

Holiday Shores
Board of Directors Meeting Minutes

Date: January 11, 2017

Attendance

Board Members

Present: Bob Lowrance, Monte Thus, Shaun Diltz, Roger Rawson, 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: 26

Non-Members Present: Dave Martens and Roger from Ameren.

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of December 14, 2016

Dave Decker - Motions to approve minutes as amended. **Roger Rawson** – Seconds
All in Favor.

Action: Motion Carries.

Transfers of Property

There were 4 transfers of property, 2 triggered initiation fees.

Bills & Salaries

Monte Thus - Motions to approve as submitted. **Roger Rawson** – Seconds.

All in Favor.

Action: Motion carried.

Treasury Report

Monte Thus – Nothing outstanding right now. We delayed the finance meeting till Monday night to give Angie time to get the checks in the system. We have a number of things that we need to discuss during the next meeting. We have gotten information on a number all CDs from various banks that we will be bringing up during the next meeting. **Bob Lowrance** – Didn't we have some discussion in the last meeting with the reference to the reserves? **Monte Thus** – Yes, we're going to discuss that also.

Dave Decker - Motions to accept as submitted. **Justin Patterson** - Seconds.

Action: Motion carried.

Profit Loss Budget

Information Only.

Manager's Report

Read by Glenn Dalton

Public Safety Report for December

Read by Glenn Dalton

Correspondence

Holiday Shores Fire Department Letter

Holiday Shores
Board of Directors Meeting Minutes

Bob Lowrance - Holiday Shores fire department is asking for us to waive the fees for the ballroom rental for the Chicken and Beer Dance event on January 28, 2017. They understand that fees will be associated with the cleanup. **Dave Decker** - It's actually a combination of that and the event that they held in December. I believe that they're asking for a waiver for both. **Bob Lowrance** - You are correct. **Dave Decker** - For history purposes this is something the Association has done for several years in an effort to support our Holiday Shores fire department.

Dave Decker - Motions to waive the rental fees for both the event on December 20, 2016 and January 28, 2017. **Jeannie Abert-Martin** - Seconds.

Action: Motion carried.

Bass Club Trivia Night

Shaun Diltz – The Tiki Bar Bass Club is planning on having a trivia night on February 18th. They are supporting Garrett Steele, a young fisherman who passed away. Proceeds will go to a scholarship fund in Garrett's name and we are planning on giving a check to Children's Hospital for \$500. They are asking to waive the ballroom rental fee for the evening. **Bob Lowrance** – This was already approved last meeting with the request of a letter.

Madison Communications Letter

Bob Lowrance - We received a letter from Madison Communications. They just basically wanted to give us some updates on what they have done in Madison County in 2016. I will go ahead and read some of the highlights. I will not read the entire letter.

- Built out over 70 miles of new fiber network with additional fiber expansion currently being engineered and planned for the upcoming year.
- Launched new internet speeds of up to 100 Mbps, a five-fold increase from our previous highest speed.
- Deployed new cable modem technology to enhance our customers in-home Wi-Fi experience.
- Added multiple new channels to the CATV lineup and in high definition (HD).
- Continued to expand our new TV Everywhere over-the-top video product.
- Continued to deploy our new enhanced whole home DVR service, which was added in late 2015.
- Provided direct internet connections to St Louis and Chicago to provide redundancy and improve service quality.
- Provided free Wi-Fi connectivity to festivals, homecomings and city events.

They also wanted us to point out the following:

Effective February 1, 2017, the Expanded Advantage HD tier rate will increase from \$30 to \$33 per month - a 10% increase, while programming costs in this tier have increased over 40% since our last rate increase to this tier in August 2013. Nevertheless, all other cable television programming (bundled) packages will remain unchanged, as we continue our commitment to providing the best television entertainment value in the area we serve.

Building Committee Report **Read by Bob Lowrance**

Old Business

Ameren Easement (presented earlier)

Dave Martens, Ameren - There is a transmission line that runs across the North End of the lake. The existing easement is 132 foot wide. Ameren is trying to acquire 9 feet on each side to make it a 150-foot-wide easement. I have a letter from Tara Green with Ameren. **Bob Lowrance** - We have that and your drawings. Are you going to put additional transmission lines? Is that what this is for? I know the letter said for vegetation.

