

Holiday Shores
Board of Directors Meeting Minutes

Date: January 25th, 2016

Attendance

Board Members

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

Excused: Roger Rawson

Quorum Present: Yes

Others Present

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

Holishor Members Present: 16

Non-members Present: Curt Westrich from Heneghan and Associates. Lynn Harris from FNB.

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of November 9, 2016

Monte Thus - Motions to approve minutes as amended. **Justin Patterson** – Seconds

All in Favor.

Action: Motion Carries.

Transfers of Property

There were 2 transfers of property, 1 triggered initiation fees.

Correspondence

Senior Members Request

Brenda Tibbe, 10 - The senior group would like to use the ballroom for 3 events this year. As a member of the social committee, I am aware that they voted to suspend sponsorship of the senior social committee events until the board gave them Direction. As it exists today, the senior group has been active for the past 4 years. Most of our events are held in private homes under the Pavilion or on the patio of the restaurant when it is not in use. Recently events have grown due to increase in popularity of seniors at Holiday Shores. It is no longer feasible to host the indoor events in our homes. We only requested the use of the ballroom twice a year in 2015 and 2016 under the social committee sponsorship. We hold our events on weekdays and during the day so we don't take premium rental time for the ballroom. We are a self-sufficient group. We have not received assistance from any other group or committee. We have our own bank account with our own EIN. We plan our events at low cost to provide seniors with activities in Holiday Shores. We try to plan our events and charge to break even, not to make money. But if we have a good turnout which we have for the most recent events we do make a little money. We use it to keep the cost down for future events and to make them more affordable for older residents. Many neighboring communities such as Bethalto and Edwardsville have community centers for their seniors. We have a very large community of older people. Many have lived in the community for 10, 20, 30, or 40 years or more. These are the people that have built this community with time talent and treasures. We want events geared to our interests and lifestyle. These events are open to all seniors and guests of Holiday Shores. We start early and end early. We may have alcohol but we don't always. Seniors have always been prominent in and still provide the bulk of the volunteers to run the social events and are active in all committees, clubs, groups and have served on the board. Seniors raised and donated \$14,000 for the new Clubhouse in 1998. It was the seniors who donated their time to paint the ballroom a few years back. It was the same volunteers that wiped the walls down recently to keep the ballroom rentable and looking nice. It's been seniors that volunteer in the community that have made it what it is today. As dues paying members we have a right as a group, a club if you will, to use the ballroom just like the fire department, the ski club, the Garden Club, and the Bass Club. We would like to have a waiver to use the ballroom on Friday March 31st from 4 to 10 for a card and soup supper, on May 21st

