

Holiday Shores
Board of Directors Meeting Minutes

Date: June 28th, 2017

Attendance

Board Members

Present: Bob Lowrance, Jeanne Abert-Martin, Steven Yates, Shaun Diltz, Michael Hawks, Dave Decker, and Monte Thus.

Quorum Present: Yes

Others Present

Rob Frey, Brandy Skelton and Glenn Dalton from the Holishor Office.

Holishor Members Present: 9

Non-Members Present: 1 Curt Westerich (Heneghan and Associates)

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of June 14th, 2017

Dave Decker- Motions to approve as amended. **Monte Thus-** Seconds.

All in Favor.

Action: Motion carried.

Transfers of Property

Bob Lowrance – 4 transfers of property of which 3 triggered initiation fees.

Treasury Report

Monte Thus – We sent off the money on 4 of the CD's, the other CD money went in the month of June, and it will show up on the next report. The 4 CD's are a 1,2,4, and 5 year are set in place.

Dave Decker – Makes a motion to approve the Treasury Report as submitted. **Jeanne Abert-Martin** –

Seconds

All in Favor

Action: Motion Carried

Old Business

Incorporation Investigation Committee –

Scott Webber 909- Just want to update and get feedback. We need some decisions on how to move forward. Recap, We are proposing the exact boundary of the association and the city would overlay the association. The Association will remain private, everything remains the same. Jim sent out some by-law changes as recommendations. We have been talking to St. Rose who voted to pass and incorporate, they have not yet set up the city government yet, and we are watching them and are in touch with their attorney to view the process. Currently we have 300 affirmations without trying. The association granted us \$2500.00 to investigate and we have spent roughly \$150.00. Gathering additional affirmations, we would like to do some additional mailings and town hall meetings. There will be some cost with the mailings. I want to get feedback from the board to see if we are still on the same page to pursue. Senator Haine is under the weather and we are going to approach him about changing CICA from 2/3% to a simple majority at 51%. **Glenn Dalton** – Scott, how much of a budget are you going to need? **Scott Webber** – We would have to develop a plan and rather than do a mass mailing we would like to target quadrants of the community. **Glenn Dalton** – The money that was allocated was 2016 money and right now we have nothing allocated in the current budget for the Incorporation Committee. **Bob Lowrance** – The membership voted to allow \$2500.00 without a specific limitation or year. I would still be for

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continuing the investigation. **Jeanne Abert-Martin** – I would like to continue, there has been a lot of work involved. **Dave Decker** – My personal opinion, is to continue to figure out if it is the right thing to do, and we will not know that until we have more research. I would like to understand the benefits and what the cons are. **Scott Webber** – They are in the presentation. **Dave Decker** – I saw the Pros in the presentation, not the cons. **Scott Webber** – The one con continues to come up, do you want another layer of government, other than that we have yet to come up with any other cons. If you look at the monies, using Gerry's property, the number was roughly \$250 in additional taxes, and Illinois voted to lower that. All our taxes have been at the highest amount mark, if you look at the cities in the area, I think the numbers that we have seen is .08 to about 1.5 being the highest. If you look at Peoria or Chicago, I am sure they are even higher but around here we have yet to see anything around the top end of that and all of our numbers are at the top end of that. Look at what you are currently paying the townships, so you would get a portion of that back. You are already paying the Illinois Road Tax, you are not getting any benefit of that. I cannot control what the city does and the newly elected officials, nor can I control what the Board does. We have come up with a plan that will reduce association fees, dues and assessments, just based on the equipment that is in reserves that will no longer be needed. **Shaun Diltz** – I do not like the idea of changing the CICA from 66% to a majority of 51%. **Scott Webber** – Why? **Shaun Diltz** – I like the protection of the Association at 66%. **Scott Webber** – McCann and I wrote the 66% based on our covenants, the reason that it was put in place was specifically not to allow the Board to have 100% control and our efforts were to limit the Board and what they could do. **Dave Decker** – I want to continue to investigate. *Bob Lowrance, Monte Thus, and Jeanne Abert-Martin agree.*

