

Holiday Shores
Board of Directors Meeting Minutes

Date: February 8, 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: 2

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of January 25, 2016

Carried over until next meeting

Transfers of Property

There were 4 transfers of property, 3 triggered initiation fees.

Bills & Salaries

Dave Decker - Motions to approve as submitted. **Monte Thus** – 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 received information on a number of 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.

Roger Rawson - Motions to accept as submitted. **Jeanne Abert-Martin** - Seconds.

Action: Motion carried.

Profit Loss Budget

Information Only.

Manager's Report

Read by Rob Frey

Public Safety Report for January

Read by Rob Frey

Correspondence

Midway PTO

Anna Raymer, 1873 Sextant - I'm here on behalf of midway's PTO asking that we would like to have our fees waived for our event on March 24th and the ballroom. **Bob Lowrance** – This is something we've done in the past and I noticed on your letter here you said something about a \$150 technology fee. **Anna Raymer, 1873 Sextant** - I apologize I actually I have never done this before and those fees reflect the same fees as last

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year's event. **Bob Lowrance** – We don't really have the technology fee, basically it's just a ballroom rental fee. **Anna Raymer, 1873 Sextant** - Okay. **Glenn Dalton** - We do have a fee for use of our projector And that's what that is. **Bob Lowrance** – Okay. **Anna Raymer, 1873 Sextant** - This is really my first year on the PTO and petitioning the board so I wasn't really aware of what all the fees were. **Dave Decker** – Okay. To your point, this is something we've been doing for a few years. One of the things we do is evaluate if it's a benefit to our membership I fully believe that it is.

Dave Decker - Motions to waive the rental fee and Technology fee for this event on on March 24th. They would still be liable for any cleaning fee, security fee and the deposit for damages. **Shaun Diltz** - Seconds.

Action: Motion carried.

Old Business

Port Lane

Bob Lowrance - We have a letter from Jim and Joyce Brendle. I'm not going to Read the whole letter, but I'll just read the highlights. “Glenn, I thought it was important to review our conversation of yesterday,” The letter was dated on February 2nd, so that must have been on February 1st. “to make sure I understand where we are on the Port Lane drainage project to date.” “This summer it will be 6 years since I identified this problem to the board.” He has some additional points, at the bottom it states that he basically wants to be a good neighbor but that he would like some direction from the board on what they will be doing and that he needs time to get his ducks in a row. We've been discussing Port Lane at the most recent meetings. He also included previous correspondence. **Dave Decker** - At this point, based upon the carryover that we have, I am about 90% in favor of pursuing Phase 1 of that effort. We had requested some information from our lawyer in regards to this effort. I believe we need to get the feedback from him before we make a decision. But based upon the monies that we have in the carryover, I would like to use some of that money to do Phase 1 and at least take care of the significant portion of the situation. **Bob Lowrance** - I would agree as well. And with that carryover money, I wanted to bring the membership up to speed. We've had some problems with the hood in the restaurant and that appears to be a significant cost to repair or replace. I just wanted to inform the membership that that is something that we will probably be considering as well, with respect to the overages. **Roger Rawson** - Glenn, if you can get back to Mr. Brendle and let inform him that we are leaning towards doing something and to please hold off on his plans.

Credit Card Payments

The board discussed that Glenn would continue to research companies in order to pursue credit card payment processing. Deferred to next meeting.

Building Survey Rule

Shaun Diltz - I went to the building committee meeting last night to go over this and the Culvert rule. As far as the surveys, they did clear a couple things up. They do get surveys for the new homes that are being built that have high precision coordinates on them. I asked if we should put that into the rule itself. He said that it is not necessary because all the surveys come with that these days. We did lose a some during the fire in 1996. Rob and Mike were the only two that were there last night. I witnessed the creation of a permit for a garage. They essentially mark out property lines from the homeowner and if the distance is close, they label the distance and have the homeowner initial them. I felt as they were assigning the responsibility to the homeowner. I know I was the one on the fence last time, but since we are asking for the survey on the new homes, I would probably lean the other way on not asking for surveys for each item that we had discussed in the previous meeting. **Bob Lowrance** - At present, at the last meeting, we had the majority of the board members wanted surveys and I went on record saying that I am against it. That said, we identify additional Building permit items that we thought should have surveys. That's where I still stand and now we know where Shaun stands. We really kind of need the input from the rest of the board. **Justin Patterson** - I'm still leaning towards if we don't have a survey on file and somebody wants to construct one of the items that we have chosen, that they would be required to get one. But that if we already have one on file, I don't see any particular reason why we would have to have another one. Unless there was some kind of dispute but then again that is a civil matter and not

