

Date: September 14th, 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 Brandy Skelton from the Holishor Office.

Holishor Members Present: 22

Non Members – Curtis Westrich with Heneghan & Associates.

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of August 24th, 2016

Dave Decker – Motions to approve the minutes as corrected.

Monte Thus – Seconds.

All in Favor.

Action: Motion Carries

Transfers of Property

There were 6 transfers of property all of which triggered initiation fees.

Bills & Salaries

Monte Thus – Motions to approve Bills & Salaries as submitted.

Dave Decker – Seconds

All in favor.

Action: Motion carries

Treasury Report

Monte Thus – \$11,363.34 was applied to the principle of the North Property loan. The current remaining balance is \$12,245.15.

Dave Decker – Motions to approve the Treasury Report as submitted.

Jeanie Abert-Martin – Seconds

All in favor.

Action: Motion Carries

Profit & Loss

Managers Report

Read by Glenn Dalton

Security Report

Read by Glenn Dalton

There were 8 incidents reported with 6 citations written. Incidents including, 4 animal incidents, 4 vehicle incidents, 5 incidents involving property, 5 involving persons, 3 alarm responses, 5 incidents on the lake and 2 other incidents.

Correspondence

Building Committee Report

The Building Committee cared for 27 items at the August 2nd, August 16th and the September 6th meetings. 13 permits were closed with refunds and 5 were closed with a forfeit of refunds. 4 Docks, 2 Fence, 1 Tiki Hut, 1 Shed and 1 porch permits were all approved.

Dave Decker – In regards to the Building committee, over the last few months we had conversations regarding driveways. We have a requirement that all new homes driveways are constructed to the road. With all of the talk about the road repair, culverts and ditching there has been a lot of discussion about whether or not we want to consider changing that requirement. Is that something we want to send to the Building Committee for them to address or should we have discussion on the direction they should take? **Roger Rawson** – We did request this awhile back. **Dave Decker** – Have we officially requested this? **Glenn Dalton** – Dave, we have submitted that to the Building Committee. **Dave Decker** – Another thing that we talked about a while ago was culvert material. Currently we require galvanized culverts underneath driveways, and we had just given a variance to someone to use a different material. We talked about changing the requirements to include this other material. Have we passed this along to the Building Committee for a different recommendation? **Rob Frey (Holishor)** – We have passed that along and they are currently working on that.

Old Business

Port Lane Boring Option

Glenn Dalton – I would like to introduce Curt Westrich with Heneghan & Associates. Heneghan & Associates are our in house engineers; they have previously come up with other options for Port Lane. Roger came up with a bore option and the possibility for that. We had Heneghan & Associates and a Boring Contractor come out and they have put together some cost estimates and plans. **Curtis Westrich** – The drawing that is being presented with a plan from last year and the difference is there is a highlighted line on this drawing to show where the proposed boring would take place, also where the inlet would be constructed and the discharge to the lake. I also presented two copies of cost estimates. We worked with N & W Boring Company and they gave us a cost estimate for the boring. I want you to know that this is all very preliminary; it is conceptual at this point. This is only to give you an idea of what the cost could be involved with this project. We are estimating for the construction of the inlet, the boring down to the lake, with a 12 inch pipe being put in, with no work on the road at a cost estimate of \$86,840.00. Then we looked at if you would build the inlet at that location, with the boring to the lake and the 12 inch pipe and reconstruct the road from that point, it would be \$130,686.00. Again, these are preliminary estimates. We feel this is what you need at this point. **Dave Decker** – How was the determination made for the size of the pipe? **Curt Westrich** – At this point, hydraulic calculations we have estimated that we would need the 12 inch pipe, based on the drainage area. **Glenn Dalton** – We have also asked them to look at is the amount of trash that will be in the collector box. It would be our responsibility to clean that out, so we have had discussion about that. **Curtis Westrich** – At this point, it would be a box with a sump in the bottom to catch debris so that it did not travel to the

