

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** November 9, 2016

**Attendance**

Board Members

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

**Quorum Present:** Yes

Others Present

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

**Holishor Members Present:** 7

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of October 12th, 2016**

**Dave Decker** - Motions to approve minutes as amended.

**Justin Patterson** – Seconds.

All in Favor

Motion Carries.

**Minutes of October 26<sup>th</sup>, 2016**

**Dave Decker** - Motions to approve minutes as amended.

**Justin Patterson** – Seconds.

All in Favor

Motion Carries.

**Transfers of Property**

There were 3 transfers of property, 1 triggered initiation fees.

**Bills & Salaries**

**Dave Decker** - Motions to approve as submitted.

**Roger Rawson** – Seconds.

All in Favor

Motion Carries.

**Treasury Report**

**Postponed**

**Profit/Loss**

**Presented for review only.**

**Manager's Report**

**Read by Glenn Dalton**

**Security Report**

**Read by Glenn Dalton**

**Correspondence**

Holiday Shores  
Board of Directors Meeting Minutes

**Old Business**

**Driveway Culverts & Solid Surface Driveways**

**Bob Lowrance** - Like I said before driveway culverts are typically in the right of way but if they're going to be replaced the people that own the home should be replacing them. **Justin Patterson** - I'm still concerned about the concrete driveway. That really just falls into it. I'm one of those people that probably has a variance. I live at the top of the hill and concrete driveways except for one. I just had a neighbor that paid \$12,000 to put in an 8 inch driveway. They're not going to be too happy if you make them chip it out of there to put in a culvert. **Glenn Dalton** - If you live in an area that doesn't need drainage and it's not required you don't have to do this. This is only for the lots that will need drainage in the future. **Justin Patterson** - That needs to be stipulated. **Monte Thus** - The other side of that coin is the range of the water. If you don't keep that water away from your house it will do damage to your foundation. **Justin Patterson** - I agree. **Dave Decker** - We've got two questions in front of us the first is what you require when you build a house and that's what we sent a request to the building committee for a recommendation on. Their recommendation was to require a solid surface driveway all the way to the road. Question 2 is what are we going to do when we start ditching? That's what you're referencing Justin, is what you are going to do when you start ditching. To me right now you've got to ask if we are concerned about the coverage all the way to the road. As we move forward and plan ditching, we ought to consider stopping the bleeding. **Bob Lowrance** - Now if you are saying considering stopping the bleeding, you are basically saying that if they want to do hard surface all the way to the street that we don't allow that or... **Dave Decker** - You've got several options. You allow them to do that with a notation or a part of the agreement that states if the culverts have to be replaced they are responsible for hard surface. One option I could probably sit up here and come up with a half-dozen, a second option is you don't require the hard surface up to the road. The third is you require the hard surface to be asphalt, because that asphalt is cheaper than concrete. There are three basic ones right there. **Bob Lowrance** - That's what I'm saying. There are multiple. But what do we want to do? We talked about the different options. I am personally open. **Roger Rawson** - Well let me ask you this question. Where would everyone stand on the culvert itself? If the association has to replace a culvert to achieve the proper drainage for whatever reason, it's just going to be a member cost, do they have a contractor do it, or is it a member cost and the association does it so it gets done the way they want it or the association does it and it's an Association cost. **Bob Lowrance** - That's the decision we need to make. **Roger Rawson** - Well I've mapped it 3 different ways I've had a hard time trying to justify making the homeowner pay for something that's not on their property and it requires our maintenance to do it to achieve the water drainage that is required by us to do, or I guess it's not required it's essential that we do it to prevent flooding and damage to properties. **Bob Brakhane, 537** - My driveway is off of the Holiday Dam Road so it's actually in Fort Russel Township. But if it ever has to be replaced they replace it, you buy the first one they put it in. They won't let you put it in. You know I don't know how the association does theirs but they wanted to put it in that way. It's put in to their standards if it ever has to be replaced, they replace it. That's the way they do it. I don't know, it doesn't make any difference, I just bought the tubing and they put it in. So it's like a shared cost and then the homeowner furnishes the material and laborer's put it in. The only thing I had to buy was the tubing the rock and the fill. Whatever they needed, they did all that. Then we put our driveway. **Glenn Dalton** - and that's for the initial installation if it has to be replaced Fort Russell does it all, right? **Bob Brakhane, 537** - They do it all we buy the tubing and then put it in first time. **Justin Patterson** - Does that include the hard surface if they have to replace it? If they come out to replace your Culvert now they have to come out and replace the Culvert and The Rock and all that are they also going to put your hard surface back. **Bob Brakhane, 537** - When we poured the driveway he allowed for that's got a crack across that they are so you only tear up that little spot. **Justin Patterson** - I think you got a new construction and existing construction. So if we are requiring people to have hard surface driveways all the way to the road obviously they should know all. We already have requirements for that right so do we need to change that? The question I guess there is whether or not you have hard surface all the way to the road. If you do, do you require that to be asphalt or do you let them make that decision? **Monte Thus** - When they make you do your taxes and if you have a concrete driveway all the way to the road don't they make you have to pay taxes on that? **Bob**