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ours. **Shaun Diltz** - Even if we don't ask for one and there's a dispute it would be a civil matter and not ours. **Bob Lowrance** - We have already gone through the survey rules and highlighted the additional things that we thought should need a survey. I believe we were going to bring back a rule for this meeting with those items addressed and decide whether or not we were going to vote for that rule or against it. At present, with nothing for them to look at I don't know that we could really vote for anything tonight. **Shaun Diltz** - We have already identified the ones that we were looking at adding the survey requirement to. I was hoping to get some input from the building committee. I was told to pretty much leave it as it is. **Dave Decker** - When we had asked for their opinion before, they had said that they didn't want it so I wouldn't have expected anything different from them. **Shaun Diltz** - I thought that was what the culverts. **Dave Decker** - What Justin had described before is if they didn't have a survey on file to require they get one and I think that was the general consensus at the last meeting anyway. So if you take what Justin described, we already have a rule that says if you build a house you have to have a survey. What this rule would say is if you don't have a survey on file and you want to build one of these then you would have to provide one. **Justin Patterson** - That is what I'm saying. **Bob Lowrance** - And then for any subsequent permits if they already have one on file then they would not need to get one, correct? **Dave Decker** - Correct. **Bob Lowrance** - But a surveyor puts stakes in the ground and hopefully they put pins but a lot of times they don't and the piece of paper is just evidence of a survey. And Rob's over there shaking his head because he agrees with me because he doesn't take the survey paper with him whenever he goes out to meet with the people. If there are no pins the survey is moot unless we have GPS technology to utilize to find where the corners are. Do you agree with that Rob? **Rob Frey** - Absolutely. **Dave Decker** - So if you had a survey in the file, you wouldn't take it out to go inspect the property? **Rob Frey** - No. I would not the survey stays here, in house. I'm looking for the pins, the stakes, the ribbon, the paint, whatever they put down. I measure off of that. **Dave Decker** - If you have a piece of paper that says where those are supposed to be, wouldn't that help you find them faster? **Bob Lowrance** - You have to have a benchmark to know what to look for if you don't have a benchmark you have nothing. I could take that piece of paper and walk out to the parking lot, that piece of paper says it's 100 feet this way and 200 feet this way, 300 feet this way, 400 feet this way. Where do I start? If there's no pins out there where do I start? I just have a legal description and a drawing, and if there's no pins out there what good is that piece of paper going to do me? **Monte Thus** - But if there is one pin in any of the Four Corners you should be able to take that paper and triangulate or whatever kind of terms you want to use to get the rest of the measurements. **Bob Lowrance** - If you are talking about a rectangle or a square lot, then yes. But we have some very irregular lots, especially out here on the lake. If you guys are going to require a survey you need to put not just that there's a piece of paper in the file but that all four corners or odd corners, if need be, are all marked with pins. You can't just say a survey you must say a survey with permanent markers. **Roger Rawson** - What's a permanent marker? **Bob Lowrance** - A pin or monument of some sort. **Roger Rawson** - That's what I'm asking by survey standards, what is a permanent marker? I don't consider a 2-foot piece of rebar banged into the ground as permanent. **Bob Lowrance** - That I don't know because I am not a surveyor. **Dave Decker** - I don't think any of us are talking about permanent markers. So my personal opinion is that we need to get off that topic. **Bob Lowrance** - I disagree because that piece of paper is meaningless if you don't have a benchmark to go on. **Dave Decker** - So even though you have a survey, Rob you don't use that paper you just blindly go out and look for pins? **Rob Frey** - No when they come in with the permit and the survey, they put the house on a plot plan with those markings with the understanding that this survey has been done. Without going to the lot they tell me that this lot has been surveyed and it this house will be located in this area on this lot. When they start construction I go out there and verify that the pins are there. I measure from those pins to the house or to the foundation of whatever they are building. Then I double check those with the original plans and verify that they match. **Dave Decker** - So what do you do when somebody is building something other than a house? **Rob Frey** - We really haven't had a survey issue with something other than a house except for maybe a pool or shed. Which they've told us this is where my lot is at. There have been a couple of particular cases where they were way off but we've had one where there was a survey done by a surveyor, we had found on their lot, the pins, but the pin was not the right pin, who do you believe? **Dave Decker** - So when you get the drawings for the pools or sheds, do we or do we not have conversations with them about setbacks? **Rob Frey** - Oh, absolutely. **Dave Decker** - Do we go look at their property? **Rob Frey** - We go look at it if it's a shed or something that's not attached, we look at it