Holiday Shores
Board of Directors Meeting Minutes

from 10 to 4 for a high tea, on Friday September 9th from 4 to 10 for game night and on Sunday December 10th from 4 to 10 for Christmas dinner dance. The first three events will not be serving alcohol so no security should be needed. We will have security for the December event. Also the high tea would be open to the entire community and we are planning on working with the social committee to plan and hold this event. All four events have been placed on the calendar in the office to hold the dates. We would appreciate your approval for these four dates mentioned. **Bob Lowrance** - I personally don't see a problem with any group or committee(s) within the community utilizing the facilities. I think the biggest thing is whether or not we have committees that want us to waive the fee. Here are the dates that you are considering a Friday, Saturday, which are premium dates. Also a Monday, and Monday's are typically not days that we will rent out the ballroom. And like you said earlier, you tried not to use the premium dates. **Brenda Tibbe, 10** - We had requested Thursdays but apparently the Karate group meets on Thursdays. **Bob Lowrance** - So basically you're looking at two Friday dates. **Shaun Diltz** - September 9th is a Saturday. **Brenda Tibbe, 10** - Then it's probably September 8th. I'll have to check that. **Dave Decker** - Why aren't we doing this through the social committee? The social committee already has this all set up and I'm trying to understand why we're creating another group. **Brenda Tibbe, 10** - The social committee has voted not to sponsor the senior group until they get orders from the board. So we're going outside of the social committee to ask for a waiver to use the ballroom. **Dave Decker** - When you say sponsor what do you mean or should I ask the social committee what they mean? **Brenda Tibbe, 10** - You should ask them. **Justin Patterson** - Mendi's not here so I'll just speak to what the group voted on. The senior group obviously does make a bit of a profit and they do have a cash store. The social committee is concerned that without being able to see what that cash flow is, since the social committee is part of the association and is subject to audit, we were afraid that we could potentially expose the association by sponsoring event that had cash flow and that we were not able to keep track of that cash flow. They decided that they wanted to suspend sponsoring the event. The direction was it was okay to sponsor their events without having any insight into the financials. **Dave Decker** - Wouldn't that be easily resolved by just getting a report of the events? **Justin Patterson** - If they're willing to provide them, but they haven't had a meeting yet to discuss that. **Dave Decker** - Is there any objection to doing that Brenda? **Brenda Tibbe, 10** - We can show them what the numbers are. We have nothing to hide. **Dave Decker** - What I heard is if you give the cost and income of an event to the social committee they would sponsor you. **Justin Patterson** - As long as they give the cost and income of the event the Social Committee will sponsor them. **Bob Lowrance** - Right now, the social committee is a part of the association. So the money runs through the board with respect to the social committee. So all the money is that going into the social committee is subject to audit. From what I understand, Justin is saying, the social committee just wants the same thing from you guys so that they can report it on their books in case of an audit. To be accounted for I guess as far as income and expenses. **Gary Henderson, 979** - We want to be a club. **Dave Decker** - You can be a club under the auspices of the social committee. **Gary Henderson, 979** - We would like to be the same as the swim club or the Garden Club who are not under the social committee. We would like to be a standalone Senior Club for our community and put on events for our seniors. We have our own bank accounts and our own officers. We're here tonight to ask to use the ballroom four times without having a fee 4 times in 2017. **Bob Lowrance** - Okay, so you guys are coming here tonight to see if you can be a semi-official club within the community such as the ski club or the Bass Club? **Gary Henderson, 979** - Correct. **Brenda Tibbe, 10** - We don't even try to make money. All we want to do is cover expenses. **Monte Thus** - Do they have to be a recognized Club in order for insurance to cover them? **Bob Lowrance** - Is the ski club or the Bass Club covered under our insurance or anything? **Glenn Dalton** - The ski club is covered under insurance but they also have their own liability policy. **Bob Lowrance** - As a board we can't say yes you are or no you are not a senior club. You guys are indeed a senior Club if that's what you want to call yourself. So you're really just here asking this if you can use the facilities? **Group** - Correct. **Bob Lowrance** - And you don't want to be under the auspices of the social committee you would like to be independent? **Group** - Correct. **Sherryl Woods, 1841** - We all work so that we do not have to raise our fees for attendance. Most of the money, We are putting out ourselves. It just so happens that at the last couple of events, we had more people than expected so we ended up with a little extra money. **Justin Patterson** - I don't think they're worried about you making a profit. I think they just want to make sure that the association is covered with respect to audits. **Bob Lowrance** - We just need to make a decision on whether will be letting them use those dates. I know we allow the other clubs to use the building, but I'm just concerned with the number of times. Shaun, how many events has the Bass Club had? **Shaun**

Holiday Shores
Board of Directors Meeting Minutes

Diltz - Just charity fundraiser in February. **Monte Thus** - The ski club is only using it once in October for the auction. **Bob Lowrance** - Glenn, what about the other groups? **Glenn Dalton** - The Garden Club, once a month during the afternoon and evening. Very similar to this request. **Bob Lowrance** - I just want to make sure we're being fair to the other clubs. I have no problems as long as we're not using a lot of prime rental time. But, I'm just one opinion. **Justin Patterson** - Are you going to limit the age? **Brenda Tibbe, 10** - I think our intent was to not specify the age but that are time of day and the activities that we have might be more towards seniors. We tend to see that that's who comes even if we're open to everyone. **Bob Lowrance** - That's what I would like to see as a member of the board. just don't advertise it as a 55 and older and with the events that you have most likely you're going to end up with mainly seniors but if the younger people want to come then more power to them. **Brenda Tibbe, 10** - I will also check with the office about changing the two Friday dates to a weekday.

Dave Decker - Motions to approve the senior Club's utilization of the ballroom for these 4 events with the rental fee waived.

Justin Patterson - Seconds.

All in Favor.

Action: Motion Carries.

Old Business

Port Lane

Glenn Dalton - We have provided the data for Phase 1 and Phase 2. Curt is with us from Heneghan and Associates. He is the primary design person for the Port Lane project. I'm going to go ahead and turn it over to Curt for any questions that we might have.

