

Holiday Shores
Board of Directors Meeting Minutes

Date: October 12, 2016

Attendance

Board Members

Present: Roger Rawson, Monte Thus, Dave Decker Shaun Diltz, Justin Patterson and Jeanne Abert-Martin.

Absent: Bob Lowrance

Quorum Present: Yes

Others Present

Glenn Dalton, Rob Frey, and Angie Webster from the Holishor Office.

Holishor Members Present: 10

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of September 28th, 2016

Dave Decker - Motions to approve as corrected. **Justin Patterson** - Seconds.

Action: Motion carried.

Transfers of Property

There were 6 transfers of property and 5 of which triggered initiation fees. Since January 2016 we have had 72 initiation fees paid with an income of \$45,000.00. So far from the membership we have only gained 1 membership.

Bills & Salaries

Monte Thus - Motions to approve as submitted. **Jeanne Abert-Martin**- Seconds.

Action: Motion carried

Treasury Report

Monte Thus – The North Property loan has been paid off, as of September end we made a final payment of \$12,245.15. We paid \$1,406.27 on the interest for the North property. We will not have the special assessment into the New Year.

Dave Decker – Motions to approve the Treasury Report as submitted. **Justin Patterson**– Seconds.

Action: Motion Carried

Profit Loss Budget

Information Only.

Manager's Report

Read by Glenn Dalton

Dave Decker – The road work that was done, in the plan we showed there was a road that had not been done that was in the plan Alden Road. I went and looked at Alden road and it had not been completed. **Glenn Dalton** – I will go back and look at the Road plan. **Dave Decker** – There was a road on there that was completed that was not on the plan, Newport Bay. **Glenn Dalton** – I will take a look at those.

Security Report

Read by Glenn Dalton

Total incidents 25, Total Citations 12, Vehicle Incidents 5, Animal Incidents 2, Property Incidents 0, Incidents Involving Persons 0, Alarm Responses 6, Incidents on the Lake 6 and Other Incidents 2.

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Correspondence

Old Business

Port Lane Options

Dave Decker – In regards to the proposals that have been submitted, there is another option that was given to us last year that has not been in the recent documentation. I went back and grabbed the minutes from another meeting and it talks about one of the options by reducing the cost of \$50,000 by using a turf reinforcement mat instead of the rip rap. I have mentioned it several times in our discussion. It is in the June 10th 2015 minutes. My personal opinion is that we have several options that have been brought to us and we need to figure out where that money will potentially come from and that is the challenge in front of us. **Roger Rawson** – Has the Finance Committee talked about potential ways to do this? **Monte Thus** – We have not talked about this yet. **Roger Rawson** – Can you look at this at the next Finance Committee meeting and bring this back? **Monte Thus** – Our next meeting is scheduled the second Monday in November. We can throw this into the mix of what needs to be done. We are seeing some overage, but do we want to throw all of the overage on this project? That would need to be a recommendation of the Finance Committee. **Roger Rawson** – the horizontal bore has two options and there is one \$87,000 and one for \$131,000. If we go that route it can be taken in two different phases. The only other one that I would be for; is the gutter option and that is a cost of \$139,000 and that takes care of the whole road. **Dave Decker** – I think that before this goes to the Finance Committee, we as a board should discuss and determine if this is top priority of the Association. I don't think that is a recommendation that should come out of the Finance Committee. I think that the recommendation should come from Board as to what they feel is top priority. If the board agrees that this is a top priority then I agree that the Finance Committee should work to figure out where the money will come from. From the beginning we have discussed whether or not this should be a cost share between the membership and the Association, considering that a significant portion of this was caused by the actions of some of our members and previous members. So I would challenge the Board as to where is located as far as priority goes, and the idea of the cost share, and a third option that Gerry had presented as a line item on the Annual Meeting for approval to do the work. There are several different way to go about this. **Roger Rawson** – This has been neglected for a long time and I personally would like to see this as listed at the top of the priorities. **Jeanne Abert-Martin** – With the correspondence we have had I too think this is a priority. **Monte Thus** – I agree to a point and we need to know all of our priorities and where is this listed? Our roads will all be a priority until they are up to shape. We need to get opinions from the Board and then move forward. **Justin Patterson** – Do we know where that would fit into the ten year road plan? **Glenn Dalton** – No, Justin we do not. We will do that when we sit down with corrections to the ten year plan. **Dave Decker** – According to the Finance Committee, two meetings ago this was not even a line item in the plan. I would say the ten year road plan that is currently being looked at is a rough draft at best. It appears that it has been turned to the Finance Committee to put together the list of items that should be included and to be looked at. **Ray Garber 1822** - Glenn and I are in the beginning of the draft and you can project anything. It is a best guess and one thing we are hoping for is to set criteria and set prices that would be in line with that. It can always be tweaked by the Board. It is a start. I think if there is a critical part those would be priorities in the plan. We were hoping to have something to give you at the next meeting because of the lateness of the roads the presentation that we will have for you should be available the first or second meeting of November. **Justin Patterson** – Long story short, we are not even close. **Glenn Dalton** – No, we are not. We haven't started assigning roads; we have to determine the methodology first. **Dave Decker** – When we starting talking about this a maintenance cost was not even included and neither was the cul-de-sacs. That is what I mean by it being rough. **Gerry Theodore 1346** – This has been going on for a few years and seems to get talked to death and I understand the reasons why. Maybe you should take a more simple approach. Is this a special project or will this be a part of the regular plan. If this is a special project then you would figure out your method and the time frame. Then you would let the Finance Committee come up with the money. I think you should break it into pieces and keep it simple. **Dave Decker** – I think we have made some decent progress with costs. The options that have been presented the boring option seem to be the most cost effective with the least amount of negative impact. I would only consider the first bore and not even consider the second bore. I do not believe it to provide a whole lot. He

