

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** August 10th, 2016

**Attendance**

Board Members

**Present:** Bob Lowrance, Roger Rawson, Rich Hertel, Monte Thus, Dave Decker, Jeanne Abert-Martin and Shaun Diltz

**Quorum Present:** Yes

Others Present

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

**Holishor Members Present:** 12

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of July 27th, 2016**

**Held over for next meeting.**

**Minutes of August 3rd, 2016**

**Rich Hertel** - Motions to approve as corrected. **Jeanne Abert-Martin** - Seconds.

**All in Favor** - Roger Rawson, Rich Hertel, Monte Thus and Jeanne Abert-Martin.

**All Opposed** - Dave Decker (because he was unable to attend and stated that he was unaware of the meeting) and Shaun Diltz

**Action:** Motion carried.

**Transfers of Property**

There were 5 transfers of property and 4 triggered initiation fees.

**Bills & Salaries**

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

**Action:** Motion carried.

**Treasury Report**

**Monte Thus** - Everything's looking good for the year. We still owe \$23,608.49 on the North Property loan. It is a requirement of the board to look over the annual budget quarterly. Ray Garber and Glen Dalton takes the first pass at looking at the budget. They look over it from the last part of last year (third and fourth quarters) through the first part of this year (first and second quarters). Their analysis is then forward to the finance committee. The finance committee met on Monday August 8th and approved what Ray and Glen came up with. The finance committee forwarded the results to the board for approval. Right now we're ahead on the budget due to properties being sold, initiation fees, back collections and a few other items. As it stands, we are showing excess income for the year. This review is done on a quarterly basis, but since I was gone on vacation and sick, Ray took it further and included the month of July.

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

**Action:** Motion carried.

**Profit Loss Budget**

Information Only.

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**Manager's Report**

**Read by Glenn Dalton.**

**Public Safety Report**

**Read by Glenn Dalton.**

**Old Business**

**For Sale Lots**

**Bob Lowrance** - This is where we wanted to get some input with respect to what the association members want us to do with our vacant lots. Continue to sell them or not sell them. Previously they were being sold to pay off the north property and noting that the north property will be paid off next year, we have asked for input from the association membership, as to what you would like to see us do with the still vacant lots. Does anyone have any comments questions? We urge everyone to email the office and let them know if they have an opinion. I know I have expressed my opinion. **Jeanne Votruba, 493** - Are any of these lots in areas that could not actually be built on can they be made into green space. **Bob Lowrance** - There were a couple lots that we looked at that could not be built on. **Linda Thus, 6** - Well the last meeting there were several lots that have their issues, so I think the board said what they wanted Glenn to do was check in to see about making them Green Space, then we don't have to pay taxes on them. Also having Glenn check into what it would take to get the dirt we would need or fill them in to make it a buildable lot. So the real estate development committee may still need to get together and look at those lots and make a recommendation. **Shaun Diltz** - Linda, if these are made green space so you don't have to pay the taxes on them, can you bring them back out of that space. **Linda Thus, 6** - Well the Real estate and development committee have looked into that to learn all of the details. **Glenn Dalton** - it's my understanding that they cannot be pulled out of green space once they are in. I'm going to Moro Township on Monday and I will ask that question. **Shaun Diltz** - If it isn't that big of a process I think that's the way we should go. **Henry Halverson 1829** - My only comment on the Lots is that if we decide to keep them it would be nice if we can cut the grass a little bit more often. **Bob Lowrance** - Glenn, you got an estimate of the buildup on the low and drainage lots to make them viable properties. And that was approximately 200 ton of topsoil at \$30 per ton? **Glenn Dalton** - yes and that's approximately \$6,000 and that's just material cost. **Bob Lowrance** - this was brought up in the first place because a member contacted me. There is still a lot next door to them that has a low area and it retains water and the weeds are high. Is there a way that we can just grade it out a little bit to get rid of that little pond in area? **Glenn Dalton** - We feel that this is one of the things that we will do to ensure that the grade is going to take it to the creek, not toward the road like it currently is. **Roger Rawson** - Or just cut a ditch to get it to the creek? **Glenn Dalton** - Yes we can do that. **Linda Thus, 6** - I have a question and this goes back to I believe when the north property was first purchased and the idea was to sell some lots to pay off the north property, were any of those lots designated as Green Space first? **Dave Decker** - No. **Linda Thus, 6** - They were lots that we were always paying taxes on? **Bob Lowrance** - Correct. **Dave Decker** - Glenn, do we have the Manpower and the time to do that work? **Glenn Dalton** - It's going to be late fall right now I'm just inundated trying to get the roads ready for the resurface and the sustainability grant. We have a lot of work there and I'll discuss the workforce that we have put together to accomplish that when we get to that topic. But as far as accepting new projects we are pretty much tapped out. **Dave Decker** - I expected that. That's why I wanted to get that question out there, because based upon the conversation, there's an expectation that this is going to occur and if you don't have the manpower to get that done we need to be making sure that were saying that. **Glenn Dalton** - We're going to try to get it done but like I'm saying we are tapped. **Bob Lowrance** - There's not an expectation for you to get it done immediately Glenn, there's just an expectation that you will put it on your work schedule and work it in when you can.

