

Holiday Shores
Board of Directors Meeting Minutes

Date: July 12th, 2017

Attendance

Board Members

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

Excused Absent- Steven Yates Jr.

Quorum Present: Yes

Others Present

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

Holishor Members Present: 6

Non-Members Present: 0

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of May 24th, 2017

Dave Decker- Motions to approve as amended. **Jeanne Abert- Martin -** Seconds.

All in Favor.

Action: Motion carried.

Transfers of Property

Bob Lowrance –6 transfers of property and all triggered initiation fees.

Bills & Salaries

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

All in Favor.

Action: Motion carried.

Profit Loss Budget

Information Only.

Manager's Report

Read by **Glenn Dalton**

Public Safety Report

Read By **Glenn Dalton**

During this period 39 incident were reported, citations written 19. Animal incidents we had 6, vehicle incidents we had 3, property 3, incidents involving persons 2, alarm responses 8, incidents on the lake 13 and other incidents 4.

Old Business

IT Committee

Rich Fenell 54 – I was just made aware that the equipment that the Board approved has not yet been purchased. It looks as though someone was trying to get all of this pricing on their own after we had spent all of this time working. I am just trying to figure out what is going on, from my knowledge I assumed we were just

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waiting on the equipment to arrive so that we could move forward with the install. I feel like I have wasted my time to put all this together to have nothing done. **Glenn Dalton** – The equipment has been order and is beginning to come in from Ace Tech. **Justin Patterson 1402** – Travis is the owner of Ace Tech, he emailed me that 95% of the equipment has been ordered also there was hold placed by Angie Webster. I am more upset about this than Rich or Shaun is. I have been doing this for about 20 years, at the Boards direction I asked to find one vendor that could supply the system and then support it after the install. That is what we had done. The office for the second time on this same project the office has gone passed their authority and got bids. I feel that I have completely wasted my time and the time of the committee and put my reputation at stake. **Glenn Dalton** – The issue the office was looking at was the fact that the Ace Tech bid was not giving us any warranty. We could purchase the equipment for \$1000.00 less with the same manufacturer warranty. **Justin Patterson 1402** – For the same reason we had the same price as you, we did all of that work. **Glenn Dalton** – Your bid was for \$6500 **Justin Patterson 1402**- We priced it and at the Boards direction, I think that it was a good decision. We decided to partner with a local company that would support the equipment, whether or not we installed it. **Dave Decker** – When we discussed it in the Board meeting, we asked whether Ace's bid was higher or the same as the dell bid. We were told that they were less than the Dell bid. Based on what you just said the bid from Ace was higher. **Justin Patterson** – Yes the Ace bid was higher because we can get the stuff at our cost and they have markup, just as any business would. They did their best to give us the equipment at cost to further build a relationship with us. I can remember you stated, that it would be best to get the equipment from the same place that would support it even if it cost us a little more money. **Dave Decker** – I agree with that, but during the conversation, you stated that Ace's price was less than the bids that we had. **Justin Patterson 1402** – No, It was less than the bids of the 100 vendors that were willing to bid it, not less than the bid that we had put together. **Dave Decker** – That may not be what you said, but that is as good as the one we had. **Shaun Diltz** – That may have been the confusion. Another item is that they will support the equipment. **Dave Decker** – If it was \$100 or \$200 more I would have been fine with them doing that, and my impression was that their bid was equivalent to what we had or less. **Justin Patterson** – From a Technical perspective the bid was exactly the same as what we gave them with our specs. From a price perspective, they were more. When we had the conversation, I advised that it would cost more through a company than to order it ourselves. The tradeoff is that ordering from the same vendor that will support it would be better for the entire project. **Dave Decker** – We are pretty much in agreement, the difference understanding how much more. We have been told that it is almost \$1000 more. **Justin Patterson** – That would be right, I don't have the exact quotes in front of me. We can purchase the items cheaper than through Ace Tech. I was on the Board that approved it, which at that point the office should have been in contact with us saying that they could do it ourselves cheaper. **Glenn Dalton** – Justin the equipment was ordered by you and as per email, I told you that in the future to let the office do the purchasing, I am not aware of Angie doing anything to stop this. I am not trying to undermine your committee; we have a problem with the system and have been trying to have this resolved for over a year. **Rich Fennell** – The office should contact the committee if they would like to be involved, I am totally unaware that any of this happened. **Justin Patterson** – I got an email from the vendor. **Rich Fennell** – If someone think that they can get this cheaper, please contact us so that we can look into it. **Shaun Diltz** – That did come to me and we have not had a chance to talk about it. The emails came through, we were at \$6200 and the office was a few hundred dollars less than Ace Tech and I thought that it was worth discussing. Do we get the Ace Tech support without ordering through them? **Justin Patterson** – We are bartering the support for a Holiday Times advertisement. **Bob Lowrance** – So, where are we on this? The equipment has been ordered and a check has already been prepared? **Glenn Dalton** – Yes, I have been holding it for 3 weeks now. **Justin Patterson** – Ace Tech has already ordered the equipment. After the approval in the last meeting I notified them that it was approved. A W-9 and invoice was provided to the office. **Glenn Dalton** – We did not ever give them a stop, we asked who ordered the equipment, they responded that you had ordered it. **Rich Fenell** – There must be a miscommunication. **Dave Decker** – That is not what I have heard for the last month. I have seen in the emails that we have not ordered this and we can get it cheaper elsewhere. My impression that Shaun texted you and let you know that this was going on. That was an expectation from the last meeting. **Jeanne Abert-Martin** – Are we moving forward with this? **Shaun Diltz** – If the equipment has already been ordered, then we should continue through Ace Tech. Justin, why was our bid