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basically stated in a hundred year rain the amount of water is not significant. **Glenn Dalton** - I also agree with the engineer. It was only as an as needed requirement. **Justin Patterson** - I also agree with the boring option and I would like to see if the residents would entertain the cost share. **Shaun Diltz** - I agree with that. **Monte Thus** - I have no problem with the bore option. **Jim Brendle 1827** - With our situation and I am hoping for a decision from the Board. I don't think it is my place to dictate the solution. **Roger Rawson** - We have discussed this Bore Option and this is least invasive. **Jim Brendle** - I agree. I think it is the least destructive to the ground. I would like to thank everyone as we have gotten this far. **Shaun Diltz** - You have the Bore plus \$50,000 road money that could be part of the ten year road plan if need be with this being a higher priority item. **Roger Rawson** - In my opinion this needs to be a project in itself. It should be treated as a standalone project it will get full attention. **Jeanne Abert-Martin** - I agree with that. **Shaun Diltz** - I am also in favor of the Bore Option.

Dave Decker - Motions that when we preform the repair that we will use the Boring Option with the one catch basin.

Shaun Diltz - Seconds

Justin Patterson - Is that including or excluding the road improvements? **Dave Decker** - It doesn't have anything to do with the road improvements in my opinion. I am talking strictly drainage repair. **Roger Rawson** - Capture the water and then we can address the road and how we will recoup the monies to put it back to standard. **Dave Decker** - My understanding is we can do this repair without rebuilding the road. The downfall will be the ongoing maintenance and that catch basin will need to be cleaned often. **Glenn Dalton** - That would be part of our maintenance.

Action: Motion Carries

Scott Webber 909- How much did you just approve? That is a lot of money. **Roger Rawson** - We did not approve any money we only approved a plan to use a Bore Option. **Dave Decker** - When we do the work, we will use the bore option. **Roger Rawson** - We need to ask the Finance Committee for a plan and options to fund this project.

Road Overage

Glenn Dalton - We had some money left over in the road budget. The road bid we got came in less than what was anticipated and we did not have the time to prepare the additional roads that could have been done to meet that budget. There is \$30,000 that remains in the resurface budget that will not be used this year. Our focus is to ask the Board to carry it over into the 2017 Road Budget. **Dave Decker** - Based on the conversation that we just had, I do not think that I could make that decision at this point. We may decide that money should be used for that project. **Monte Thus** - I would like to see what the true overage is and then lay it out. **Shaun Diltz** - I thought we had this overage because the bid came in under budget. **Glenn Dalton** - That is correct. That will be differed until year ends funds are determined.