lake. Another option we have also looked into putting into an enviro-hood structure it would cover the outlet, connect it to the wall and it would also trap debris from getting into the lake. **Mark Dooley (1825)** - What are you going to do with the rest of the water on the street? **Curtis Westrich** - At this point the water coming from the north to the south would be picked up in this inlet. **Glenn Dalton** – In addition to this we are looking at the last two houses on Port Lane. Right now we don't know if there will be any impact at all. If this collector box collects all the water on that road, there will be a decrease in water. One of the things that we talked about and are still being developed is an additional collector box for the houses on the south end and pipe it back to go into that one bore. **Curtis Westrich** – We have anticipated that the cost between the two options would be the same design. **Glenn Dalton** – What I would recommend is that we take the time to review and have Curt come back to discuss options. **Shaun Diltz** – The option of the bore and not the road: would the collector box sit above the road. **Curtis Westrich** – The box would have to be sitting down from where the existing road is now. It would be built to work with future improvements to the road, There would have to be excavation done and the yards would need to be graded, or a retaining wall would need to be built around it to protect that area. The collector box would be in the easement, but would be feet away from the right a way. It would be some lowering of the ground in that area. **Roger Rawson** – I saw where there was a cost estimate for sod. **Curtis Westrich** – With option one, sod is an estimated cost of \$3000.00 and that would be sodding anything that may get damaged with the construction to the yards. The other option we have sodding for an estimated cost of \$6000 and it would be for any disruption to yards and along roadway. **Jeanie Abert–Martin** – What about the trees? **Curtis Westrich** – I am glad that you are bringing this up, the boring will go under neither the trees. We have some concerns with some of the trees. There is one tree that looks as if the boring will go right under that tree and others off to the side. Root damage could be caused by the boring, but as of now it doesn't look as if we will have to take any down. **Jim Brendle 1827**- As was mentioned the catch basin will be on the north side of our lot. I am happy to see this to come to a head. As being a part of the engineering world there is more than one way to do a job. There are a lot of details to make this work. There are 7 trees in that area and one of which that is 250-300 years old. It is important to me that we do not lose those trees but things happen. I hope that we are able to work together and talk to each other so that we can make this work. **Bob Lowrance** – We will make sure that the work that is going to be done be coordinated with those affected on the street. **Dave Decker** – The outlet to the lake, is there a pipe or a grate? **Curtis Westrich** – We have looked at a couple different options and nothing is decided. We have looked at constructing a structure at the bottom of the lake before where it discharges and have another pipe that goes up through the wall, at some point you will have to have it open and I guess you could put a grate over that. We would anticipate actually having that in the wall area. There is another option of discharging it before you get to the lake itself and pouring concrete and somehow dissipating the velocity of the water as it goes down the hill. In that case you would use a flared in section and you can put in grates if there are concerns of animals or what not getting into that. **Dave Decker** – We really don't have a lake end design and that could impact the assessment of what this is. **Curtis Westrich** – We do not have a design but we have figured in a cost. **Mark Dooley 1825** – I would strongly recommend that when we do this process that the road be reclaimed, otherwise there is no point to this project. That is why we have a problem. Tons of rocks have been dropped off in the road and it has created a channel and all the water follows the channel. **Roger Rawson** – We are fully aware of that and we are trying to correct the problem. **Mark Dooley 1825** – Is there any recourse for those that are continuing to still dump rock there? **Roger Rawson** – We are looking at that. **Dave Decker** – Are people still dumping rock? **Mark Dooley 1825** – Yes. **Glenn Dalton** – Currently they can continue to do that until we make the changes over there. **Dave Decker** – I would disagree. **Bob Lowrance**- Why would we continue to let them do that? If we are looking at reclaiming the road then we would probably need to shut that down. **Glenn**

Dalton- The only thing that we can do is recommend to them not to dump rock there. Where in our instruments does it give me the authority to tell them that they cannot do that? **Bob Lowrance** – That is our right away. **Glenn Dalton** – Ok I will enforce it.

Shaun Diltz – Is there any threat of that area silting in or is the collector box going to do a good enough job of collecting the silt? **Curtis Westrich** – It will need to be maintained, I would recommend 2-3 times a year. **Conversation Ensues**

Fishing Stocking

Bob Lowrance – Fish stocking will take place the last week of October.

Telephone Update Costs

Bob Lowrance – The telephone system costs came in under budget by \$4110.45. I would like to thank Justin Patterson who also had a hand in that as well. **Roger Rawson** – We have budgeted \$20,000.00 and came in under budget. The remaining \$4110.45, will that get reinstated into another account? **Glenn Dalton** – That is up to the board. **Monte Thus** – This was not all from the reserves. We had an x amount of dollars set aside for the phone systems and we moved \$20,000.00 from overage to buy the system. **Dave Decker** – We have a line item now in the reserves for these items. This is money from last year that was allocated to this and we set a line item in the reserves for security and phones. If we didn't actually move the funds into the reserves, we should have. **Glenn Dalton** – I think that we did, I paid for them out of operations and I will come to the reserves to be reimbursed. **Roger Rawson** – The \$4110.45 will just stay in the reserves? **Dave Decker** – It will stay in the reserves and then when we do the reassessment, it will then be distributed to other items. **Monte Thus** – We did not move that \$20,000 into the reserves. We started a line item 501, it is general money. We are going to use the \$4110.45 for the back-ups.

Vacant Lots

Bob Lowrance-

MLS Extended 1 Year

Bob Lowrance – We did extend our listings with the realtors for the vacant lots for one year. We had discussion with respect to vacant lots that are owned by Holishor Association. We were originally selling those to pay off the North Property that is eminently going to be paid off. We had a discussion if we were going to continue to sell vacant lots. It was decided to continue to sell them. At present we have relisted them for one year and there was a motion last meeting to allocate those monies to the roads after October 15th.