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at \$6200? **Justin Patterson** – I do not have the paper work in front of me but I would imagine taxes and shipping would be some of that cost. Ace Tech is still providing us the support. **Dave Decker** – I would not pay an invoice until the materials were delivered. This check was cut before the materials were ordered. **Glenn Dalton** – The check was cut when we were invoiced, from there we researched and found the equipment cheaper and thought that it should be brought back to the board for discussion and resolution. **Bob Lowrance** – Instead of maybe bringing this back to the Board, you should have went first to work with the committee. **Glenn Dalton** – I did email the committee on the 16th of June. **Bob Lowrance** – We need to make a decision as a Board, the biggest problem was communication. I want to thank the IT Committee for their time, effort and hard work.

Shaun Diltz – Motions to continue moving forward with Ace Tech to purchase equipment and support, with the IT Committee installing. **Monte Thus** –Seconds

Michael Hawks - We are going to move forward with Ace Tech and pass up a \$800 savings? We have not yet asked them if they would support with us purchasing the equipment. **Shaun Diltz** – It is the support of the system and time management. **Michael Hawks** – Do we know if Ace Tech will support the equipment if we purchase it? **Jeanne Abert Martin** – I think that it should be looked at more clearly. **Monte Thus** – I think that this needs to move forward, we have probably wasted more than \$800 in man hours with our office computers not working and we are just wasting time. **Dave Decker** – I am personally against paying the extra money however I am going to vote for it. 1, a representative from the association placed the order, from that I feel liable. 2, they are down the road, a couple hundred bucks I think that would be ok to build that relationship. I am a believer that if we give that commitment then we should stand behind that. Thank You for your efforts. The office will work with Ace Tech, they will deliver the material and we will hand them a check. **Glenn Dalton** – We will contact Justin or the Committee to let them know that it has arrived.

All in Favor, Dave Decker, Monte Thus, Shaun Diltz

Abstained from Voting – Michael Hawks and Jeanne Abert- Martin

Action: Motion Carries

Credit Cards

Justin Patterson 1402 – I spoke with Lisa about two hours ago and she is holding at Angie’s request because she did not want to hook it up to the fax/phone line or to the network here. She is waiting on direction from us as to what to do. **Glenn Dalton** – We are going to designate another phone line. **Justin Patterson 1402**- You don’t have to. **Glenn Dalton** - We cannot hook it up to our fax and postage line. **Justin Patterson** – You absolutely can, because those devices make a phone call out to process the credit card and then it hangs up the phone, just like the fax machine and the postage meter. From a networking perspective, it works the same way; it is not connected all the time. You cannot use two devices at the same time. It would be a complete waste of money to add another phone line. **Glenn Dalton** – Ok. Rob, we will go with what we have then. **Justin Patterson** – If you are sending receiving no sensitive emails then I would say yes. **Glenn Dalton** – We can expect her next week with our system? **Justin Patterson** – You will need to set that time up with her. **Glenn Dalton** – Thank you and I will call Lisa.