Dave Martens, Ameren - I know of no additional transmission lines. this is strictly for vegetation control. **Bob Lowrance** - Would that be included in any easement that you might have, that there will be no transmission lines put up? **Dave Martens, Ameren** - No, the easement language is as reads. It would allow the lines to be replaced. The size of the line that is there now has been recommended to have a 150-foot-wide easement. I

Holiday Shores
Board of Directors Meeting Minutes

know of no intentions to put a larger line in. **Bob Lowrance** - Or widen the transmission line area? **Dave Martens, Ameren** - That's always a possibility I guess. It's just the way the language in the easement reads. I can't speak for what Ameren may do in the future. What I do understand is if they were going to put a larger line in, they would have to request a larger easement than 150 feet. **Shaun Diltz** - So the suggested requirement for the line that is currently there is 150 feet, correct? **Dave Martens, Ameren** - The Federal Energy Regulatory Commission recommends that it be on 150-foot easement. **Bob Lowrance** - Just so that everybody knows, they have made us an offer that we will have to take to Executive Session because it is the sale of real property, even being an easement. It is not a decision we can make right now. **Monte Thus** - Does this go on anybody else's property? **Dave Martens, Ameren** - This easement is only on the 2 out lots that are on the North end. **Glenn Dalton** - This is on out lots 27 & 33. It does not take into consideration anything with the adjacent properties, lots that are owned by individuals. **Bob Lowrance** - Thank you for coming tonight and answering those questions.

Request for Garage (671Y)

Bob Lowrance – Before we get going we have a few people that have requested that their letters be read into the meeting minutes. I will read those now.

“**David and Gwenn Smith, 672 Monaco** - It has been brought to our attention that the Board members will once again be addressing the issue of the garage/pole building structure that David Wilson is requesting to erect on his property. We have voiced our opinion in correspondence prior to the last meeting that we do not wish to have this structure in our neighborhood. Following the reasons for our discussion. While the plans for the building may strictly fall into Holiday Shores Building Code. It is our opinion that the structure would not be aesthetically pleasing in a residential neighborhood. It is too large and is an obstruction to others view of the lake. At the last meeting Mr. Wilson has not answered the question as to whether all the utilities have been contacted to mark where the utilities are buried. Mr. Wilson cannot do this without ensuring that it can be safely erected. Mr. Wilson stated that he would not be using this space for his commercial building equipment, the question still remains, What would prevent him from violating this Holiday Shores restriction? If he does violate this restriction, what recourse would be available to his neighbors? We believe this was stated in the last meeting. If this structure is approved we feel that it will be opening the approval to other large structures throughout Holiday Shores. We do not feel that this is the direction we would like to see our community going. Thank you for your consideration.”

“**Brennon Murphy, 671Z Monaco** - First I would like to thank you and all the efforts you take to run a community and make at the great place for my wife Robin and I and our family to live. As a son of former Board members and close friend of number of others, I know how very hard your job can be and I truly appreciate you all do with so little. My wife and our neighbors on the North side of Norma Wilson and her son Dave. As We all know, he's trying to build a very large shed/ garage/pole barn Building. If I remember correctly, it is 72 feet long, and it is somewhere between 1,750 and 2,000 square feet. I want the Board to know that we are very opposed to the structure being built, not only right next to us but anywhere in Holiday Shores. I have no doubt that it will negatively affect not only our property values but that of others on our street and in our neighborhood. I'm concerned the precedent will be set that will result in other structures being built and resulting in the same detrimental impact wherever they may occur. I have attached, here, a copy of the County ordinance that I believe supports my position. I hope you will take this into consideration, and, please be aware that many residents have expressed strong support for this position.”

Bob Lowrance - There's non-conforming uses added here. I'm not going to go through the whole County building code because the building codes with respect to the county are a separate entity. It's a separate governing body with respect to our governing instruments that we abided by here. So anything that we would do here would be subject to the county anyway. That would be something for them to address. Do we have anybody else that would like to talk about the request for the garage at 671Y? **Monte Thus** - Glenn handed out another letter downstairs.