Holiday Shores  
Board of Directors Meeting Minutes

**Lowrance** - The taxes are based on just your overall market value. It's not based upon just individual items. **Monte Thus** – I've always been told that you pay more on taxes if you have a concrete driveway running up to the road. Is it that way? **Bob Lowrance** – No. Taxes have always been based upon market value of the property. **Roger Rawson** - I think you're right. I think we need to adjust the building code to state that the hard surface of the driveway get to the property line from there out to the hard surface is not required but if it is installed then if it ever needs to be replaced because of road work then the hard surface would be in the cost of the property owner. But then the culvert? **Shaun Diltz** – Either way it's going to be a cost to the member if it is. Is it going to be at the cost of the single member or a member or collectively? Do we have to increase it and assessment and for this culvert replacement so it's putting it across all members and not the one member that is putting it there. Either way the members are paying for it. Unless I heard more feedback I would not be comfortable putting it on a single homeowner after the first one. **Jerry Theodore, 1346** - I think you have to look at it this way. If I owned 5 lots out here then the association would have to pay the cost for all 5 of my lots, while I only pay one fee. **Roger Rawson** – The lots that don't have houses would not have concrete driveways. We get an assessment on every occupied home. **Conversation Ensues.** **Shaun Diltz** – Do we have any kind of projections to any kind of possibility that would be eventually? **Glenn Dalton** – 1,150 Driveway culverts. But they don't all need replaced or even need culverts. **Roger Rawson** – I would estimate that there's at least 25-30% that don't require a culvert. We need to come up with the plan or formula on a budget and then ask for an increase. **Shaun Diltz** – But do we have any idea on how many we would need replacing in 2018, 2019, and 2020? **Glenn Dalton** – As the road plan progresses we would have that number. But we are currently not at that stage yet. **Bob Lowrance** - How does that tie into your guys plans on solid surface driveways? **Roger Rawson** – I say we need to change the building rule to that's required on the property line. **Shaun Diltz** – And that goes against the building committee's recommendation? **Bob Lowrance** - It does. **Justin Patterson** - Remove the requirement that it goes to the road and add the requirement that it goes to the property line make it optional. But at the members future cost if any culvert replacement needs done that way they know ahead of time if I put solid surface down to the road I know I am responsible. **Bob Lowrance** - That said does anyone want to reduce that or make a motion or do you want to have the opportunity to think about it and then write something up for next time? But I'd rather get it done and over with since we've been talking about it a couple times. **Monte Thus** - I would like to see something in writing first. **Bob Lowrance** - Roger, Shaun you guys have been discussing a lot of it was one of you want to make something up that we can look at. **Roger Rawson** – Yeah we can bounce some stuff around. **Bob Lowrance** – Roger and Shaun will come up with something and then can you guys email it to us? **Roger Rawson** – Yes. **Bob Brakhane, 537** - On new driveway construction now, does Holiday Shores put the tubing in and the homeowner handle the culvert. **Glenn Dalton** – No sir. The homeowner puts it in. That is one requirement we have. **Bob Brakhane, 537** – Some of old ones might not even need new culverts. **Glenn Dalton** – Some of them are to low and some of them are too high and building dams. Yes we have got both sides of it. That's where the ditching if it comes in, we will do the grading that is required. We will correct the ditch and the pipes to get them to the correct grade. **Conversation ensues.**

### Survey Requirements

**Bob Lowrance** - This is a Rule Rule we are looking at so any further discussion? There was no discussion on this Rule Rule. The Board will discuss next meeting.

### Affirmation Cover Letter & Holiday Shores Plat Map

**Bob Lowrance** – Did everyone get a chance to read the affirmation cover letter? I know they did what we requested them to do. We received two cover letters. **Conversation Ensued.** The board agreed to use the second cover letter with changes. After discussion, the board also agreed to the map that would be inserted.

**Jeanne Abert-Martin** - Motioned to approve the 2nd cover letter with the change in language to “communication outlets” and to include second cover letter in November mailing.