Curt Westrich, Heneghan and Associates - I would just like to see if you have any questions or if there's anything that we did not cover in the quotes at this point. **Monte Thus** - On the second page we have some numbers and then some arrows I would just like some clarification on what those arrows are telling me. **Curt Westrich, Heneghan and Associates** - What I was trying to do with those arrows was to show in the different options how the cost compared. The very first option is design-bid-build Which is the typical way that you would build a project. If you look there there are three different costs. One is just for the drainage improvements, one is for the drainage and roadway improvements and the other is for the drainage roadway and some additional work to the South. The next option is with design-bid-build again but that is with a phasing option. If you look at those there where you see the 153 number? That compares with the \$130,686 number if it was built all at once. So roughly you're paying an extra \$23,000 to do it in phases rather than to do it all at once. There would be additional engineering costs involved. The two numbers at the bottom are as if you were doing a design-build option. With that option we would be designing it and constructing the project also because we hire subcontractors to complete the work. The \$128,XXX compares with \$130,686, so you would save a couple thousand doing it that way. These numbers are just estimates at this point. The last number on there of 153000 is if you were going to do the drainage improvements, the road improvements and the improvements to the South through us. Does that clarify it? **Monte Thus** - Yes. **Curt Westrich from Heneghan and Associates** - On the design build Finance you would hire one company which would be Heneghan and Associates we would do the design. Hire of the contractors and finance it for you. Usually there is an amount that is paid upfront. I gave you a rough scenario where there would be about \$65,000 upfront, which would be when the contract is signed and construction had began. Then after that we would work out a payment. The scenario here would be about 3 years. We would expect \$10,000 when the contract is signed and \$55,000 when construction is started. It can take a couple months to finish the design before construction is started. Based on that time frame, it would be about 6 months from the time that the whole \$65,000 is due. We Had discussed with Glenn some work that needed to be done on the Su Twan dam. We have proposed to Glenn that if you wanted to, we could work out a financing design-build for that also. We had estimated that at about \$60,000, that is a rough estimate. With that, there would be 3 payments of about \$53,000. **Monte Thus** - I see where the billing dates would be January 1st, is that adjustable? **Curt Westrich, Heneghan and Associates** - Yes, the time frames can be set up however you want. We would just like to get that all laid out before construction starts. We can also adjust the length of the loan. **Bob Lowrance** - What interest rate do you have that set up as? **Curt Westrich, Heneghan and Associates** - About 3-4%. The good thing about this is that schedule-wise, you

Holiday Shores
Board of Directors Meeting Minutes

don't have to wait until the designs are done. While the designs are being done you can actually work with the contractor to get the work completed early. There is only one contact. A lot of times when you get into construction between the engineer, the owner and the contractors there are some schedule conflicts. In this case you only have one person to deal with and that company would be us. We have worked with you for a long time and we would definitely like to keep working with you. You don't have to worry about fighting with the contractor. If there's a problem, you come to us and we will get it resolved. There will be fewer change orders because we will be doing the project up front. The quality will be better because we will be working with the contractor. That's just a summary of some of the benefits. **Bob Lowrance** - That would be helpful because then you don't have to go to the bank to get a loan. The biggest thing we have is finding the money to do that project at this time.

Credit Card Payments

Lynn Harris, FNB - I worked with Glenn on some numbers here. I don't know if you had time to review this or not but if you have any questions on this proposal I can answer them. **Justin Patterson** - What's your Mid Qualified Rate? **Lynn Harris, FNB** - You'll see on the first page on the paragraph under pricing 1.89% + \$.15, that's our qualified rate for a standard swiped card. Our Mid Qualified Rate would be if you were to swipe a corporate business card or key something over the phone and non qualified rate would be if you keyed it in as well. When you can't hand and it's going to ask you for the address the zip code and 3 digit code on the back of the card. As long as those things match on the card you stay at the mid if you don't answer those questions it goes to a non qualified rate. You will receive training on all of this. There's also a separate rate on here for debit/ check cards 1.39% + \$.20. That's going to be your cheapest card to take. Basically if you have a standard card with no rewards and you come and here to pay a \$100 fee and they swipe your card, it would cost 1.89% + \$.15 (\$2.04) for a \$100 sale. For a debit card it would be 1.39% + \$0.20 (1.59) for that same \$100 sale. We also put an American Express rate in here they're generally more expensive, it's a big rewards card, so you're paying a higher rate. **Justin Patterson** - If the volume goes down, do the rates go up? **Lynn Harris, FNB** - No. The rates are going to stay the same whether you do \$500 a month or \$10,000 a month. Mastercard and VISA get the bulk of this money. The bank is making about 14 points on this. Mastercard and VISA generally raise their rates once a year in April. When they raise those rates, you will generally looking at about four or five cents. We have a rate review plan so we can do a rate review with you once a year to keep these rates in check. Under the other there is a spot where it says PCI non-compliance. Mastercard and Visa require you to fill out a questionnaire once a year online it has about 34 to 35 questions on how you accept your credit cards and how you store that information. Once you sign up to take credit card you have 90 days to go out and do that online. We will remind you on your statement 30 60 and 90 days out that your PCI compliance is coming due. That \$44.95 only applies if you get in the situation where you are non compliant. The statement fee is \$12.99 a month and the PCI compliance fee is \$15 a month so you would only be out \$27.99 a month if you stayed compliant and no one made any charges. Obviously you would have to have the machine or terminal in order to the card those are listed on here they go for anywhere from \$399 and up. The \$399 machine is all that you'll ever made. It will take chip cards or regular swipe cards and it runs off either dial-up or a high-speed line so you can use either one. You can move them around as long as you have phone line that will run to it. We will program it and then ship it out to you and someone will come out to train the people using it. There is no contract to sign, just an application. A lot of places out there will require you to sign a three-year contract and they have cancellation fees. We do not require that. Anytime that you would like to stop taking credit cards you could. **Dave Decker** - Do you offer a lease agreement on your equipment? **Lynn Harris, FNB** - We do offer a lease. I told Glenn that I was only going to put the purchase price on here because the lease would be \$24 to \$26 a month over 36 month period. That runs around double what the purchase cost is. The lease does have a longer warranty at 3 years where the purchase only has 1 year. I've done this for 20 years and if you put this thing on a cheap surge protector it should last you about seven or eight years. Whenever a client decides to do this there is a 3-page application. We asked you who you are where you're at what you're doing and how long you've been doing it. It has to go through underwriting process and we wouldn't need to get financial/ Tax Returns on the association. And someone would have to give us individually their social security number to check credit so we know who you are. The turnaround time on the application is about a week to 10 days before you have the machine ready to go. Information with other than that would be two people that would be signers on the