“**Mike Bitzer** - Please accept this email as my opposition to the construction of the pole building or large shed at 671Y Monaco Drive by Dave Wilson. I believe that block the view of the lake for my neighbors at 671Z Monaco. I also think that a pole building add this location is not in the best interest of our community.”

Holiday Shores
Board of Directors Meeting Minutes

Bob Lowrance - Anybody else? **Roger Rawson** - So the Building Committee is not going to make a decision and it meets all the parameters that they have? **Bob Lowrance** – Yes. The Building Committee was split as to whether or not they wanted to issue a building permit in my understanding of that is size as their primary concern. They sent the file to the Board to make a decision. **Brian Shiranko, 356** - Mike Parker is not here this evening. I think I'm the only member of the Building Committee that is here tonight. I would like to see this come back before the Building Committee. We asked for the Board's guidance. We were divided. I think this needs to come back before the Building Committee so that we can make a unanimous decision and recommendation to the Board. **Roger Rawson** - If the structure meets all the requirements, what is the major objection? **Brian Shiranko, 356** - I don't want to go into detail about what our division was. It appears to be within the regulations of the association so it is not really a matter of the Board. I'd like to see it go through the proper channels. Hopefully we can come together and do the right thing as a committee and then if Dave does not agree with the decision, then he always has the right to come back to the Board. **Bob Lowrance** - As of the last meeting we asked for the Building Committee to come back to us as to why it was a split decision and we received an email for Mike Parker, being the Building Committee chair, he stated the only issue was the size.

Brian Shiranko, 356 - What we asked for was for the Board to give us some guidance at the last meeting. We did receive some guidance from you. At the meeting where there was some division I was unable to attend. There were a number of members that were not there. It's kind of like trying to make a decision without all the Board members being there. I would just like it to go back to the committee we can hash it out and possibly not have to bring this back to the Board. **Jeanne Abert-Martin**- How many Building Committee Members do you have? **Brian Shiranko, 356** - I think there are roughly six or seven of us. **Jeanne Abert-Martin**- Has there been any changes to the committee recently? **Brian Shiranko, 356** - Not to my knowledge since we began discussing this? **Roger Rawson** - I think that's the best idea. I mean it is their job. There is no variance for the Board to approve. **Dave Decker** - Brian, you made a statement that you received some direction from the Board since the last meeting, is that correct? **Brian Shiranko, 356** - What I was referring to is that the Board never moved on this during the last meeting. Mike got up here and explained our committee situation. Committee members that were present at the meeting were divided. I'm not 100% sure why everybody was divided and I would like a full committee to be able to address this to make sure that this committee was not divided because of personal reasons, but just due to the facts as they pertain to the rules and regulations of the Association.

Conversation Ensued.

Bob Lowrance – When does the Building Committee meet again. **Brian Shiranko, 356** – Next Tuesday, January 17th. **Bob Lowrance** – So anything that we have from the Building Committee, we will have at the next Board Meeting as well then? **Brian Shiranko, 356** – I can't speak for Mike, but I believe so. **Jeff Sedlack, 739 Riviera** - I just have a question for Brian. How much are you guys able to take into account the neighbors feelings on this? **Brian Shiranko, 356** – We basically just tell people whether or not they are within the rules and regulations. If you are not, you have the right to appeal to the Board. So really the answer is none. We don't have that authority.

Roger Rawson - Motions to send it back to the Building Committee. **Justin Patterson** – Seconds.

