM to noon and Monday 4 PM to 8 PM, to include the additional practice for the 4th of July show, utilizing the ramp in conjunction with their stated practice.

Monte Thus - Seconds

All in Favor - Roger Rawson, Monte Thus, Rich Hertel and Darren Onwiler

All Opposed - Dave Decker objects because of the larger ski ramp size

Action: Motion Carries

Open Floor

Bob Lowrance - The Village Investigation Committee did meet with the people outside of the Holiday Shores boundaries last night. From that meeting, it was determined that those people are not very happy and do not want to be part of a Holiday Shores Village. That being said, we also looked at potentially incorporating as a city instead of a village, noting that a village has to be a minimum of 4 square miles and a city can be less than that. The committee is going to be meeting again a couple times this week and potentially excluding the number of the properties outside of Holiday Shores boundaries but possibly still including some of those that would want to be inside the city limits as opposed to village limits. **Dave Decker** - So what are the differences between a city versus a

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village other than the size that you just mentioned? **Bob Lowrance** – We haven't received definitive clarification on that yet. That's why we're going to have a meeting and discuss those items. There is research being done by different members of the committee. This just came about this morning with emails between the committee members. **Dave Decker** - I misunderstood because I thought the village was only what we qualified for. Why are we going after a village as opposed to a city? **Bob Lowrance** - I'm a little disappointed that our attorney did not give us a little more insight into incorporating into a city. **Glenn Dalton** - Another thing under investigation as well is if we're just talking about a city with Holiday Shores, how is it going to impact the Association? Does the Association then exist I understand that's all being investigated and that's part of it. **Bob Lowrance** – Right. **Jerry Theodore 1346** - We don't know why they went this route. I did notice that it takes fewer people and fewer square miles for a city than it does for a village. **Bob Lowrance** – There are still a few things to investigate but I just want everybody to know where we are.

Miscellaneous

Darren Onwiler – This is going to sound like it's coming out of the blue, but at a prior meeting there were some members voicing some concerns of intoxicated boaters. There were questions as to the response of the Sheriff's office addressing those issues. I spoke with Capt. Dimitrov, our patrol commander today. He's in charge of the patrol units and would be responsible if their office would be contacted with someone indicating that there's a possibility of somebody operating watercraft under the influence. In the interest of safety, the police would respond. They would attempt to locate the individual as described and, if possible, when that subject would make it back to the dock, make contact with them, attempt to establish control, and work together with IDNR to pursue the issue. IDNR is the chief law enforcement agency on the water in the State of Illinois and again, the statements that I made previously about boating under the influence is an IDNR matter, but Madison County will work in conjunction with IDNR to see that it's properly enforced. Conversation Ensues

Roger Rawson – I believe I've noticed that Gingerz has been serving beverages in glass containers outside. **Glenn Dalton** - On the patio only. They cannot take it out in the grass. There is no glass containers that are permitted off the patio. **Roger Rawson** – I was looking at the lease and it says they can't serve glass outside. **Bob Lowrance** – Previously the restaurant had served wine etc. in plastic glasses in the concrete areas because typically, they don't serve glass outside the restaurant. We need to look into that. **Glenn Dalton** - If you want to restrict that, we can.

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

Meeting adjourned at 10:04 p.m. to Executive Session.
Meeting minutes submitted by Rich Hertel.