**Road Plan 2016**

**Bob Lowrance** - We have road bids. At our special meeting, we asked the bidders to go back and clarify how many miles each individually they were bidding on. And what roads they were bidding and how much they were bidding. We asked for them to submit them by Monday and we have them in front of us. **Dave Decker** - So the bids that came in the packet are the revised bids? **Bob Lowrance** - Correct. **Roger Rawson** - We previously had 3 bids, but

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the other two bids besides JTC were done by the same guy because he owns two companies, we only got one bid back from the second contractor. **Rich Hertel** - Yes, he said that one company was Union and the other wasn't. **Dave Decker** - Just out of curiosity, did we find that out at the last meeting? **Bob Lowrance** - Rob had told us already that it was the same owner with two different companies. **Dave Decker** - In the meeting? **Bob Lowrance** - No previous to that. **Roger Rawson** - He said in the meeting also. **Dave Decker** - Because that's not part of your minutes. **Bob Lowrance** - Do both bids now meet all specs? **Glenn Dalton** - Yes Sir. **Glenn Dalton** - The bid from Mike Magee Trucking, Inc. Is was for 8 miles 41142 feet, the specs that we requested is indicated in there the cost that he has bid for that is \$74,969.32. **Dave Decker** - Is there any way that I can get a copy of the original bids? **Bob Lowrance** - Just for clarification for everybody else to the other bid from JTC is \$67,695. **Glenn Dalton** - I think we sent this to you in the packet for the last meeting. **Dave Decker** - No. The only thing that I got was these two bids for this meeting. Is there any reason why we wouldn't want to approve the lower-priced? **Bob Lowrance** - Not that I'm aware of.