Dave Decker – I struggle with that. I understand Brian's desire for it to go back to the Building Committee. If I were on the Building Committee, I would like to make sure a decision came out of that committee. However, with the other statement that was made that the full committee wasn't there, the full committee isn't there all the time, but they still make decisions and move things through. Just like this Board, not everybody's here all the time but we still have to make decisions. I feel that it's been put in our lap and I feel obligated to make the decision. **Bob Lowrance** – I agree with Dave on this. We shouldn't have any member that has to keep coming back for a decision. It's something, we as a Board need to address. **Linda Thus, 6** – Just for a visualization, I don't know if anybody knows where the new building is for the sanitary district, does anybody know the square footage of that? Ken Dooley, 1770 – It's about 2,400 square feet. **Bob Lowrance** – Any additional discussion? **Monte Thus** – I don't think we have enough information. We're bringing up Madison County Code. **Dave Decker** – So Monte, it's your opinion that we don't have enough information? **Monte Thus** – I just think it's too big of a building for us to make that decision. We can't let these pop up all over the place. **Roger Rawson** – I

Holiday Shores
Board of Directors Meeting Minutes

know of another structure that is just as big, but maybe taller and it's been there for a long time. It was used for the storage of a motor home. I'm just saying that there are other structures out here. **Dave Decker** – I think I've changed my mind. I think it needs to go back to the Committee. The more I hear people's concerns, I think it should go back.

All in Favor.

Action: Motion Carries.

Dave Decker – For the record there's a building about that same size right by my house.

Logo Contest

Bob Lowrance - We have 2 submissions from the Communications Committee. **Justin Patterson** – The Communications Committee did not have a recommendation on either being used, however the Board does have the ability to approve a winner. The 2nd piece of the contest was that the Board has the right to use that logo or any other logo as the official logo of Holiday Shores. The Heron design that is currently on the main gate as the official logo, but the Board can still award the \$100 for the contest. **Bob Lowrance** – Whether or not we use the winner's logo, we can still award the contest money. **Justin Patterson** – Correct.

Monte Thus – Motions to accept Kenethia Williams logo as the winner of the contest and \$100 award. **Justin Patterson** - Seconds.

All in Favor – Bob Lowrance, Monte Thus, Roger Rawson, Dave Decker, Jeanne Abert-Martin and Justin Patterson.

Opposed – Shaun Diltz.

Action: Motion Carries.

New Logo

Justin Patterson – The Communications Committee recommends that we adopt the Heron on the current sign as our new logo. I think it's clean and simple. **Monte Thus** – The current logo to me is kind of busy. I think between Kenethia's and the one that's on the sign, I would lean more towards Kenethia's because it has a little more detail to it. **Bob Lowrance** – I would lean more towards Kenethia's because we asked the members to take their time to design it and submit it and I feel that we have an obligation. **Darrel Wilhite, 1214** – Didn't the committee recommend that you not go with either of them? **Justin Patterson** – Yes. **Darrell Wilhite, 1214** – How much is it going to cost to change it? **Bob Lowrance** – Our intention is phase it in. It will be added to new trucks and to letterhead as we have to order new. We do not intend to spend any additional money to change it. **Kenethia Williams, 1991** – First of all I'm surprised and thank you very much. I submitted with my logo my inspiration. I also put in my submission that if my logo was chosen that I would, at no cost to the Association, because graphic design is my career, change the font or whatever is needed to make it perfect for what the community wants. So if you do choose to go with my logo, I would sit down at no charge to make it right for the community. **Jeanne Abert-Martin** – I think it was discussed that the office currently has on file the image for the Garden Club signs. **Justin Patterson** – Yes. Holiday Shores owns the rights to those. **Glenn Dalton** – When the Board approved those signs, we went with Nancy to the graphics person in Edwardsville and had the signs developed. **Shaun Diltz** – We have an electronic copy? **Glenn Dalton** – I don't know if we have one in our office, but I know the artist that developed it for us. **Justin Patterson** – The Garden Club is planning on using it for the signs above the marquees with the help of the Social Committee. They are waiting for the Board to decide if we are sticking with that one or changing to a new one. **Jeanne Abert-Martin** – Do we have to make a decision tonight? **Justin Patterson** – No.