Conversation Ensues...

Road Plan Methodologies

Glenn Dalton - In order to develop a ten year road plan, we need to have an approval of methodologies that we are going to use in several aspects in road and road maintenance. How are we going to resurface it and how are we going to build up our surface of our road to where we can get the proper crown and adequate drainage away from the road. With the road edges there are no ditches and the road acts as drainage. We could consider chip and seal. We could request pug mill. The other thing is asphalt, and we would have to consider that in the cul-de-sacks because of our trash trucks. The trash trucks are causing push-ups. We have looked at cost factors, for pug mill it is about \$22 a foot and asphalt is about \$84 a foot. You can see the significant difference. We also need to address ditching. We are recommending a swale and that allows the property owner to maintain it. If we are looking at a swale it would have to be contracted out. Once we come up with a determination we can get approval for those. Drive way culverts are way too low and hold water; the ones that are too high are like dams. We need to get a proper grade and we think that driveway culverts must be considered. All we are looking for is what you want us to go forward with. **Roger Rawson** - As far as ditching will have to deal with the topography of the land. **Glenn Dalton** - We will try to do swales, but there are areas where we will have to do the common ditch. **Roger Rawson** - There has been discussion on the culverts as to who is responsible for that cost. **Glenn Dalton** - That is the key

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thing that needs to be the determination. **Roger Rawson** – In my opinion, when someone starts construction on a lot and they are putting in a culvert, before there was no one who directed them when putting one in. Now Glenn and Rob are directing them and giving guidance. **Glenn Dalton** – We are down there now with contractors and making sure that there is a grade established. **Roger Rawson** – I would say future practice we can continue to do that. The Building Committee is the ones to approve, but as far as replacing future culverts, the lot owner could have contractor replace it under our guidance, or the association could do it the way they want it the first time and finance it. **Mont Thus** – Upon discussion, new construction the owner would have to pay for it. The second one, with concrete that comes to the road and the culvert needs to be replaced, Holiday Shores would take out the culvert and then the association would set a standard and hot patch over it. If the members wanted concrete then they would cover that cost. If the member has gravel then gravel would be replaced. **Roger Rawson** – if they weren't required to put in a culvert and with the ditching plan requires a culvert, then I would assume that would be up to the Association to put that in. **Ray Garber**- Who is going to pay for it? If the person had already installed a culvert as some members have not then we would cover the second culvert. You have asphalt, concrete and gravel driveways all with different costs. I think the important thing is to determine who would pay for it and that would be important for the ten year road plan. **Gerry Theodore** – On the Building Committee the driveways that don't have culverts have gotten variances. On the variance it was stated that if in the future a culvert were required the homeowner would cover the cost. **Scott Webber 909**- When you make a vote, does the next board have the right to disregard your decision? In 2009 or 2010 we put a ten year road plan in place voted by the board to replace the roads with pug mill and rebuild. That philosophy seems to have been abandon and now you are chasing the same tail that the board did 6 or 7 years ago to do that and all that work stopped. We are having the same discussions on something that has already been approved. **Glenn Dalton** – There were no roads ever assigned to that and ditching was not part of that plan. Driveway culverts were also not a part of that plan. It was basically a reduction of funds and going forward we now have ditches and driveway culverts. **Shaun Diltz** – I know that the Building Committee was going to look at adding another type of culvert I believe the plastic, over the top of those what is the standard? Is it concrete, gravel? **Glenn Dalton** – It is a hard surface to the road and that is one thing the Building Committee is going to look at this. **Dave Decker** – Do we need to give them a time line of when they are going to get this for us? **Glenn Dalton** – I know they have been discussing it but they still need to come up with the recommendation.

Dave Decker - Motions that the Building Committee have a proposal to the Board by the November 9th 2016 meeting.

Justin Patterson – Seconds.