**Monte Thus** - Makes a motion to approve the JTC bid for \$67,695.

**Jeanne Abert-Martin** - Seconds. All in favor. **Action:** Motion carries

### Spanish Cove Parking

**Shaun Diltz** - So Glenn, Rob and I met down at Spanish Cove just to review what we discussed about adding some posts. We currently have 3 boats double parked and 1 boat parked at 2 posts. There are 5 boats tied to non-sanctioned posts. We decided that these boats are in deep enough water and are spaced out far enough that we think we should add these posts at the end of the year. From there I pulled the numbers for all the people that are parked there. I wanted to reach out to them and see if we could meet. Because of the double parked and some of the posts, there are going to be about 4-5 boats that are not going to be able to park there when we are done next year. Because where they are double parked, it is pretty close. I had to move some of them apart just to read the numbers. We also discussed having first come, first serve added to the rule. That's why I wanted to talk to some of the folks to see if we needed to have them marked because we wanted to make the first come, first serve for the season. **Patty Kelly, 867** - I have been on that corner for 16 years and have maintained that cove. Is there any way we could get a lifetime reserve on where we are at? Thank you. **Sharon Prichett, 870** - I have lived here for twelve years and this is the first board meeting I have attended. As you turn into Holiday Shores on Holiday Point Parkway there is a large birch sign with greenery with flowers, through the efforts of the garden club that has always maintained and looks great. You go a few yards past that and go to your left you will see what is Spanish Cove and that is what I would like to address the board about. The boats and the vehicles that are parked at Spanish cove. I've watched as workers put in eight posts around the edge of the cove. I thought that eight boats could park there on what is called common ground. I am concerned about the value of my property being effected by other people's boats and where they park them. I am asking that the board, for the parking of boats and vehicles in Spanish Cove, before next boating season, have someone enforce those rules thank you. **Harry Wilson, 1829** - I would like to ask, what is the policy of parking your boat in common ground? I was under the understanding that anyone could park there but you aren't guaranteed a space. **Bob Lowrance** - It is first come, first serve; you are not guaranteed a spot. If you guys would like to get with Shaun, as is a member of the board, he is looking into people that have boats down there. They are meeting to see how many boats can fit there. If you have a neighborhood group that you could get together with the people that park down there as well as Shaun that would be a good idea to get everyone opinion. **Shaun Diltz** - The people down there need to be expressed to, as a community, we need to clean it up. That's what Glenn and I went down there on. We have 13 posts and 1 dock. 8 posts that were installed by the Association. We decided that there was room for 12. **Glenn Dalton** - The Board of Directors are going to determine how Spanish Cove is managed, and we will have the enforcement capability with our public safety officers to do just that. **Sharon Prichett, 870** - That will be in the next boating season? **Glenn Dalton** - Yes ma'am it is too late in the year to do that, it is one of the things Shaun and I talked about and unfortunately we agree. It will be next boating season. **Dave Decker** - Just for clarification, there's no guarantee anything will be decided by next year. **Bob Lowrance** - Our goal is to have it finalized. That is our goal. **Discussion ensued.**

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**Ski Beach**

**Rich Hertel** - We were tasked with the idea of permitting swimming at your own risk at the Ski Beach, where the ski club practices. I don't think we should allow any swimming at Ski Beach even at your own risk. **Henry Halverson, 1829** - As President of the Ski Club we did spend the money to build the ski landing area and we do maintain it every year. Our main concern would be for safety. If somebody is swimming out too far and somebody skis into them, that could create a safety issue or if people were to refuse to leave when we wanted to have a practice, then we would have to cancel the practice or try to make do with what's going on there. Up to now, people have been pretty agreeable to leaving although we have had a few that have been a little crass with us. Obviously it's kind of a small to have open swimming it could just be an accident waiting to happen. **Shaun Diltz** - I think what we discussed last meeting is that we don't have anything on the books to give priority to the Ski Club. That does need to be said so that they have the opportunity, not necessarily to run people off, but that the Ski Club has priority to the area. The other thing that we discussed was the reason why the North end docks are being brought up, is because according to our Covenants people can park up there and be within the rules. Now is the opportunity, with giving the ski club priority, we can probably get some boat parking rules also. I was just going by what was brought up in August saying that the area was not a designated swimming area still gives the members a chance to swim there. It just says that they can use the beach and that Ski Club has priority. What I would like to know is what you have to do to maintain that beach and how much you spend on maintaining that beach annually? **Henry Halverson, 1829** - I'd have to look at our financials. **Shaun Diltz** - The association doesn't mean that you do that all yourself? **Henry Halverson, 1829** - No. We built it as a ski landing area and not as a beach. It is there because generally the Ski Club would need a landing. **Dave Decker** - Do you recall how long ago you guys built that landing area? **Henry Halverson, 1829** - I want to say it was 2009. **Rich Hertel** - So do we want to continue discussing the swim at your own risk? **Shaun Diltz** - I think we need to just continue discussing a rule in general in regard to Ski Club priority on the beach while ski practice is going on. **Linda Thus, 6** - That's the only thing I don't know if you realize Shaun, that in the rule there is a thing that says "Ski Beach is located at the North End of the lake, swimming in this area is prohibited Enter and leave the area and established clockwise patterns see current boating rules and regulations" I didn't know if you realize that there was already a rule that stated that. **Shaun Diltz** - I realized that was a rule but we were reviewing it because it had been brought up last August and there was a motion that contradicted that rule so I figured we should probably address this and that's why it's here. **Dave Decker** - This was brought up at the last board meeting. **Lowrance** - So Shaun, are you and Rich going to get together and look at that more? **Shaun Diltz** - Yes. **Bob Lowrance** - You're going to look at not only that Ski Beach but also at the North End docks and Spanish Cove. **Shaun Diltz** - Yes. **Bob Lowrance** - Okay.