Deferred to the Next Board Meeting

Building Survey Rule

Shaun Diltz - We currently do have a survey requirement for new houses. Dave had made a motion to see this through and maybe provide more requirements for existing structures. What I have is "a copy of a certified lot survey from a registered surveyor is required before a building permit will be issued for any new home construction. The survey pins must be marked with either bright painted stakes or flags. The HSBARC will not arbitrate land or property disputes among members and should not include themselves in any type of redesign

Holiday Shores
Board of Directors Meeting Minutes

so to meet the requirements of this document.” Below that I listed the items that are needed for this permit. There are about 15 items listed on this document. The Board is discussing whether we need to add these items or some of these items to the lot survey rule. **Bob Lowrance** - Everybody has a copy of this rule and we have discussed it previously. Does anybody have any comments to this rule? **Dave Decker** - Was that in our packet? **Shaun Diltz** - No. **Dave Decker** - So everybody doesn't have a copy. **Roger Rawson** - Why don't we look at it and talk about it later? **Bob Lowrance** - Yeah. If everybody's not had a chance to look at it, we can put this over. Glenn, please put this back in our packet for the next meeting. **Justin Patterson** - Should we look at some verbiage? **Shaun Diltz** - I think the verbiage would just be a checkbox next to the items that need the survey. **Jerry Theodore, 1346** - If someone builds a new house, and then decides to add a shed 2 years later, will they need a new survey? **Shaun Diltz** - That's one of the questions I had. Does the office keep a survey? Does the owner just need 1 survey? Because the pins will still be there. **Jerry Theodore, 1346** - A lot of this depends on your intention to follow through with this. They should still be there in most cases, but you won't have any marks there. I just want to make sure you don't cause the owners to have undue costs. **Shaun Diltz** - We are also trying to save us legal fees. **Jerry Theodore, 1346** - That doesn't really affect us. **Dave Decker** - It does affect us. **Jerry Theodore, 1346** - The only way this affects us is setback requirements. **Roger Rawson** - I'm concerned with getting a more permanent marker because, while the pins stay in place, the stakes break off and make the pins hard to find. **Jerry Theodore, 1346** - I just wants you to try to make this as user friendly as possible. **Bob Lowrance** - I agree that we should have these with new homes, but I don't think that we need them for existing structures, but I'm only one vote. The only other time that I think a survey might be a need is for a fence. I don't think they should have to get more than one. **Dave Decker** - I agree that someone should only have to get one. I do believe that they are needed if you are putting in a significant structure. **Conversation ensues.**
Deferred to the Next Board Meeting

Port Lane

Bob Lowrance - We have an estimate for phasing of the Port Lane improvements submitted by Henagan and Associates. They have also given us a proposal for design, build and finance if we would like to do phasing or the whole thing at one time. **Dave Decker** - So the estimates were handed out tonight? **Bob Lowrance** - Yes. We haven't had time to look at them. We will hold this over so that we have time to look at it. **Dave Decker** - The other question was if they were going to be doing any grading with the other option and from what I see they are going to do some, but that is just to make sure the flow is going in the right way. **Bob Lowrance** - Yes. That is what I saw as well.
Deferred to the Next Board Meeting

New Business

Sustainability Grant

Bob Lowrance - The Sustainability Grant Program provides reimbursement funding to units of local government for solid waste management, air quality initiatives, energy efficiency, smart growth, and storm water projects, with the goal of promoting best management and sustainable practices within Madison County. **Glenn Dalton** - We have developed a draft for submission. We don't have it completed because we don't have the amount of acreages that some of these drainages are servicing. One element of it is going to be Joulter's Creek underneath Waikiki Drive, where it makes the bend and comes into the basin. We're seeing some erosion there and some loss of barrier. We're looking at hardening that area up to reduce the erosion. We also have another drain that's coming into the basin on the other end that comes off the Engelke property. We're looking at putting a ripple there to slow the water down coming off that drainage, because it is significant. That will allow us to slow the water down and let the silt settle out so we can manage it in front of the line instead of behind. we have another one where the creek comes out past the ball field from St. James Road over by the pub into Spanish Cove. We're going to put another ripple there just ran into the silt before it gets into the lake. The other one over by Gate G, where the overflow tube comes out, where the culvert is on Prairie Town Road, that is the drainage for that farm field over there. We have been looking at that area for a few years. Once we get the final acreages of drainage that's coming into those specific drains, that will provide