Shaun Diltz – Is that for both issues? **Glenn Dalton** – Yes. **Gerry Theodore 1346** – The driveway issues is a static issue, it was determined that the hard pavement looks better. I would appreciate if you didn't shoot from the hip and there was thought done and there is reasoning behind it. **Dave Decker** – We are only asking for a proposal, and if they feel it needs to stay a hard surface then that would be their proposal. **Roger Rawson** – We are only asking for a recommendation. **Dave Decker** – Some of the future planning for culverts is dependent upon it. **Richard Fennell** – I would like you to give some consideration to those who have the concrete driveways. If you leave it to the homeowner maybe you could consult with the other homeowners with concrete maybe they could come together and share the concrete cost. **Roger Rawson** – I think that will be the biggest issue with this project. **Shaun Diltz** – Do you have an idea Glenn, how many culverts? **Glenn Dalton** – I do not have that number now, Ray and I are getting together to get that number for you.

Action: Motion Carries

Committee Guidelines

Dave Decker – When the guidelines were approved by the Board they were approved as just that, guidelines. **Roger Rawson** – This is just for information. **Dave Decker** – This came up at the last meeting and Glenn provided it to us tonight. **Glenn Dalton** – There were several exceptions with these guidelines to the committees with certain expertise. **Dave Decker** – I will nominate Justin to chair the IT Committee. **Justin Patterson** – There is a member here tonight that would be interested in chairing the IT Committee, Rich Fennell.

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Dave Decker - Motion to elect Justin Patterson to Chair the IT Committee

Monte Thus – Seconds

All Opposed: All members of the Board opposed.

Action: Motion Dies

Justin Patterson – Motion to elect Rich Fennel as the chair of the IT Committee.

Dave Decker – Seconds

Action: Motion Carries

Rich Fenell 54 – I do not have professional computer background, but I have set up systems. I have side duties at the company I work for setting up systems. **Dave Decker** – Your first duty is to set up your charter.

New Business

Village Exploration Affirmation

Scott Webber 909 Just to give you a few updates, you should have a document in front of you the Village Exploration Affirmation. We have had three meetings and have been sending our minutes. We are also looking at St. Rose it is coming up in November whether or not they are going to incorporate they believe it will pass. Once that happens we will get with them to better understand how they create their budget, nomination of Trustees, etc. You should have also received a map of Holiday Shores, or will have soon. The city boundaries that we are proposing will match that map exactly. The boundaries will be that of Holiday Shores only, will not include the any land outside of Holiday Shores. We are bound by state law, so we really can do anything. State law say that before we can do anything further we need to get association to affirm to move forward. This is not a vote to incorporate, this is to allow the Board and the Committee to move forward to start the process. We have been working with Senator Haine, to get a potential change to the rule, the rule currently is 66% of the membership (not lots). We are trying to get the number change specifically for Holiday Shores and in order to do that Senator Haine will not be able to introduce it till January, and to the Governor's desk till July. **Shaun Diltz** What is he changing that too. **Scott Webber** there will be an exception, we are not sure what it will say exactly. It will read something to the effect that it will exclude any Association greater than 3500 members. So we are going to try and lower it to a third one-third or a one-half. **Angie (Holishor Office)** Comments on the affirmation form, I really think you need to have a yes and no on here. Yes I want to move forward or no I do not want. That is going to be another vote just like the covenant. Just a recommendation, that way you are not waiting on a person to turn it in that has no intention of it. **Scott Webber** I would disagree with that on couple of points. You will get phone calls whether or not you have that on there or not. I know that if my target is 500 of these pieces of paper, we are good to go no matter what. The reason we are proposing this is we are trying to get feedback. We have a meeting coming up this next week and we want to get it done so we can mail with the annual billing/invoices that go out. Save postage. There are some changes that need to be made before mailing. This is to bring your tax dollars back into holiday shores. **Roger Rawson-** Make adjustments and bring back to the next meeting. **Scott Webber-** Based on feedback there are a lot people that want to Pursue this. **Roger Rawson-** Are we getting boundary map along with this? **Scott Webber-** If we have it by then, yes. As a member I would like you to approve the boundary map along with this. **Shaun Diltz-** As a member I would want as much information as possible including the map because by us approving this we as a board this is the right thing to pursue. **Dave Decker-** Am I against this, no, am I for it? No. I don't have the relevant information. A proposal of the rule changes is a big factor. To protect this association. All of this needs to be in writing not in conversations, it needs to be documented so it can be relayed to people. **Scott Webber-** I agree. We aren't going to have all the answers but we can have as much as we have. **Dave Decker-** With that information then I can make a decision. Ultimately the membership will make the decision. With a document then **Scott Webber-** We will send that information to Glenn and the board along with all the minutes the board hasn't gotten. **Roger Rawson** I believe this also, and thank you for all the effort you have put into this.