**Roger Rawson**- Seconds

**All in favor** Roger Rawson, Monte Thus, Dave Decker, Jeanne Abert-Martin and Justin Patterson

Holiday Shores  
Board of Directors Meeting Minutes

**All Opposed** - Shaun Diltz.  
**Motion Carries.**

**CD Laddering**

**Monte Thus** - The finance committee talked about this the other night and we had one individual go out and find interest rates on CDs and which banks can provide the CDs. **Conversation Ensues.** The board reviewed the spreadsheet submitted by Monte showing the interest rates. They discussed making sure that everything meets the requirements to meet the FDIC insurance requirements. The board wanted to wait to set the CDs up until they can see what the interest rates were going to do after the election. The Board agreed that they would do business with a nonlocal bank because the money would not be held in the area anyway. Monte will bring a proposal to the December meeting to vote on or wait until January.

**Justin Patterson** – Motion for the finance committee to move the funds for the CDs out of the CDAR account temporarily.

**Shaun Diltz** – Seconds

All in Favor.

Motion Carries.

**Port Lane Funding**

**Monte Thus** - The finance committee came up with some ideas. The first one is do nothing. The second one is to cost share with the homeowners that are impacted on Port Lane. Glenn called the lawyer to see what kind of issues that would cause. Third, the homeowners on Port Lane fund the whole project. Fourth, take \$87,000 out of the excess 2016 funds. Fifth, special assessment taken to the 2017 annual meeting of \$77/member. Last, any combination of the above. We were going to ask you tonight how to use the 2016 excess funds. Glenn mentioned roads, a backup for the computer system, a vent for the restaurant, or generator for the clubhouse because we do have contracts such as the election and rentals. We asked Glenn for cost and estimates for the generator. **Justin Patterson** - I know the clubs and committees were looking into a storage area and were going to come to the board for some assistance. **Shaun Diltz** – We can definitely attack this with a Plan A, Plan B, Plan C type action. We're not going to come up with anything tonight. **Bob Lowrance** – Correct. **Conversation Ensued.** The board decided to take a look at these options and come back to this at the next meeting.

**New Business**

**2017 Revised Budget**

**Glenn Dalton** – We have had a carryover for the last few year. This budget does not include the carryover. Disregard the 2018 proposed budget. We are still working that issue. If you look at 2017, the approved and the revised you're going to see that our primary with this budget is to reduce the amount of carryover. We went from 1130 to 1134 members paying. There's also an assessment increase in 2017. We also added for initiation fees which the members approved this year we are currently standing at 78 initiation fees. That is a record for us. Another big area that we have is prior years dues and assessments. We have been collecting a lot of those past due accounts. We have discussed this with the finance committee and will be looking at this more in the future.

**Logo Contest**

Postponed until December 14, 2016 Meeting.

**Open Floor**

Holiday Shores  
Board of Directors Meeting Minutes

**Gingerz Shop and Sip**

Presented by Keenithia Williams, 1991.

Gingerz would like to host a Shop and Sip that offers vendors a chance to sell their merchandise and Gingerz would be offering wine. With a lot of discussion, the Board agreed to allow their sponsor to rent the clubhouse. They will charge \$40/vendor. They will pay the customary rental (\$562) to the Association assuming 300 + Guests and will use the additional funds to pay for appetizers and beverages. This will be held on December 7<sup>th</sup>.

**Jeanne Abert-Martin** - Motioned to approve this rental with a \$562 fee including the rental, clean up and security.

**Roger Rawson**- Seconds

**All in Favor** – Roger Rawson, Monte Thus, Shaun Diltz, Jeanne Abert-Martin and Justin Patterson

**All Opposed** – Dave Decker.

Motion Carries.

**Dave Decker**- I don't think we should be running a business out of the clubhouse.

**Roger Rawson** – Motions to adjourn to executive session. **Justin Patterson** – Seconds

**Action:** Motion Carries.

**Meeting adjourned at 9:28 p.m. to Executive Session.**

**Meeting Re-adjourns At 10:39**

**Monte Thus**- I added two columns to the treasury report. The interest rates and the date of expiration of the investment.

**Treasury Report**

**Dave Decker** - Motions to approve October 31 Treasury Report as submitted.

**Justin Patterson**– Seconds.

All in Favor

Motion Carries

**Roger Rawson** – Motions to adjourn. **Justin Patterson** – Seconds

**Action:** Motion Carries.

**Meeting adjourned at 10:43 p.m.**

**Meeting minutes submitted by Shaun Diltz**