2017 Road Plan

Glenn Dalton – Curt Westrich is here with us to answer any questions. We did get input from Curt this week and he did give us some pricing, which is all inclusive. The only questions that we had was, were the surveying costs included in and is there a survey requirement? We have an agreement that option D is the type of reclamation that we are looking at with regard to the pricing. **Curt Westrich** (*Heneghan and Associates*) – Surveying was not included in that pricing but we feel that it is not needed for this project, we are not going out and surveying existing conditions and setting grades it is something that will be done in the field. **Bob Lowrance** – We are basically repairing what we have, not building new. **Curt Westrich** – As far as the road bases, we estimated that you would be using the road that is out there, pulverizing it and mixing with cement with it. We felt that with the 17-18 cores that were done, the cores averaged out the least depth between rock and oil and chip was about 6 inches and in some areas 9-10 inches. We feel that there is more than enough, that all we will need to add is cement. **Steve Yates** – You mentioned something about a soil survey, is that cost on top of this? **Curt Westrich** – That cost is built in. The summary was an engineering cost of \$17,000, that is with the three roads, Tampico, Captains and Sextant. If you would decide to do less roads the cost would change. The streets that we have chosen would be best for the cement mixture. **Shaun Diltz** – We have \$140,000 for 2017 allocated roads and Culverts, Chip and Seal was \$30,000 we are sitting at around \$110,000 without dipping into the overage. **Dave Decker** – My math shows that this is a \$203,000 bill for doing all three roads. **Monte Thus** - \$28,000 was approved for the south east at the last meeting. We have roughly \$120,000 Left in roads plus the \$60,000 in overage. **Glenn Dalton** – Curt has added into these three bids the ditching, edging, and re-seeding for these three roads. I think traffic count will be the key, from the staff prospective the area on Sextant has been a problem for us, I think that the ditching and the destabilization will make that a good section of road. **Curt Westrich** – For traffic count purposes, Tampico was the highest and following was Captains and then Sextant. **Bob Lowrance** – in that order for traffic count, but Glenn you are saying that Sextant needs more attention? **Glenn Dalton** – Yes. **Monte Thus** – Is there additional cost that will need to be added to this? Surveying? **Glenn Dalton** – No, Curt sees no requirement for surveying on these three roads. **Bob Lowrance** – Based on what I am hearing from you two gentlemen, I would like to go forward with Tampico and Sextant. **Glenn Dalton**– We still have the core samples, and to go forward with option D then those would need sent off for the mix design. **Curt Westrich** – We would need to know soon, so that we could get those shipped up to Milwaukee, for the mix designs, because of the timing of the year this needs to be done quickly. **Dave Decker** – are there any costs that are not in this summary. **Curt Westrich** – Depending on how much is done the only other cost could be the NPDS permit, when you disturb so much acreage of land,

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the only way we would be doing that is with the ditching work. If we were only doing one road it would not be a problem, if we choose to do two or three roads, there could be some costs for the permit. It is something that has to be filed with IEPA, there is a fee of about \$500.00, and submitting the permit is roughly \$1000.00 and there would be some work required in the field such as silt fences to prevent erosion. **Dave Decker** – Whatever we do we need to make sure we are legal.

Conversation Ensues...

Mark Pierce 1712 – I have addressed drainages issues on my property on SuTwan for some time with the Lake Manager and the Board. I would like to know why SuTwan is not one the target areas to be reworked?

Bob Lowrance – Our biggest challenge is dollars and we try and take those dollars and allocate them the best that we can. **Glenn Dalton** – Basically that was part of the Road Plan when SuTwan was a part of the plan, that has changed. We already know that we are going to replace that pipe, like I have conveyed that to you.

We also have his concurrence that when we replace that pipe we replace the size of that pipe to a facilitated twenty-year rain. **Mark Pierce** – It would be nice to have someone unclog the pipe, it is 100% clogged. I have mentioned this time and again, how much does this cost? **Glenn Dalton** – We really didn't see a problem until two years ago when it was brought forward and it was draining, now it has collapsed and it is not draining, that is why we are replacing it. It was on the plan and then we took SuTwan off the road plan and we are working it back in. Have we ordered the pipe yet? No, because we are waiting to gather one large order to save on shipping costs. When the road plan is approved, we will order all the pipe.

Jeanne Abert Martin – Make a motion for the 2017 Road Plan to include Tampico and Sextant.