Holiday Shores
Board of Directors Meeting Minutes

account. We have to just make sure that you are a US citizen and everything because of the banking regulations. We do that for any clients, small or large. Mastercard, Visa, Discover and American Express/Diner's Club are all included. Typical turnaround on your money is 2 business days. If you were to take a credit card on a Monday, you would see that money hit your bank account on Wednesday morning. Our fees are taken from your bank account on the 3rd of the month. And you can print the statement online. Everything including the purchase price of the machine and the monthly fees are automatically taken by ACH from whatever account you choose to use. **Monte Thus** - Do we have to wait till the end of the month to see what has gone through? **Lynn Harris, FNB** - We have free online reporting to see transactions. Or you can call the bank to see if the money is in the bank. **Monte Thus** - If we swipe the card and it's approved can we assume that it's going through? **Lynn Harris, FNB** - Yes, as long as it's approved and you get a receipt it has gone through. Obviously If you get a decline on a card you're going to have to ask for a different payment. A decline can be anything from somebody not using that card 2 or 3 years not having enough money on the card. It's going to decline it if somebody has reported it lost or stolen or anything else. Anyone can protest a credit card sale. In my world I probably see one or two chargebacks per year, usually those are in the lodging industry by somebody canceling a reservation 20 minutes before they're going to be there and they want their money back or if somebody get some merchandise they got broken before they received it. I wouldn't think your situation but it happens. **Bob Lowrance** - Thank you for coming in. **Lynn Harris, FNB** - Thank you, I will follow up with Glenn.

Building Survey Rule

Bob Lowrance - What we are looking at is a potential rule change. Right now the rule states: "A copy of a certified lot survey for 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 shall not include themselves in any type of redesign so to meet the requirements of the document." And then we have a list of things that require a permit in addition to new homes. Then we were looking to see what additional permitted items we would need a survey for. **Dave Decker** - Does the office keep survey records so that the homeowner would only need one survey? **Rob Frey** - Some of the files have them. As long as the building committee has their plans in their folder. Some of them are not there. Some of them were are not the complete survey. Sometimes the pins are removed. **Bob Lowrance** - Even if they kept a copy of the actual survey it does not show where the pins are. The only way to get the pins marked is for a surveyor to go out and resurvey it or for somebody to go out there and physically find the pins. Once they go out and find those, pins they would just show Rob where they are. **Dave Decker** - Is it a current policy that we keep a copy of the survey in the file? **Rob Frey** - If we have it, yes. If we were provided with it. **Dave Decker** - Okay. So if it's required to build a house shouldn't we have it? **Glenn Dalton** - Yes. There have been times when they were not in older files when the home is sold to someone else. **Bob Lowrance** - I'm just going to go back and reiterate what I have said previously. Most municipalities in Madison County don't require surveys, even if you're building a house. **Glenn Dalton** - The only problem that we have is that in a lot of cases the stakes for the surveys are very difficult to find or in some cases have been moved. That's why it's in our best interest for the membership to have a survey if they are going to build a house. **Bob Lowrance** - I agree for a house, it's just the additional items. **Glenn Dalton** - The only other problem that we have sometimes is for fences. That is because we have no offset for them and they can go right down the property line. In many cases, it is the perceived property line. The 2 parties will then have to work together to determine that. The building committee is just working in good faith with the owners because there is no requirement for a survey for a fence. **Justin Patterson** - I think there needs to be surveys for some things, obviously not all of them. **Conversation Ensues.** **Dave Decker** - Why don't we take a poll of the board and see if we have enough interest in things that we want surveys on other than the new houses. **Justin Patterson** - I think we should. **Bob Lowrance** - My vote is no. **Shaun Diltz** - I think we should, just for exploration. **Monte Thus** - On items other than the dog pen. **Jeannie Abert-Martin** - Unless the survey pin has been altered. **Bob Lowrance** - Okay, since the majority of the board thinks that some of these might need surveys, we're going to discuss which ones might need those surveys. I'll go on record that I am against any new survey rule. We already have one for the house and the 1st and 2nd extensions are just an extension of time for that so we wouldn't need one. Swimming pool above/below? **Bob Lowrance** - I would say

