

Date: August 24th, 2016

Attendance

Board Members

Present: Bob Lowrance, Roger Rawson, 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

Rich Hertel is remembered and thanked for his service to the community and will be missed immensely

Moment of Silence is held for Rich Hertel

Nomination of Secretary

Monte Thus – Nominates Shaun Diltz.

Roger Rawson – Seconds.

All in Favor.

Action: Motion Carries

Minutes of July 27th, 2016

Roger Rawson – Motions to approve the minutes as corrected.

Jeanne Abert-Martin – Seconds.

All in Favor.

Action: Motion Carries

Minutes of August 10th, 2016

Dave Decker - Motions to approve as corrected.

Monte Thus - Seconds.

All in Favor.

Action: Motion Carries.

Transfers of Property

There were 8 transfers of property and 6 triggered initiation fees.

Correspondence

Variance request for 67 Christmas Tree Point

Sherry Baker, 67 Christmas Tree Point – I recently applied for a dock permit, which I was granted. My contractor, Scott has staked the dock and where we have been issued the permit, I don't have enough water. The water is very shallow. My neighbors on both sides have both gotten variances, because both of their docks extend further. I am requesting a variance to extend my dock 8 foot further in order to put a lift on it. My neighbors' docks will still extend further than mine. I have letters from both of my neighbors stating that they are okay with my variance request. **Roger Rawson** – At 28 feet, what depth will you have? **Sherry Baker, 67 Christmas Tree Point** –

Between 3-4 feet. I will be putting in an aluminum lift that sits on the bottom. I wanted to build a horizontal dock, but there is not enough room. So what I am doing is building a walkway to the lift.

Bob Lowrance – The building committee did recommend this extension. **Conversation Ensues.**

Bob Lowrance – As I stated before, if the neighbors don't have a problem with it and you're back in a no wake cove, I do not have a problem with it. **Conversation Ensues.** **Dave Decker** – I think the fact that you're farther back in does a lot in your favor. Do you know how deep the water is at 20 feet? **Sherry Baker, 67 Christmas Tree Point** – It's about 1 foot difference.

Roger Rawson – Motions to approve the Variance for the dock at 67 Christmas Tree.

Jeanne Abert-Martin – Seconds.

All in Favor.

Action: Motion Carries.

Old Business

Port Lane Storm Water Drainage

Roger Rawson – We received a letter from Jim Brendle. He has indicated that if something isn't done, he is going to do some repairs with an estimated cost of \$10,000. I came up with an additional idea. Our resident engineer brought up a couple proposals last year for drainage. I came up with an idea of a horizontal bore between Jim's and his neighbor to the North of him to try to capture the water coming down on the West side of him. A boring contractor came out last week and spoke with Glenn and Rob to see what we could do. I then sat in on a meeting with the resident engineer. I voiced my opinion to him and he is going to come up with a proposal involving a bore and a pit. It is a 2 part project to keep the water away from Mr. Brendle and his neighbors to the South. The second part of the project will be reclaiming the West side of Port Lane. None of those newer homes put in any type of drainage and built their homes higher than the road which causes the water to run onto the road. They have taken part of the road with their rock. **Bob Lowrance** – So basically we know that there is a problem with water on Port Lane and we are working to correct that problem.

Lot Sign Rule

Bob Lowrance – There were some issues with how the Lot Sign rule was written versus how it was proposed. **Glenn Dalton** – We have made some changes to the rule to correct it to how it was proposed. We have discussed the changes with the Real Estate Committee and the person who wrote the rule. We hadn't recorded the rule yet because we wanted to make sure that it was correct. **Conversation Ensued.** **Bob Lowrance** – So what Dave is saying is that this is the corrected rule to what the Board approved. It is ready to be published. **Dave Decker** – Correct. **Roger Rawson** – Glenn, I believe you posted this on the Facebook page and there was only 1 recommendation for a sign maker out of Osage Beach. **Glenn Dalton** – That is correct. That's the only one that we're aware of currently. **Dave Decker** – That shouldn't be part of the rule. **Linda Thus, 6** – The one at Osage Beach is the one we know of that makes this. When I contacted them, it was \$10 to make it. I contacted a place in Edwardsville and it was \$18-20 per sign. **Roger Rawson** – Was the price for Osage Beach including shipping. **Linda Thus, 6** – No, but it's not very big or heavy. **Allen Campbell, 325 Deepwater Circle (Chairman of the Real Estate Committee)** - We saw a specification that was missing from the rule. We just wanted to make sure that this was what the discussion is about. **Bob Lowrance** – You are correct.