**Jolly Roger Drainage**

**Glenn Dalton** - We went over and looked at the situation on Jolly Roger. The property owners have improved the situation. It's no longer a 4 inch pipe. It's now a 12 inch pipe. The problem is that the watershed that feeds it needs a bigger pipe. But we're going to tell them what size that pipe should be that will accomplish keeping the water from coming up over the road. We have given them a couple of options to consider and we will continue to work that issue with them.

**IT Work (Justin Patterson)**

**Justin Patterson 1656** - I happened to be in the office one morning and some internet issues came up. Along with that came some website issues. We reached out to Madison Communications and to the Edwardsville Intelligencer. With their help, my know-how and a few phone calls we got it all sorted out. We also relicensed the website, we now own the Domain name until 2025. **Glenn Dalton** - The big thing that I want to do here is thank Justin very much. This has been an issue for a long time. From our perspective he did a service for the association and we really appreciate that. **Roger Rawson** - What about our phone system what's going on with that? **Justin Patterson, 1656** - The phone system is installed There's a few programming kinks that they're working out. The whole idea is that you can call one phone number and get the landline and a cell phone. So that if you want to get ahold of security or Glenn or Rob you can get ahold of them by calling one phone number. The voicemail is working we have

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a new recording which sounds a lot clearer. Those of you that have called, may have gotten the voicemail and have to go through the automated attendant and know the number, it's a lot easier to understand what they're saying now. **Glenn Dalton** - One of the biggest problems that we have is that we try to return every phone call every day. That's one of the priorities that we have every day. If you call and just hang up, we will not know that. It shows how many calls and messages that we've received. Please leave a voicemail and we will return your call by the end of the day. A lot of people ask 'why don't you answer the phone?' We may be out looking at roads. We may be out working on water issues or out in the community doing a number of things. The two ladies that work in the office do a tremendous job but people come into the office and sometimes they have to get up to wait on those people and walk away from their phone.

**Bob Lowrance** - Thank you again Justin.

### New Business

#### **North End Docks on Beach**

**Bob Lowrance** - I was asked by two different members whether or not we could put in some docks at the north end by the ski area and if they would be willing to pay 5 years in advance to lease those. **Glenn Dalton** - We did have a plan for that i think it was 6 or 7 years ago and we do have that plan if I am able to find it. To pay for the construction of those docks we have, we were going to have a lottery for people that we were going to rent them for two to three years and pay the money in advance. That was how we were going to do that, we can bring that back forward to the board and the next meeting. **Jeanne Abert-Martin** - How many docks are you talking about? **Glenn Dalton** - We are talking about docks for eight or ten boats. If we put people on the outside that would be ten. **Bob Lowrance** - Is that an area where people could build their own ramps and park boats as well like in other coves? **Glenn Dalton** - You could do that. There is no restriction in that area with parking. **Jeanne Abert-Martin** -What will be your parking for vehicles? **Glenn Dalton** - The place for them to park is at the base of the dam Su Twan Lake. **Roger Rawson** - I think there's going to be more of a demand in the future. **Shaun Diltz** - Do we have documentation on what kinds of boats are registered? **Glenn Dalton** - Yes we know exactly what they are. **Jeanne Abert-Martin** - Does that include kayaks? **Glenn Dalton** - Yes it does. **Shaun Diltz** - I don't know if it's in a spreadsheet Style. If you need help with that I can help you get that together. **Glenn Dalton** - We do have the capability to sort it.