Holiday Shores
Board of Directors Meeting Minutes

above no, and below yes. **Justin Patterson** - I would say yes for both. **Shaun Diltz** - Yes. **Bob Lowrance** - Okay so yes for that. Yes for Garage and additions. A deck? **Jeannie Abert-Martin** - No. I wouldn't think so. **Justin Patterson** - We already require a deck so I would think not. **Bob Lowrance** - Typically it's going to be behind your house. **Jerry Allen, 1024** - I would have to disagree with having a survey with everything but a fence. How many issues do we have a year for these? **Glenn Dalton** - I would say 3 within 10 years. **Bob Lowrance** - How many would you say within 10 years? **Jerry Theodore, 1346** - I would say 3 within 20-25 years. And those were big issues. Someone once had an issue where the neighbor's shed and docks were on their property. That's a big issue, but it doesn't happen very often. **Shaun Diltz** - About how many permits are filed per month? **Glenn Dalton** - I think about 5. **Jeannie Abert-Martin** - I think based on what we're being told on this there is not a good reason. **Dave Decker** - If you believe everything you're being told here tonight then I would agree. Jerry hasn't been involved in every issue and Glenn can't remember all the issues. **Glenn Dalton** - That's true. **Dave Decker** - Within the last year, the board was involved in an issue where a guy put an inground pool on the neighbor's property. **Bob Lowrance** - But even then it was an issue between the 2 contiguous property owners. **Dave Decker** - I feel it's Part of our association's responsibility because we have set backs that we enforce and we can't enforce those if we don't know where the lines are. we had this conversation at the last meeting. **Shaun Diltz** - If I get a storage shed and say it's 10 foot away from the line and Rob comes out and sees that it's 3, will Rob come out and enforce that? What happens if my neighbor's okay with it? **Glenn Dalton** - But you have to prove to us that it is more than 3 feet off the line. **Shaun Diltz** - so then you're asking me to get a survey? **Glenn Dalton** - We'll ask you to locate those pins. Rob, what do we use to determine the line? One thing is the telephone box and we do find pins all the time. **Rob Frey** - We use existing structures and existing plans that we have on file. Both houses and measurements. **Shaun Diltz** - What would be the recourse. **Rob Frey** - First, we tell them about it and ask them to move it. They have done that. We had one where he didn't believe us. We wrote him a warning and started the fine process and he eventually moved it. **Shaun Diltz** - Do we have a fine process for that? **Glenn Dalton** - Yes. **Jerry Theodore, 1346** - Or they can ask for a variance. **Glenn Dalton** - Yes they can. **Monte Thus** - And you might get along with your neighbor now, but if they sell their house and the new people get a survey, they might complain that you're too close or on their property. From my own experience, I built a dock and the neighbor sold their home, the new owner had a survey done and found the pin in the lake. When the next neighbor surveyed it, we found out that what we used as a marker was incorrect and our landscaping was intruding on their property. **Jerry Theodore, 1346** - The board should decide how involved you want to be in this issue. Do you want to be involved to the point where you know where every structure, every fence, everything on a piece of property is going? If so then you need to insist on surveys and have someone go around and figure out where every structure is built. I'm not saying there's anything wrong with that. Every time you work where somebody that's a neighbor out here, a friend to go get a survey you're costing them somewhere between 300 and \$1,800. That's the biggest consideration I think you on it. But if you have in your mind the real need for this that I think you should go ahead and do it. **Bob Lowrance** - I want to let it be known that I am 100% against this. however it appears as though we're doing exactly what you just said and taking it up with the board and it appears that most of the board wants to have surveys. So that's where we are at this point in time. **Jerry Theodore, 1346** - I would suggest that if the structure is behind the home, they shouldn't need a survey. If a pool or a deck is beside a home then you would need one. **Bob Lowrance** - But Even with that an In-ground pool has to be so far away from the lake. **Glenn Dalton** - The other thing that goes into this Bob is about 7 years ago we went and had 4 benchmarks instituted within the association. We did that so the survey cost would be less. Because a while ago there was problems that anybody that needed to get a survey done would have to start Edwardsville or the interstate. We did that to lower the cost of the survey and we will have to let every surveyor know that we have those benchmarks here when they come out to do those. **Bob Lowrance** - Okay So that said, board, let's go back to our list. Decks? **Justin Patterson** - No, because you already have one. **Jeannie Abert-Martin** - I don't think so either. **Bob Lowrance** - Porch? Same way then. How about a dock? **Monte Thus** - You got to stay away from the property lines. **Bob Lowrance** - Leave all 3 docks in. We already talked about a fence. Leave it in. Seawalls? If your neighbor puts a seawall in for you, I think that it will help you there. **Glenn Dalton** - Maybe, because they go from property line to property line. Sometimes there are gaps and there was a time when one neighbor built their seawall past the neighbor's property line and they made them take it out. So if we're going to where the property line is I would say yes. **Bob Lowrance** - Okay,