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when they're done and tell them that they need to move it. You can come really close to the line if there's a very serious question about it we can possibly find the pins with the metal detector and then we will start digging deeper. If it takes more to remedy or rectify the situation, then we will tell them that they need to get a survey. **Dave Decker** - But you don't use the survey that is in their file to try to locate that pin? **Rob Frey** - I don't take that paper survey with me, but I do look at it before I go. **Dave Decker** - Okay. So you at least reference it. **Rob Frey** - Yes. But it doesn't go on site. We are reference it when the plans come in and if it doesn't mesh then we reference it again. **Dave Decker** - I think the impression that we were getting or that I was getting was that you don't reference the survey at all but you do use it. **Rob Frey** - It gets used but it does not leave the office. **Dave Decker** - Okay. And one of the comments Bob made was if there's pins on the ground will take it out with you and use it but if there's no pins in the ground then you won't use it. **Bob Lowrance** - I don't think that's exactly what I said because the pins are usually not on the ground they're in the ground. And if you're going to take a piece of paper out there it is a reference to find the pins. If you've got pins then you have benchmarks. If you have no pins you have no benchmarks. But typically my understanding is that whenever they come in to get a building permit that you have to be 10 feet away from the line. **Rob Frey** - Right. **Bob Lowrance** - They draw a plot plan, and indicate that they're going to be 10 feet off the line. When they build that shed or that in ground pool, you don't go out to find the pins to make sure they're ten feet off, you rely on them telling you that they're ten feet off, correct? **Rob Frey** - Right. **Bob Lowrance** - And that's what I was basically trying to get at. **Dave Decker** - Just a couple minutes ago you stated that you go out there and look. **Rob Frey** - We do. **Dave Decker** - And if you don't think they're 10 feet off you make a move? **Rob Frey** - Right. **Dave Decker** - Which is different than the answer you just gave that you just take their word for it. **Rob Frey** - There are times when the pins move. **Dave Decker** - I'm not even talking about the pins. The statement was you go look and I thought you told him no whenever you earlier said yes. I know you've gone and looked because we make people move sheds. **Rob Frey** - Right. **Dave Decker** - So we are going to make that evaluation? **Bob Lowrance** - Right and that's what he said and I agree and he agrees with that. But they're indicating on the plot plan that they're 10 foot off. And that's when Rob or somebody goes and looks and generally where the lawn mowing line is, is approximately where the property line is. Approximate because that's all you really know. And if he's 5 foot away from that approximate line that's when you go to say hey, look to me it appears that you're not ten feet away from that line. Then that's where they start actually looking for the property line. **Rob Frey** - You are correct. We also bring out a metal detector to look for the pins. **Dave Decker** - I'm sorry to interrupt, but I agree with that 100% Which is what I've been saying for the last three meetings. Sorry. **Rob Frey** - That's Fine. **Bob Lowrance** - What part don't you get then? **Dave Decker** - Oh, I get it. We are making determinations on whether people are setback and I've heard several times over the last few weeks that we don't. We do. We say we do. And we continue to say we do. So when we say it's a civil matter between two people, it's not true because we get involved and we're dealing with it and we're making people move stuff based upon our setbacks. The comment I heard earlier is that the majority of our files have surveys in them. **Rob Frey** - Post Fire. I don't know when this room was put in place. I would maybe give it 40, 50 or 60% that have surveys in them. **Dave Decker** - And the surveys that we don't have are on older pieces of property. **Rob Frey** - Absolutely. **Dave Decker** - So those are the ones that were talking about potentially requiring a survey. **Bob Lowrance** - Okay. So all said we really need to decide whether or not we want to put a survey rule in place for something other than new construction word is already in place. **Roger Rawson** - I would like some information on what surveyors consider a permanent marker. And do we want to require such pins put in during a survey? **Glenn Dalton** - I have not had a lot of surveys but every time I have seen a surveyor go out and do a survey they have put pins in the ground. And that's the only way I've ever seen it. **Bob Lowrance** - I have had multiple surveys over the years and they don't always put pins in on every point. **Roger Rawson** - And usually they're just a piece of rebar hammered into the ground. I've had a survey done on my property in the neighbors had one done on theirs and they were two feet apart. **Glenn Dalton** - And that's why the surveyors have insurance. **Roger Rawson** - And neither one of them are permanent because I can pull the pins out with a pair of pliers. **Dave Decker** - I'll go back to what I said before I personally have no desire to have permanent markers established on each of these lots. **Shaun Diltz** - So then the question is, do we want to serve a rule and are we going to continue to enforce the setbacks because Dave's right if we do then we are liable to a degree? **Roger Rawson** - But we currently have a survey rule