Marina Docks

Bob Lowrance – There is no one here to speak about the Marina Docks, there were supposed to get back to us prior to this meeting to present new material and have not. We only have in front of us what was presented the last time they came to us with no new additional information. At present there will be no discussion of Marina Docks this evening.

Board of Directors Nomination

Bob Lowrance – Unfortunately we have lost our sitting secretary Richard Hertel. It was unexpected and we are very much going to miss his as he was an asset to our board. **Shaun Diltz** – I was looking into some of the historical meeting minutes. It looks as in the past the Nominating Committee had brought

up some people before to present to us. I do believe that it was the runner up in the last election.

Barbra Kelly-Cox 711 – I know that Michael Hawks barley lost out as being a director and I would think that he would be in consideration to fill that seat.

Jeanie Abert-Martin- Motions to elect Justin Patterson for sitting board member.

Roger Rawson – Seconds

Dave Decker – The last time we went through this, the person who ran at the last election was taken. Justin had not run for Board of Directors. I understand and appreciate the things that he has been doing and he can continue to do those not as a director. I am surprised that we are not taking someone who has run and received the next votes. **Bob Lowrance** – I also know that it has not always been the case.

Dave Decker – I have been through several nominations and understand what has been done. **Nathan Boeser 2077** - I would like to understand why Michael Hawks is not under consideration and someone who did not run is being considered.

Bob Lowrance – There is not a definitive way that it is done, it is based on the sitting Board of Directors. **Dave Decker** – Just because a nomination was made does not mean that others were not considered. There has been a motion and a second that vote will have to be taken. **Paul Worthy 300** – What you are saying is that the majority of the people of Holiday Shores voted for someone who was on ballot, you are not going to worry about who the people voted for, and you are going to nominate your own.

Jeanie Abert-Martin – There will be another election in May, and it is my understanding that there will be three spots available. **Paul Worthy 300** – This is not May. **Jeanie Abert- Martin** – This is not an election, this is an appointment. **Glenn Dalton** - I would like to read the by-law, “Any vacancy on the Board of Directors, whether caused by resignation, removal from office or otherwise, shall be filled within thirty (30) days by the Board from the roster of eligible members. Any person so appointed shall serve until the next election of directors, when the membership shall elect a director to serve the unexpired portion of the term of the person originally elected to such vacated office.” I think the bylaw needs to be addressed.

Barbara Kelly-Cox 711- There are a lot of us here in support of Mike Hawks, it sounds like you have already decided and are not listening to us. He ran in good faith and there are several of us listening. **Roger Rawson** – We have listened. **Gerry Theodore** – I have been elected and appointed several times. I am not behind or pushing anybody. By our rules and instruments, it rests with the current sitting board. **Joe Roth 1030** – Understand that this is the Boards decision, if you want to get this changed you need to get a petition to change the rule. That would take it out of the hand of the board and the next runner up would reside. I would like to recommend Jerry Allen, who also ran for the Board.

Bob Lorance – We have a motion and a second.

All in favor: Jeanie Abert-Martin, Monte Thus, and Roger Rawson.

All Opposed: Shaun Diltz and Dave Decker.

Action: Motion Carries

Open Floor

Ray Garber 1822- I am involved with the Finance Committee one of the topics that has come up is that our Cedars are maturing and when that happens you need to make a decision. I would like to continue with that Cedar. We have one that is due in 7 days, which is before the next board meeting. Is that Board Approval Needed? **Dave Decker** – Historically, it has been brought before the board. **Ray Garber** –

A decision has to be made before the next meeting. My recommendation is that I have a new process that will double our monies and keep I would recommend a four week to make a good decision. **Dave Decker** –

The Finance Committee had a long conversation about this and what he is suggesting going to four weeks, was part of our discussion, where he can put together a different plan for a longer term plan with some options. **Monte Thus** – What Ray is coming up with is like a latter tier structure to invest our

money into. Right now we have Cedars, and we have extended them six months and those are coming due. Our reserves are embedded into those and we have to be able to get our money out of the reserves and when different line items come due in the year. We need to do a final analysis, line items and when they come due. What Ray is looking into is Cd, with different year terms. We have a lot of money sitting where as we are only making small amounts on. **Dave Decker** – His plan is to renew the Cedars with a four week plan, so that we have an opportunity to put together a plan and a proposal to bring back to the Finance Committee and bring back to the Board for approval.

Dave Decker – Motions to renew both Cedars as a four week renewal.

Monte Thus – Seconds

All in Favor

Action: Motion Carries

Dave Decker – Motions to adjourn to executive session.

Jeanie Abert-Martin – Seconds

All in Favor

Action: Motion Carries

Meeting adjourned at 8:45 p.m. to Executive Session.

Meeting minutes submitted by Shaun Diltz.