For Sale Lots with water issues

Allen Campbell, 325 Deepwater Circle – At the last Board Meeting, the Real Estate Committee was asked to look at the lots with water issues. The Real Estate Committee and Glenn went around and looked at the lots on the list the day after the last big rain. We evaluated them based on

drainage, topography and buildability. We identified 4 lots as watershed lots. They have small streams running them and they are not buildable. We recommend that they be listed as watershed lots and be put up for sale at the lowest lot price that we have currently (listed May 2016). That would be a minimum, non-negotiable price. There will be no building provision on those lots. The attachments that you have in your packet should be the listing, map of the lots and the property tax bill. The recommendation of the Real Estate Committee would be to have those lots designated as watershed for tax purposes. 36:00 **Monte Thus** - So once we designate these lots as greenspace, we cannot sell them correct? **Glenn Dalton** - Correct. Once we get them approved as greenspace, we cannot take them out of greenspace. **Monte Thus** - But someone can purchase the lot before we make it greenspace to have use of the lake. **Glenn Dalton** - Yes. **Bob Lowrance** - And you verified this with Maps and Plats. **Glenn Dalton** - Yes. **Shaun Diltz** - Are watershed lots the same thing as greenspace? **Glenn Dalton** - No, they are 2 different designations. **Shaun Diltz** - So someone could purchase one of those lots and then build on it. **Glenn Dalton** - Yes and no. They could purchase them, but they would not be able to build on them. That would be part of the premise when we sold them. **Bob Lowrance** - If you put them in greenspace, you can't sell them, but there would be no taxes on them. If you make them watershed lots, you can't build on them but a neighbor could buy it or someone could buy it to use it for fishing. Then they're asking the board to put in the restrictions, if we sell them, that it cannot be built upon. If it's a watershed lot, we would still have to pay taxes, but they would be minimal. **Allen Campbell, 325 Deepwater Circle** - We have given the board our recommendations for the pricing of these lots. **Bob Lowrance** - We set those in executive session. **Glenn Dalton** - All of the previous recommendations have been updated on the listings. The problem is the MLS runs out on August 31st. **Bob Lowrance** - While we are here, we were asking for the input of the membership to ask them if the lots should continue to be sold. Noting that originally, we were selling lots to pay back the note on the North Property. Have we received a lot of input back on that Glenn? **Glenn Dalton** - None. **Bob Lowrance** - We've had very little at Board Meetings. Does anyone know what you would like to do with respect to selling or not selling lots? **Ray Garber, 1822** - If we decide to sell the lots, I would strongly urge us to put that towards roads. If it was an intricate part of the road plan, I would say to sell the lots. **Allen Campbell, 325 Deepwater Circle** - In my personal opinion, the Association would benefit from continuing to sell the lots, if not just to reduce the taxes and maintenance costs. **Roger Rawson** - Plus we would have the possibility of getting more members. **Bob Lowrance** - I agree as well. The reason we had this discussion was because Dave suggested that we ask the membership and the Board agreed. From what I hear, the majority of the people with an opinion, think that we should continue to sell them. Noting that Glenn said that the contract is up on August 31st, I think that what we need is a motion in open session to continue to sell lots and then in Executive, determine the prices. **Dave Decker** - I'm in agreement with what you're saying. The reason that I wanted to discuss this further, is that if you sell those lots, we need to decide where that money is going. I think roads are a good place for it. Having learned from the Illinois School Lottery funding, it's very easy to say 'we sold this lot for \$5,000 or \$10,000, that will be set aside for roads' and then when it comes to the budget, just saying 'We've got \$10,000 for selling a lot so we're okay'. I don't know the right answer in how to protect that money so that it goes to roads. I think we need to decide how we're going to protect those funds. **Ray Garber, 1822** - I think we could put it in a short term reserve for roads. **Bob Lowrance** - I agree with that, but with the changing of Boards and such, I don't know how we would make sure that it was used for roads. **Roger Rawson** - I think that since the taxes and maintenance were taken from the General Fund, we should put the money back in the General Fund. It's not like we are going to get all this money at once. We may just be getting \$10-15,000/year. **Conversation Ensues. Monte Thus** - The budget is already set for this year so adding this money to road repair would not be an issue. My problem would be when the Board is setting the budget for next year, someone says 'I think we're going to sell some more lots so I'm