Holiday Shores
Board of Directors Meeting Minutes

then leave it. **Justin Patterson** - And that would only be a permanent sea wall as opposed to Rip Rap? **Bob Lowrance** - Correct. Storage shed we talked about as being one of the examples we leave in. Culvert? **Justin Patterson** - I would say no. **Bob Lowrance** - Okay, leave it out. And leave dog pen out, we talked about that earlier also. **Justin Patterson** - I Don't think we have to have a survey every time somebody does something to their property I would say if there's already a survey on file we can just give him a copy of it. If they have that and there's some kind of a dispute they have a survey. **Bob Lowrance** - See the difference is finding your pins is not a survey. If I want to put a fence up and I know where my pins are and I take Glenn or Rob out and say 'Here's my pins' that's not a survey. If I want to something else, I have to go pay the gentleman again another \$250. The survey is a professional coming out and working those pins for you. The fact that those pins are there does not mean that there's a survey. **Justin Patterson** - If we decide that the requirement is that you get a survey every time then yes that would be true. I never said that I don't think anybody else did. I think we said that you have to have a survey on file with us and if you don't then you have to get a survey if you're going to do any of these things. I don't have a survey on file downstairs and I want to put a dog pen in, then I don't have to have one. But if I want to build a garage and I don't have one, then I will have to get one. **Monte Thus** - My concern is that someone could move those pins. **Justin Patterson** - Someone could move those pins 2 days later. **Bob Lowrance** - that's why they do the survey so that could come out and see where those pins are. A survey is where you have a surveyor come out and actually do the survey for you. A survey is not a piece of paper on file. That's just evidence of a survey. **Justin Patterson** - I actually have a survey of my home sitting on my kitchen table and it has GPS coordinates on it. I'm standing there on my phone and it has a GPS receiver it can tell whether or not I'm standing over the pin. GPS is not **Shaun Diltz** - I think that's what Rob was saying he is utilizing anyway is what he has on file. **Justin Patterson** - If Rob doesn't have one on file, then he should have one. **Shaun Diltz** - I'm with Bob and Jerry as far as not wanting to put anymore tax on the community. But it is a good conversation for the Board to run through all these scenarios and get a historical preference on these different use cases. **Dave Decker** - To follow along with the do you have to go get a survey every time you do something, if you have a copy of a certified survey on file I don't believe that there is a reason to get another one. **Bob Lowrance** - What if there are no pins? **Dave Decker** - If I have a certified survey on file I should be able to figure out where those pins are. But as they are saying with GPS you should be able to find those pins. **Bob Lowrance** - do we utilize that technology? **Glenn Dalton** - The problem that you have with GPS is the error. I don't know how many satellites your cell phone is looking at but some of the units that I have are looking at 16 satellites just to get a lock and our error is 5 feet. So I can get you within 5 feet but that's it. **Bob Lowrance** - Going back to what Dave is saying, even if you have a certified copy of a survey at home that still doesn't show you where the pins are. **Dave Decker** - It designates where the pins are. **Bob Lowrance** - but not if there are no pins. It's not going to show you where to find the pins if they're not there. So you're not going to be able to find those corners. **Dave Decker** - To me that's semantics. The drawing specifies where the pins are supposed to be. **Bob Lowrance** - If there are no pins, you're not going to be able to find where they should be by that piece of paper. **Justin Patterson** - You're not going to take the pins into a courtroom, you're going to take the survey, right? **Bob Lowrance** - You're going to take a surveyor in with you. **Justin Patterson** - But, he's going to testify to the piece of paper that he's holding on to. So it tells you where the pins are supposed to be, whether they are there or not is not our problem. I just think that if I'm going to build a garage and I have a survey I shouldn't have to get another one but if I don't have a survey, then I better get one. So that i'm not building on my neighbor's property. **Jerry Theodore, 1346** - That piece of paper means nothing. **Bob Lowrance** - That is what I was trying to say, Justin. That piece of paper doesn't mean anything unless you can identify the where those pins are. **Glenn Dalton** - We will still try to identify what the offsets are, based upon the data that we have. We try to determine where the pin is and measure from there. **Bob Lowrance** - You don't take a copy of the survey with you and go look for the pins, do you Rob? **Rob Frey** - No. **Bob Lowrance** - So the piece of paper is meaningless without the pins. **Justin Patterson** - The piece of paper still has GPS coordinates on it. They can be used to locate where the pins are supposed to be. They can still get within a margin of error. If someone says they are 20' off the property line and they are 10' off, no one is going to throw a fit. **Bob Lowrance** - I understand that Justin, but we don't use that technology to go out and look for that. **Dave Decker** - No, we go out and look at a phone box. **Justin Patterson** - And where the rip rap stops, right? On my property, the pin on the back right is missing because it's in the lake somewhere. **Bob Lowrance** - Here's where we should go. Let's take a quick informal poll. Who here still wants to