Holiday Shores
Board of Directors Meeting Minutes

the information for the finalization of our background project plan. you have a copy of what I have. It's already been coordinated with Moro Township, which we have to go through. They will be submitting it for us. It's also been submitted to the Sanitary District and they are in concurrence with it as well. By the next meeting we will have the project plan and the whole package complete. We're looking at about \$18,000 again, \$15,000 of which will be county money and \$3,000 would be ours. The one thing that we requested from the Sanitary District is that they consider splitting that 20% with us. They will be taking that to their trustees. From what we've done with the 319 project, their water quality is continuing to get better which means less that they have to do in order to achieve the treatment for us to be a water supply for drinking. We think it's a good program. It will be coming to the Board for your consideration at the next meeting. I have to submit it by February 15th so I do ask that it be approved at that meeting. If you look back at the Board meetings from last year when we took a look at this, two of these drains were being looked at by us last year, but I added more based on what we are seeing now. **Dave Decker** - You made a statement that we have a draft of the proposal. **Bob Lowrance** - I have them. I haven't looked at them yet. **Dave Decker** - You made a list of about 5 different things that you were looking at. It sounds like you already have cost estimates on those. **Glenn Dalton** - Yes. **Dave Decker** - If I recall correctly we did this last year and we worked with the Sanitary District and got them to use their equipment or labor. **Glenn Dalton** - We had come to that agreement, however when we were actually doing the project they weren't available. They were working other issues. **Dave Decker** - Is that something that we want to try to do it again and maybe get a more solid commitment from them to actually do it? **Glenn Dalton** - Yes we can ask. **Dave Decker** - And to your point. This has to be submitted by February 15th so the Board will have to make a decision on it at the next meeting. **Glenn Dalton** - Yes, sir. **Shaun Diltz** - Do we do silt studies on this for follow up? **Glenn Dalton** - That's why we're taking the Watershed acreage in submitting it as part of it so the county will have an idea as to how big these drains are and what the Watershed encompasses. **Monte Thus** - Is Gate G still part of Moro? **Glenn Dalton** - We're doing that all on Holiday Shores property on out lot 30 so we don't need to go to that township. It's Omnigent township and they're not a part of our submittal process. **Monte Thus** - Are we going to be able to get Moro to do this even though it's not their township. **Glenn Dalton** - The only one that's out of Moro Township that we're doing is that one and it's totally on our property. If you want me to submit a concurrence form to Omnigent I can do that, but I will have to go up there and coordinate with them. **Monte Thus** - I just want to make sure that we don't run into problems having Moro do that. **Glenn Dalton** - Since it's within Holiday Shores they can still do it. **Shaun Diltz** - How often do we do the silt studies out here? **Glenn Dalton** - As required. We've done a lot on Joulter's creek. Not a lot on the others. **Shaun Diltz** - Yeah. You can get a lot from overtime studies. The biggest Watersheds make sense too.

Deferred to the Next Board Meeting

Credit Cards

Glenn Dalton - We were able to get a proposal to us last night. I asked Justin to look at that with me and we sat down this evening. Misty was kind enough to put some data together for PayPal. The man who sent us the proposal will be at our next meeting if we want him. **Bob Lowrance** - Justin, do you think you and your committee will have a chance to look at that and come up with enough questions for the man to come out to the next meeting? **Justin Patterson** - Absolutely. Everything on the proposal was pretty standard stuff. I just have a few questions about non-standard charges and what they consider those to be. **Dave Decker** - I think we should consider some more companies. These numbers seem pretty high. **Justin Patterson** - I think he's looking at an FNB one too. **Glenn Dalton** - That is the FNB one, but there are several other banks in the area.

Open Floor

Dave Decker - I heard a rumor that the Social Committee was not doing the Easter Egg Hunt. **Justin Patterson** - That is not true. We are still having that.

Roger Rawson - Motions to adjourn to executive session. **Justin Patterson** - Seconds
Action: Motion Carries.

Holiday Shores
Board of Directors Meeting Minutes

**Meeting adjourned at 9:23 p.m. to Executive Session.
Meeting minutes submitted by Shaun Diltz.**