going to cheat a little bit on the roads'. This wouldn't give any additional funds to the roads, it would just allow for more money to be used elsewhere. The roads always take the hit. **Bob Lowrance** – Maybe what you're saying for this year, noting that we already have a budget for next year, is that we designate those moneys for that time period to be put in additionally as roads and look at it independently each year, as opposed to lumping it in or guessing. **Dave Decker** – I would agree with that if I didn't know the history and know that when we look at the end of this year, when we look at next year, we're going to revise that budget based on current projections and estimates. Then we will basically have the opportunity to do the movement. If we have any carryover funds, what we typically do is allocate them to what we feel is most important. Like I said, I don't know the answer, maybe the reserve would be the best way to go and just say when the reserve hits X, we will rebuild a road. With a reserve, you can't put money in and take money out all the time. So you can designate the money coming in this year to be spent next year and designate it for roads, but you can't sell a lot next March and put the money in the reserve and then take it out in September. According to accounting rules as I recall from the audits here. I like the idea of a reserve and designating it and I think maybe if we can set an amount for a specific road, that once it hits that amount, we can use the money to fix that road. I know you mentioned putting the money in the General Funds, Roger, but I don't like that idea. We work really hard to figure out where we're going to spend the money and if it's in the General Fund, we have less control on deciding where it goes. **Roger Rawson** – I understand what you're saying as far as accounting purposes, but the money to support these lots for all these years came out of the operating budget. It should go back in the operating budget and then decide how you want to spend it. **Dave Decker** – If you designate it upfront, when you pull it out of reserves, it technically ends up being in the operating funds for the roads. So you can argue that both ways. **Bob Lowrance** – The contract comes up on August 31st so if we want to continue to sell these lots, we need to make a decision tonight to continue selling them.

Conversation Ensues.

Dave Decker – Motions to renew the listing agreements on the real estate property for 1 year, the proceeds from any sales of those properties which is collected after October 1, 2016 will go into the reserves as a special line item to be spent on roads.

Jeanne Abert-Martin – Seconds.

All in Favor.

Action: Motion Carries.

Fishing Committee Stocking Recommendation

Mike Wesley, 1862 – As a result of the Fishing Committee meeting on August 17th, we have determined the \$6,500 allocated for the annual fish stocking should be dispersed as follows: Large Mouth Bass - 1,556 (\$2.25/ea., \$3,500); Hybrid Striper - 513(\$1.95/ea., \$1,000); Red Ear Sunfish – 3,333 (\$.45/ea. \$1,500); Channel Catfish – 667(\$.75/ea., \$500). The Fishing Committee feels that this is the best use of the allotted funds to ensure a well-balanced stocking of the lake. We have arrived at this conclusion after reviewing the DNR electroshocking report performed this spring as well as their recommendations. We have also taken the cost of the fish into account. We had Glenn check that the brood stock was changed by our current supplier, Logan Hollow Fish Farm, and they have assured us that it is changed every 4-5 years which should ensure us a diversified species of fish within the lake. **Dave Decker** – How does this compare to last year's? **Mike Wesley, 1862** – It's very similar. The Large Mouth Bass is up about \$1,500 because the cost of the fish went up. It's keeping the fish numbers consistent since 2007 or 2008 which establishes a year class for every species in the lake which is what DNR recommends. **Monte Thus** – Glenn, what was the fish that was caught in my slip a year ago? Was that a Channel Catfish? **Glenn Dalton** – We do have Grass Carp in the lake and they have almost all died out. We don't stock Grass Carp because we don't have enough nuisance grass to justify them. **Monte Thus** – I don't think this was a Carp. **Glenn Dalton** –

We have both Flathead and Channel Catfish. I believe yours was a Channel Catfish. We have a lot of the 7-15 lb. Channel Catfish in our lake. We are managing the Channel Catfish as part of the year class concept. Su Twann will also be stocked with a portion of these fish, as we do every year.

Monte Thus – Motions to implement the Fishing Committee suggestion.

Shaun Diltz - Seconds.

All in Favor.

Action: Motion Carries.