Holiday Shores
Board of Directors Meeting Minutes

do surveys or do we just need someone to make a motion and vote. **Jeannie Abert-Martin** - I think what we have marked here is overkill. **Justin Patterson** - I still think that if you don't have a survey on file, you should have to get one for these items. **Dave Decker** - Yes. **Shaun Diltz** - I still want to talk about it. That's why I wanted to go to the building committee to get more input. It does boil down to just a civil matter and we still need to do our due diligence as an association. **Jeannie Abert-Martin** - I think we have talked about this a lot. **Monte Thus** - I'm for the surveys. I told you about the one side of my house. On the other side, I didn't know the neighbor owned what I thought was part of my yard. I think there's issues like that that might come up. **Bob Lowrance** - I have 3 for, 2 against and 1 undecided. I think we'll hold this over to allow Shaun to go speak with the building committee. **Dave Decker** - And we need to get appropriate wording before we vote on it. **Bob Lowrance** - Absolutely. **Glenn Dalton** - If we're going to require GPS coordinates, that would be nice to know. **Shaun Diltz** - I work with GPS systems. Your iPhone has a 5 meter error. What we do is hook them up with a 3rd party tool to get them down to the sub-inch. The third party tools are expensive. **Glenn Dalton** - We use a metal detector. **Shaun Diltz** - Not expensive. I just wanted to make sure everyone knows that you're right and what you have in your hand is just an estimate with your phone.

2017 Sustainability Grant

Glenn Dalton - Application for Madison County sustainability Grant and recycling program \$15,000 sustainability Grant - FY 2017. We have a finalized request that we are bringing to the board for consideration. The sustainability Grant will be submitted to Madison County for \$18,000. \$15,000 is the maximum that we can get from the county and that is what they will provide us if we spend the \$18,000. We have a 20% matching requirement which would be \$3,000. We have outlined that project with a background project plan and we have indicated everything with Google Earth pictures the areas we intend to cover with this project plan and we have associated the cost with each. Are there any questions? **Dave Decker** - Just a statement to put on the record. Based upon our discussion this effort is a five-man 1-month effort, correct? **Glenn Dalton** - That is correct. **Monte Thus** - Before you submit this can you change the 320 to 420? **Glenn Dalton** - I will change that before I submit it to Moro Township.

Dave Decker - Motions to submit the request for the \$15,000 sustainability Grant.

Monte Thus - Seconds.

All in Favor.

Action: Motion Carries.

C678/C679 Property Request

Bob Lowrance - Anytime that property is sold and or transferred it goes through the executive board meeting. At this last meeting this was before us. It's regarding Rich and Mary Hertel's property line with respect to the Schmid's who live next door to them. They had the property surveyed and their attorneys were involved and they agreed if we would agree to a split between their properties. Basically for those of you who are not aware. There was part of shore line behind their residence was actually still owned by the Association. When I say a piece I'm talking about 520 square feet and 913 square feet so a very small piece of land was landlocked that the association owned. The lake was suppose to come up to this area but did not. So they made a request to us to quit claim deed that property to them and we had the executive board meeting last week and we agreed to quit claim that to them for \$1 and other good and valuable considerations. We just wanted to make everybody aware. **Dave Decker** - For the record it was a unanimous vote. **Bob Lowrance** - Yes it was.

CD Laddering

I handed out to everybody the Holiday Shores CD laddering. The finance committee had a meeting on Monday night and we came up with the banks listed on the sheet to spread out our funds from years 1 through 5. I will be getting with Angie and Glenn and start calling these Banks and locking in the right with these cds. What we were getting before .50% and .55% these range from 1.36% to 2.28% so it's going to increase our interest largely. When we go downstairs Glenn will give us a new copy his wish list. What I wanted to say was the board really needs to decide if there's anything else that we need to do because right now we have a soft total of \$179,000 carry over from 2016 to

Holiday Shores
Board of Directors Meeting Minutes

2017. **Justin Patterson** - I think we can benefit from more storage. I think most of these guys would agree. I think the big stuff from the Social committee is actually in your pole barn. I don't know where the ski club stuff is stored. I think the Bass Club has their own storage. The Garden Club doesn't have any place to keep their stuff. It may be beneficial to at least look at that. **Monte Thus** - If the association strongly wants do something like that we probably need to get in the reserves and fund for it. We still have the Port Lane issue we have roads which are always an issue. When we give you the new sheet look over it and then we can decide if we pay for it out of excess money.

Dave Decker - Motions to approve the CD laddering as laid out by the Finance Committee.

Shaun Diltz - Seconds.

All in Favor.

Motion Carries.