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right for new houses and if we just wanted to add a few items to it then we could? **Dave Decker** - And that's what we're trying to do. **Shaun Diltz** - And then it started down the list what if I just built my house a few years ago do I still need to get a survey done to add a swimming pool? **Roger Rawson** - But if you just built a house, then you're going to have a survey. **Shaun Diltz** - But then it depends on if there were permanent pins installed. That's the catch-22 we're dealing with. **Dave Decker** - If you don't have a survey then you don't really have anything at least if you have a survey you have something to start with. Whether you can find a pin or not you at least have a general idea of what the property is. If you don't have a survey, then you have nothing. **Justin Patterson** - I'm willing to bet that if you can't find a pin or marker then you're just doing your best job at trying to guess where the line is and if there's any disputes and that then that is going to end up going to court anyway. I don't think the question is whether or not there's a pin the ground. I think the question is just whether or not we have something that we can reference to make our best efforts to decide if it is being built where it should be. **Bob Lowrance** - Board, Just an informal poll. **Jeanne Abert-Martin** - Nay. **Monte Thus** - No. **Roger Rawson** - I would like to see it on some permanent items like an in ground pool or garage an addition. **Bob Lowrance** - No. **Shaun Diltz** - I don't think qualified with that authority right now. If we trust the homeowner with that then we would take ourselves out of play which would be better than being the authority on that. I would say that I'm more in favor of getting that one survey per lot out here even though I know that the benchmarks are an issue. **Bob Lowrance** - To go forward we probably need something to look at to say yes or no to. That being said, would somebody like to write something up based upon the discussion tonight and bring it back to ass next time so that we can vote with respect to the new rule. **Justin Patterson** - do we want to write it up or do we want to direct the building committee to write it up? **Bob Lowrance** - I would think that we would want to write it up because we've been discussing it and we know what we talked about. **Shaun Diltz** - If a lot doesn't have a survey on record it would be required to get a certified lot surveyed by a registered surveyor for the following items... **Bob Lowrance** - Okay so you're basically in agreement to so it sounds like if you want it. Because if the four of us didn't want it, it wouldn't make a whole lot of sense to put the time in. **Shaun Diltz** - Correct. **Bob Lowrance** - Okay you go ahead and write that up and then we'll have something to vote on. **Conversation Ensues about how this pertains to the Rule Rule.** It is decided that this rule with have to be published for 28 days once the wording is set at next meeting.

Culverts

Shaun Diltz - I added some wording to this and then the building committee added of couple things too for it. "If the existing culvert needs to be replaced as determined by the association, it will be replaced by the association staff and paid for by the association. The association will replace surface with concrete. If the homeowner would like to replace the surface with a different hard surface material, the cost will fall onto the homeowner with the completion, no later than 45 days after the association has replaced the culvert." So I was doing the match rock, match asphalt, match everything with them and they proposed to just do the whole thing with concrete. **Bob Lowrance** - And I assume that's probably where you got that. I mean if they have asphalt which is a hard surface, I mean if I had asphalt I would prefer asphalt go back in and I believe most people who had asphalt prefer it went back in just for continuity as opposed to concrete. That's the only change that i would like to see is concrete or asphalt with respect to a hard surface. Anybody else? **Dave Decker** - So the first sentence "it is replaced" should be "will be". It sounds like you're already going to change the... **Shaun Diltz** - with concrete or asphalt **Dave Decker** - I put "the" in between replace and surface . "replace the surface". **Monte Thus** - Which document are we reading from? **Shaun Diltz** - The email. Sorry. **Bob Lowrance** - Okay. So do we want to go ahead and publish that with those changes then with respect to the Culvert rule or do we want to... **Justin Patterson** - I like the idea where if it is asphalt, go back with asphalt. If it is concrete go back with concrete. But that we specify that it's standard or if it is specialty. **Shaun Diltz** - I'm adding that **Bob Lowrance** - And then just go ahead and give that to Glenn to publish. Is everybody in agreement with this? (Board agrees) **Shaun Diltz** - And the next piece of that is if we publish it we have 28 days to change it or add it, the maintenance of the culvert. **Bob Lowrance** - Correct. **Shaun Diltz** - Do we want to add that or come up with something different? Long story short, we do not necessarily have to change some of these culverts if they get cleaned out. Do we put that on to the homeowner or do we do the maintenance on that? **Roger Rawson** - If we are taking the responsibility, it's our responsibility to clean them. **Bob Lowrance** - I am with