Madison Communication Business Plan

Justin Patterson, 1656 – The office and I have been looking into some of the IT issues here. It prompted us to take a look at the internet service. We currently have a 3MB connection with a minimal upload speed. If you use the internet, you know that speeds have gone up because of what the internet is used for. Our connection speed has not been increased since 2004. The equipment that we're using has not been replaced since 2004. After talking with Madison Communications and the office, it is my professional opinion that we increase our internet speeds to the highest that Madison Communications offers at this time which is 20MB with 2 MB upload, which gives us enough to do what we currently do and possibly a little more. It will allow us to do it faster. There is about \$700/year in cost difference. Madison currently give us TV service to the clubhouse for free and hosts out website and email for free. We currently pay \$89/mo. for internet. The proposed change would be \$149/mo. **Monte Thus** – Glenn, can you get me a clean number on what we spent on the phone system so we can see if there is money left in there so we can pay for the rest of the year? **Glenn Dalton** – *There is enough, but I will get you that.* **Dave Decker** – So, what we currently have is bad. To me, we need to get our internet speed up and we need to do that now. For us as a business, running the speed that we are running is not good. It would be my recommendation that we upgrade to this service. **Bob Lowrance** – I agree. **Dave Decker** – What's in front of us is a 2 year agreement. With what they provide us, I think we need to stick with them.

Dave Decker – Motions to sign 2 year agreement to upgrade the internet service through Madison Communications.

Roger Rawson – Seconds.

All in Favor.

Action: Motion Carries.

Proposals for IT Configuration in Office

Dave Decker – We've identified some concerns with our current IT infrastructure. We have a couple different solutions. One is to install a server here instead of using one of our workstations as a server. One is taking some of our applications and running them on the cloud. In addition, we have some different options for backups. Either physical backups here or internet backups on the cloud. As an action item out of that, *we were going to go back to see what our costs were on a couple of those applications.* **Justin Patterson, 1656** – *We are going to do a comparison of what we are doing now and all of those options including possibly moving to a cloud provider.* **Bob Lowrance** – So you (Justin) as a chair of the IT Committee have volunteered to do that. **Justin Patterson, 1656** – If you want to form an IT Committee, I'll be on it. **Bob Lowrance** – I think we just did and Shaun's on it too. Does anybody else want to be on the IT Committee? Glenn, put that in the book.

Garden Club Letter

The Garden Club is requesting that the Board waives the Security fee for their annual awards dinner. This fee is required if alcohol is served in the ballroom and pays for additional security staff. The Board agreed that this would set a precedence and chose not to approve the waiver.

Open Floor

Allen Campbell, 325 Deepwater Circle – I have a question about invasive species in our lake. I was watching TV the other day and noted that Creve Coeur Lake has Asian Carp. What are we doing to make sure these invasive species are not in our lake? There are members that take their boats out of the lake and put them in the Cahokia River, which also has Asian Carp. If you don't wash your boat, won't they be transmitted within the cooling system or on the boat somehow? **Shaun Diltz** – We brought that up with DNR last year at the committee meeting. He assured us that Asian Carp need moving water to breed. It would be unlikely for them to thrive in our lake. As far as other invasive species, you will see signs at lakes and rivers that say to wash your boat. **Allen Campbell, 325 Deepwater Circle** – I've never seen a sign here. I would think that most people would know that, but it's always good to have a reminder. **Shaun Diltz** – We do put out reminders for people participating in the fishing tournament, that if they are bringing bait, it should be brought from this lake. **Roger Rawson** – Creve Coeur Lake got theirs from the flooding of the Mississippi River. **Allen Campbell, 325 Deepwater Circle** – Glenn, would it make sense to put a sign up? **Glenn Dalton** – We can possibly. What Shaun said is true, the Asian Carp are not going to get in through your engine. But when you're talking about a species like Zebra Mussels, they are very invasive and they are about as big as a pinhead and they can get in through your intakes on outboards and they can move into a lake. They are becoming pretty prevalent. Even though they started in the Great Lakes, they are now in Texas. There are a lot of states that if you have a boat, they have a cleaning station and they will sanitize your live well and outboard before you can enter their state. Yes, we can put up a sign.

Dave Decker- motions to adjourn to executive session

Jeanne Abert-Martin – Seconds.

All in Favor.

Action: Motion Carries

Meeting adjourned at 9:02 p.m. to Executive Session.

Meeting minutes submitted by Shaun Diltz.