#### **2016 Sustainability Grant**

**Glenn Dalton** - Many of you remember this spring we went through Moro Township to Madison County to obtain an environmental sustainability grant for Joulter's Creek. The purpose of that grant was to look at the erosion that we are currently still receive from the creek, particularly in the creek beds where they are starting to wash out. What we wanted to do with the sustainability grant was too harden the specific areas so we again will not have the erosion of the lake. We obtained the grant. We are going to try to complete it by the end of October this year. One of the things that we were looking at that will allow us to manage more silt up on the North End before it ever comes into the lake. Our engineering perspective when we did the 319 program, was that we were trying to arrest 70%. We went to the Sanitary District and they agree with us that this is a tremendous dual benefit for both us. They have pledged their support with both personnel and equipment to help us accomplish what we are setting up to do. Ken Dooley and I will be working to complete this project during the month of October. We received \$14,400 this year and of course, once we were approved, the board made suggestions for next year. In order for us to get this from the county, we could not submit it because we are an organization. But if we have a relationship with Moro Township and they allow us to submit it through them, then we can. Moro Township has been very good to us and they have allowed us to do that. This is the second time that we have been successful with our efforts through Moro Township.

#### **Open Floor** **Garden Club**



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**Nan Evans, 97** - At the last meeting we had a letter read into the minutes stating that we have a planting experiment project. It's located on the slope at the pond at the North End. As mentioned in that letter we have planted native plants in an 11 by 30 foot area. It is in bloom right now and has been since mid-June when we planted it. I think we can answer some of the problems that are coming up with outlots if we start to work more with Native planting and that's what we're hoping to do. Glenn referred us to this area because on that area it's about a thirty-degree slope. It's extremely difficult for mowers to maintain that. He suggested that we begin to plant that area so our vision with the Garden Club is to plant entire 200 foot area in native plants. That way it will reduce mowing. Right now it's about every two weeks. The grass gets kind of high and it costs the Association about \$700 per year. This is going to be a gradual thing and it will eventually cover the entire 200 feet. We have a new area that we are getting ready to plant. The plants have been donated. The Garden Club has a membership of about 30 members and we maintain gardens throughout the community. We're maxed out we need some help and we've come to you as a board to give us your support. We would love to have you out there. It would be wonderful therapy after a night at a board meeting. Please talk to your friends and others and bring them out. We have 2 plantings scheduled they will be on September 14th and September 17th. **Bob Lowrance** - Please make sure that's in the minutes. **Dave Decker** - Considering that this meeting and the last meeting are not going to make the publication in time, is this something that we want to try to get out on Facebook and on the website? **Bob Lowrance** - Yes and maybe we can put something in the Holiday Times too Glenn. **Joyce Brindle, 1827** - We have a write-up in the times for the last month. If there's any small area by chance that we can get that would be great. Brandy has prepared a flyer for us. We have hung them up on the bulletin board down by the restaurant. There are a few at Gingerz. We're looking for support in your conversations and that kind of thing.

**Rich Hertel** - Motions to close to Executive session. **Roger Rawson** - Seconds.

**Action:** Motion carried

**Meeting adjourned at 9:25 p.m. to Executive Session.**

**Meeting minutes submitted by Roger Rawson.**