Dave Decker – Seconds

Shaun Diltz – On the turn on Sextant where it is 55 wide, are you taking that into account with your bid? **Curt**

Westrich – the way we are taking that is we figured 20 feet. Some of those roads are narrower and others are wider. **Shaun Diltz** – If that one area takes up 15% of that total linear feet, would that skew the price? **Dave**

Decker – Yes. **Shaun Diltz** – That is the only thing I was on with Sextant, we are only doing 1200 foot of that road there may be a big change. After we send those cores out then we can come to that. **Glenn Dalton** –

That is off street parking. **Dave Decker** – So do we rebuild it? **Glenn Dalton** – or stay with the 20-foot width? **Dave Decker** –

Just the way you phrased it, do we rebuild the road and leave what is there or do we rebuild with this reclamation? That seems like a waste of money. My understanding is that we are replacing the width of the road and we are not changing the width of the road and the Board needs to come to an agreement on what it is that we are doing. **Glenn Dalton** – From my perspective the width is 20-foot and the rest is off street parking. When referring to Captains, the width of the road varies and do we want a uniform width?

Conversation Ensues...

Curt Westrich - The concern that I would have is if you do not have an established road base then it will be difficult to establish a continuous road width, you won't have the same mixture, you would have to over excavate and then go through and pulverize, those figures are not included into this. **Gerry Theodore 1346** – How many roads do we have that are wider than 50 feet? **Glenn Dalton** – The section that we are discussing is no more than 200 feet long. **Gerry Theodore** - I would not widen any roads, if it is paved, then pave it. You would have potential leaks and I think it will cause you problems when you handle the ditch. The policy I would give is pave what is already paved. I don't see any benefits. **Steve Yates** – I do not think that we should widen anything, I think that we should follow Curt's method. **Shaun Diltz** – Agreed. **Bob Lowrance** – I am also in agreement. **Steve Yates** – On the extra width, if we only do the 20 feet can we chip and seal the extra? **Glenn Dalton** – Sure, as long as we are consistent. **Curt Westrich** - I would agree with Glenn on that statement.

Dave Decker – In regard to Sextant, I would make sure that is something that is addressed and it is a part of the bid and what your recommendation is. **Monte Thus** – If you look at Tampico it is pretty much the same width. **Glenn Dalton** – Yes, 19 feet. **Bob Lowrance** – We have a motion for Tampico and Sextant.

All In Favor

All Opposed – Michael Hawks

Action: Motion Carries

It Committee

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Shaun Diltz – I have no update on the IT Committee, after receiving Angie’s email.

Credit Cards

Bob Lowrance – We are going to initiate now that everything has been signed.

Marathon Pipeline

Glenn Dalton – Marathon Pipeline Emergency Exercise Update. As an exercise that was extremely worthwhile for all agencies from EPA down to Holiday Shores. Many of the unique elements of our Community we highlighted to the proper level and an understanding of what they were faced with and what must be addressed brought forward and addressed with the actual personnel that would be tasked in this emergency event. 500 gallons of fuel came into our lake, emergency evacuation of impacted residents conducted, no fly zone established over Holiday Shores, EOC established in Holiday Shores, Holiday Shores a member of Unified Command, in-coming equipment areas established areas and containment apparatus deployed.

Open Floor

Henry Halverson 1829 - asks to have the Ski Jump restriction stipulation of Sunday 8am till noon and Monday 4pm until dusk removed to work with the schedules of those on the ski club for future practices. Conversation Ensues...

Jeanne Abert- Martin – Makes a motion to allow the Ski Club use the ski jump Monday through Friday 4pm until dusk and Saturday and Sunday 8am until Noon. Monte Thus – Seconds

All in Favor, Jeanne Abert-Martin

All Opposed – Michael Hawks, Dave Decker, Shaun Diltz, Monte Thus and Steve Yates

Action: Motion Denied

Bob Lowrance – I would come back with three or four different days and times. The Board does not want to allow seven days. **Henry Halverson** – We would like more flexibility, we are not jumping 7 days a week.

Monte Thus – I would like specific nights. **Henry Halverson** – I would love to have more days, but I could not tell you what exact days. I would like Saturday morning and Wednesday in addition to Sunday and Monday.

Bob Lowrance – Comments from the Board?

Michael Hawks – Motions to approve Saturday morning, Sunday morning 8am until noon and Monday and Wednesday from 4pm until dusk with no Holidays. **Shaun Diltz** – Seconds

All in Favor

All Opposed – Dave Decker

Action: Motion Carried

Monte Thus – Motions to move to executive session. **Jeanne Abert-Martin** – Seconds

All in Favor

Action: Motion Carries

Meeting adjourned at 9:19 p.m. to Executive Session.

Meeting minutes submitted by Steven Yates Jr.