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Finance Committee update

Monte Thus- We talked about a laddering technique last Monday in our meeting and wanted to bring this to the board. In addition we discussed the difference between CDs and CDARS. **Ray Garber 1822-** Currently we have \$400k in CDARS. You can put this in laddering CDs and could potentially get \$4-6k more a year. You will have to go to a third bank because of FDIC rules. Getting the highest interest bearing banks, whichever those will be. There will be effort to get signature cards at that bank. The way the laddering goes, you buy 1, 2, 3, 4, 5 year CDs. After the first year matures you renew it as a five year. Eventually you will have maturing CDs every year at the higher interest rate of a five year CD. **Dave Decker-** I know we struggled in the past on not meeting the due dates of when these needed to be renewed. We need to make sure we have a system in place or knowledge transfer from Treasurers so we don't miss out on a renewal. **Ray Garber 1822-** When I was treasurer I added columns to the treasury report for the dates of expiration and interest rate of the CD so the board would also see if one was coming due. **Monte Thus-** I will add those. Before we go to the other thing, we did the CDARS for four weeks. I would like to get a motion to do another 4 weeks. **Dave Decker-** Make a motion **Monte Thus-** ok

Monte Thus – Motion to do another four weeks for the 2 CDARS we have out there to give us time to finalize CDs vs CDARS and present that to the board.

Jeanne Abert-Martin- Seconds

Action: Motion Carries

Open Floor

Nan Adams 97- I wanted to give an update on the native plant area that the community volunteers planted in September. This is a project initiated by garden club that is focused on some high maintenance areas on the north side of the lake on Biscay Drive. By planting native plants on areas that can't typically be mowed because of the high slope, they are usually weed-wacked. We are planting 30 foot areas. We had 7 volunteers come out both Sept 14th, 17th and planted an 11X30 foot area. These are volunteers in the community not garden club members. Four returned to assist with weeding on Oct 4th. I wanted to thank the board for support of this project. Also thank you Jeanne and Shaun for coming out to help with planting. Annette Morris has been very active and I wanted to thank her too. We would like to add one more plot next year so maintenance department has less to do in that area. **Roger Rawson-** As these plants mature you can move them to other areas of the community? **Nan Adams 97-** Yes. And thank you very much.

David Decker- Part of the what was said in the treasury report is that we were able to pay off the loan of the north property by selling property. Were we going to make an announcement of that? **Monte Thus-** Over the past few years we have been collecting assessments on the north property loan. In addition to the assessment any sale of property has been applied to the north property loan. This year we sold 3 acres to a farmer adjacent to the north property. Dave and Roger were against the sale of this property. **Dave Decker-** And Darin **Monte Thus-** Darin wasn't there. Myself, Rich Hertel, and Perotti were for the sale of this property. So that is how that three acres motion was approved.

Monte Thus- While we're bringing up past motions, a year ago there was a motion allowing the Lakehouse Restaurant. Myself and Rich were against. Gary Kluckman, Roger Rawson, and Darin were for it. The motion passed to let the Lakehouse in.

Dave Decker- As a standing policy when we sell property we as a board need to announce the sale of these properties. I will also take blame for not bringing these up regularly, but moving forward we need to be disclosing this information to our membership. Once the sale closes we need to announce it to the board.

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Gerry Theodore 1346- What price did you get compared to what we paid for it. Monte Thus- We sold it for \$8500 acre and we had bought it for \$8500 acre. **Dave Decker-** So essentially the same price. **Gerry Theodore 1346-** When was the sale agreed upon? **Dave Decker-** Before the annual meeting. **Gerry Theodore 1346-** I'm happy the north property that was paid off. I'm not happy about the price we sold the piece of property for. I also didn't like the timing of this sale.

Dave Decker- Motions to adjourn to executive session.

Justin Patterson - Seconds

Action: Motion Carries

Meeting adjourned at 10:33 p.m. to Executive Session.

Meeting minutes submitted by Shaun Diltz.