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Roger if it is our responsibility, it is our responsibility. **Dave Decker** - So are you only going to clean the ones you replaced? **Roger Rawson** - You clean the ones that need to be cleaned. As determined by the Association I mean. **Shaun Diltz** - But if we don't clean out a culvert that is dammed up, that backed up and does property damage to a homeowner, then are we on the hook for that? Just asking a question. **Dave Decker** - If you say you are responsible for it, you are responsible for it. Absolutely and do we have any idea how many culverts we think need to be replaced today and do we have any idea on how many culverts need to be cleaned today? **Bob Lowrance** - And I'm sure you guys don't even have an answer to that do you? **Rob Frey** - No. **Dave Decker** - So we are talking about approving a rule that we have no idea how much is associated with it? **Bob Lowrance** - Yeah I think we should probably leave that part out. **Shaun Diltz** - Well even in the rule itself, we don't have any numbers on. **Roger Rawson** - Well we don't have to put the cleaning in there. **Shaun Diltz** - Even the replacement we don't have the numbers on. How many we would be taking into account, I mean we are taking all into account but we don't know the price tag associated with it. **Bob Lowrance** - So the ones we deem necessary or that we have money to pay for. So it could just stay in there and it's up to our discretion. But I said the cleaning part, I wouldn't want to put on us, because then we are taking responsibility. **Justin Patterson** - And if you have a homeowner that fills the thing in and we go clean it out and he fills it in again we keep doing that. **Roger Rawson** - We are taking responsibility for the culvert. Because what you are doing it when you say you were going to replace damage if you determine it's going to be replaced then it's going to have to be replaced. **Shaun Diltz** - It's in our easement. Existing failing culverts, the homeowner usually would replace, but now we are forcing their hand because we are trying to do ditching. And like what Monte said, he might have a fine culvert that doesn't need a replaced. But if its on the wrong grade then it would need replaced. The first thing I think we should do is we would want to get some numbers on the amount of culverts that need to be replaced and maybe the amount of culverts that are acting as dams. That would help a little bit I guess. **Glenn Dalton** - We are going to have to go back and check that. We have done that already. We will refresh our data and bring it back to the board. **Roger Rawson** - So hold this off? **Dave Decker** - And just to refresh my memory because I do not recall, do we actually have a motion and a second on this rule? **Shaun Diltz** - No. **Bob Lowrance** - It's just conversation.

New Business

None

Open Floor

End of year Carryover

Dave Decker - So at the last meeting Monte had identified that there was going to be carryover money from last year. And he presented a partial list that had been created by the office staff as to some of the things that they would like to see those funds spent on and he requested that the Board come up with any items that they had that were on their wish-list to be considered. The finance committee is about to have some discussions about the overage and potentially some recommendations as to what they might think might be best suited utilization of that money and I'm just curious if the board has any items they would like to submit for that conversation. **Bob Lowrance** - Yeah. I don't have any additional. The two that I would like to see considered would be Phase 1 of Port Lane and the hood replacement or repair. **Justin Patterson** - The committees would like to additional storage. No one had a budget in mind yet. **Dave Decker** - So we thinking buying sheds or...**Justin Patterson** - It is either buying a shed or building a shed. The social committee and the ski club have been working on getting some framework done by 2 of the high schools and that's fallen through so... **Roger Rawson** - Have you considered renting a storage space? **Justin Patterson** - Yes we did and the cost over the course of two or three years would pay for a shed out here. **Dave Decker** - Do we have any idea what kind of size were talking about here? **Justin Patterson** - The last anyone looked and correct me if I'm wrong, was about 20 or 30 split between the association, possibly Gingerz, the ski club and the social committee. No one from the Garden Club would commit one way or the other. **Glenn Dalton** - And it will be located out here where our current shed is located. The shed that we got out here on the little side of the drive. The one that's on the other side of the drive next to the tennis courts. That would be the location that's been discussed. **Roger Rawson** - It would be a garage essentially. **Monte Thus** - If you talk to the ski club I'm pretty sure they