New Business

Culverts

Shaun Diltz- I copied and pasted the existing rules that we have for culverts on here. Glenn has asked for board Direction on what to do with the culverts when they are ditching in the community. Roger and I met and what we came to was 'if the existing covert needs to be replaced, it is replaced by the Association staff and paid for by the Association. The association will put rock down where driveway was excavated. Any hard surface replacement will be paid by property owner. I think that is what we had come up with before. **Justin Patterson** - I have a problem with making people have hard surface driveways and then replacing it with rock. **Shaun Diltz** - me too. That's why we ask the building committee for a recommendation and they show the hard surface rule based on Aesthetics. **Justin Patterson** - right now I have Ameren coming out to put a gas line to my house and they tore out my driveway and they put my driveway back. I think the homeowners here going to expect the same out of us. **Shaun Diltz** - if we start ripping out covert and replacing them then we are essentially costing the homeowner more money whether we have them pay for it or the association pays for it. **Monte Thus** - Can we clarify that the association will not be replacing culvert that doesn't need it? **Bob Lowrance** - So 'If existing culvert needs to be replaced as determined by the association.' **Justin Patterson** - So are we discussing the existing surface? **Bob Lowrance** - No. Just the existing culvert. The next part is the part that we need to look at. That the association will put rock down. The electric and water company both replace the concrete when they mess it up. I think that we should too. **Glenn Dalton** - once we start the ditching effort that we are getting ready to, the great is going to be cut on all the roads that we have to establish that drainage and there's going to be a lot of culverts that are going to need to be brought to grade so this is going to be a big deal. There's going to be a lot of culverts that are above or below the grade that they will need to be. **Bob Lowrance** - basically we just need to ask if we pay for the hard surface replacement or do we have the owners pay for the hard surface replacement. **Justin Patterson** - I think it's a culvert has to be replaced then we should be responsible for replacing the hard surface also. **Shaun Diltz** - I agree with that but I think for some reason we had a different conversation the last time this was brought up. Would I say match existing surface? **Bob Lowrance** - that would probably be the best thing to do. **Shaun Diltz** - What if it's stamped concrete? **Bob Lowrance** - We could say if it's concrete, we go back to concrete. Same with asphalt and if they want it stamped again the owner will have to pay for that. **Justin Patterson** - I just think we need to specify that in the rule because you can't go back and stamp after the fact. **Bob Lowrance** - Do you want to rewrite that Shaun and then have the wording available so we can look at it again the next time? **Shaun Diltz** - I will rewrite it and then go meet with the Building committee to have them look at it so they can see why I wanted the information.

Ballroom Events Snacks

Bob Lowrance - The social committee brought this up. I had a discussion with Glenn and I believe Justin did some research on this. **Justin Patterson** - I did. The Social Committee sometimes has events that it might be prohibitive to have catered in order to keep costs down. New Year's Eve was an example of that. We tried to have snacks and it was brought to our attention that we couldn't do that. We have a paragraph in the lease with the restaurant that states that 'Holishor Association Inc.Or any clubs, organizations, etc. Affiliated with the association are not required to retain lessee services for commercial catering for Association sponsored functions.' right before that it states that if

Holiday Shores
Board of Directors Meeting Minutes

anybody's going to have food and here with over 75 guests, it has to be catered. **Conversation ensues. It is discussed that the Social Committee's functions are sponsored by the Association and they are not required to sign the ballroom contract and that they should not have to have the events catered per this section of the lease. There is still a requirement that Alcohol still must be catered by Gingerz. As far as other Committees, they were discussed, but were left out of the motion, as of now.**

Open Floor

Incorporation Investigation Committee

Jerry Theodore, 1346 -

Incorporation Investigation Committee

Jerry Theodore, 1346 - We had a meeting Monday. A couple of issues came up that need to be brought to the board. What are the issues is that the information in the information that goes with that billing for the assessments. The committee would like the board's approval to include that information with the mailing for the February payment and they would be willing to help stuff the envelopes. **Monte Thus** - We would want to do the next mailing too. **Jerry Theodore, 1346** - We might as well do that because we will have another mailing in April. And again, if Glenn needs help with stuffing the envelopes all we have to do is get ahold of me or Jim McCann or Scott Weber. I say that because there's a number of us that will be gone for some time here. The second request that we have is that there will be a meeting on February 21st which is on a Tuesday. At that meeting the committee will have a few people here that will be able to give an explanation of what's going on as far as the exploration. It will be open for questions for the general population on here. We would like that to be put on our information boards at least a couple weeks prior to that.

Monte Thus - Motions to allow the Incorporation Investigation Committee to include their documents and the next two billings and to allow them to use the information boards to post the date and time of their February 21st meeting.

Justin Patterson - Seconds.

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

Opposed - Shaun Diltz.

Motion Carries.

Justin Patterson - Motions to adjourn to executive session. **Monte Thus** - Seconds

Action: Motion Carries.

Meeting adjourned at 10:06 p.m. To Executive Session.:

Meeting minutes submitted by Shaun Diltz.