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would be trying to store boats you're going to have a lot of traffic on the fire lane. Plus I know the ski club makes a lot of props and that they'd be parked there for hours working on projects for the show. **Justin Patterson** - Storage for things like skis not boats. I don't think anyone's talking about building a big enough to store boats because it's shared. **Monte Thus** - You want to lay the rules out first to every committee because people are going to take advantage of the situation. **Justin Patterson** - We're trying to make a permanent it because of its size we have to anything bigger than 200 square feet has to be on a foundation. A lot of the work they put into it is just how much space do we have and who all would be involved, is the board even willing to entertain the idea. Since there is an overage you know I'm throwing out there. **Bob Lowrance** - Well the only reason I asked that is if you look at something permanent with a concrete floor it's going to be quite a bit more expensive than something with a you know nice of 5/8 inch plywood on the base and then something that's not permanent could also be moved later. **Monte Thus** - And we have to check with our insurance company because the additional building and contents of course. **Shaun Diltz** - We have to prioritize our very important issues that are budgeted for next year. Most of them are listed on that wish-list from the office. One of those I would like to call out was obvious because of the virus and the computer issues last year. That would be something that we should fix and entertain the hardware and the backups and the network issues. I think we are still running off of Angie's computer. That affects the whole office staff and the membership. Roads, obviously, I know we've got some money going into roads next year, and we have the Port Lane issue. One thing that I think would help the restaurant and the membership is the docks for the restaurant. Re-orientating the docks will be the key. Your boat gets beat up there now when the skiers are out. Two other things since we're throwing stuff out there rocking the road up to the North Pond so it's not so muddy. I think that would get utilized more if there was easy access up there for the membership. It's beautiful up there and it's not that big of the deal to just walk but it would be easier if the road is a little bit more sustainable. I know something that got brought up a lot last year was the parking at Spanish Cove, some rock there would help.. **Justin Patterson** - On your wish-list here you have a projector for the Ballroom. The Social Committee has one that we are going to give to the Ballroom when this one goes out. **Glenn Dalton** - That's great. As soon as we get it, we'll mount it. Thank you. **Conversation Ensues. The Technology committee has not had time to address the computer issues in the office.** **Bob Lowrance** - So if the finance committee could take a look at the list and get some numbers together. I would just get with Glenn and put some cost to some of those numbers.

Ameren Easement

Glenn Dalton - We did negotiate the easement that was proposed by Ameren. **Bob Lowrance** - And the easement was for what two lots? **Glenn Dalton** - It was for the outlets at the very far north end of the lake that's between our Lake and the basin on both the East and West sides where the power lines go through. **Bob Lowrance** - What were we offered and what did we negotiate? **Glenn Dalton** - We were offered \$9,100 and we negotiated \$13,650. We are going to give them 8 foot on each side of their current easement. **Dave Decker** - To add to the record it was voted on in the last executive meeting and the vote was unanimous of those present.

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

Meeting adjourned at 8:56 p.m. to Executive Session.
Meeting minutes submitted by Shaun Diltz.

Meeting called back to open session 10:24 pm for Board of Directors meeting

Monte Thus- We have to have answer to approve budget by the end of this month or first meeting in March. **Dave Decker**- The Finance Committee has two questions. What is our carryover, and what are we spending it on, and the other question is are we talking about is a special assessment? A \$350 increase for roads. \$396k increase in money for roads. Then this is something we need to agree to or not. **Monte Thus**- They could potentially vote down the budget and then we will have to have a backup plan. **Dave Decker**- We can

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amend a ballot item on the floor. **Monte Thus-** If the ballot is voted down, is it on the floor? **Dave Decker-** That is something we need to have answered. It could be on floor until we pass something because we need a budget passed for 2018. **Monte Thus-** This is an increase for 10 years, not just one year and dedicated to roads. **Dave Decker-** Then you need to write it like that, but in reality we approve a budget every year. *Conversation ensues about setting up a special assessment for a certain number of years for x dollars for roads.*

Roger Rawson- makes a motion to apply the money we have from Ameren Easement money in conjunction with the Year end expenditures (overages).

Second- Jeanne Abert-Martin

Dave Decker- I think this is a little premature. We still don't know what number we have for overages carryover right now. And we haven't made a decision on what we're doing with that carryover

All in Favor - Roger Rawson, Jeanne Abert-Martin, Shaun Diltz

All Opposed- Monte Thus, Dave Decker

Dave Decker- Motions to adjourn.

Roger Rawson –Seconds.

All in Favor.

Action: Motion Carries.

Meeting adjourned at 10:56 p.m.