Correspondence – Jake Menendez 1378 Letter with photos.

Read by Bob Lowrance

Concerning street parking rules and the street easement and would like a rule in place for this type of parking.

New Business

Parking Rule

Glenn Dalton – This is a recurring issue with members. Currently, the only rule that exist is the rule on parking of tractor trailers initiated 11/12/07. Parking of all vehicles was discussed; however, this was the only action taken. Many people have the impression that Holiday Shores having a road easement gives them the authority to park anywhere they desire. Our easement follows: Covenants, paragraph 7: Holishor, for itself, its successors, assign and licensees reserves a 15 foot wide easement along the side and rear lines of each and

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every lot, except for that portion of any lot which abuts the shore of Holiday Lake: with the right of ingress and egress thereon for the purpose of installing and maintaining utility lines, gas and water mains, sewer lines and drainage ditches and appurtenances thereto; together with the right to trim, cut or remove any trees or brush necessary and the right to locate guy wires, braces and anchors when necessary. Except where an owner of two or more adjoining lots constructs a building which will cross over or through a common lot line, said common lot line shall not be subject to the aforementioned ten foot easement. The only reference to parking in our Building Rules follows: All driveways will be constructed in accordance with Madison County Zoning Ordinance, Section 606.1. A minimum of 4 off-street parking spaces will be provided for all residence in accordance with Madison County Zoning Ordinance, Section 607.0.

Glenn Dalton – We treat this similar to a civil matter because there is no rule on parking within that easement. Common sense would dictate that the easement is a utility easement that is for Holiday Shores, not every member of Holiday Shores. The people think that they can park wherever they want. The only time we are outside of that is with the School Bus pickups. We try to work that with the member about parking in that area and we do not have a rule about parking **Bob Lowrance** – If they are parked in the right of way as opposed to someone's yard, now there is nothing we can do other than having a conversation with them. **Glenn Dalton** – We treat it as a civil matter between property owners. We are focusing on temporary parking and there are no rules. **Bob Lowrance** – Do we want to institute some kind of rule with this complaint? **Shaun Diltz** – If it is wet or rainy and someone pulls into my yard and creates a rut on my property or damage, is there something that can be done? **Glenn Dalton** – Common sense tells us not to do that, I do not have a rule against that and cannot tell them to take care of the damages, and it becomes a civil matter. **Shaun Diltz** – That come up with the bus stops. **Glenn Dalton** – We do try to monitor that. The only recourse would be centralized bus stops, one on the east side and one on the west side of the lake. **Jeanne Abert – Martin** – I would like to see something added, but I do not know what it will take. **Bob Lowrance** – I have seen this issue before. **Glenn Dalton** – The Board has looked at this in the past, it is a difficult issue. **Shaun Diltz** – Please provide in the next meeting the minutes of 11/12/2007 where the parking was last addressed.

Parking Lot Bids.

Bob Lowrance – We have three bids, for reference the bids are to be sealed and two of our bidders sent their bid via email. Our Bids are as follows, JTC, \$53,748.75, Arrow Asphalt \$ 54,170.00, Big City Asphalt \$55,176.00. Our reserve budget for this project is \$80,000. **Glenn Dalton** – Yes. **Dave Decker** – We have done work with JTC in the past and been happy with their performance. **Glenn Dalton** – We went with JTC last year for work on our roads and we were very satisfied and we are currently using them for our patch petroleum.

Shaun Diltz – Motions to go with the bidder JTC for the Parking Lot resurfacing. This is on the premise of \$1050.00 for the stripping. **Jeanne Abert-Martin** – Seconds. **Glenn Dalton** – August is when we want this done. **Dave Decker** – Are they aware of that and able to complete it then. **Glenn Dalton** – Now that the bid has been accepted we take further action for scheduling. **Dave Decker** – how long do you propose that the parking lot will be down? **Glenn Dalton** – No more than two days, it will not take that long. **Dave Decker** – I am thinking about accessibility. **Glenn Dalton** - We will ask them to complete on a Monday and Tuesday for minimal impact to the facility. Conversation Ensues...

All in Favor

Action: Motions Carries

Shaun Diltz – I have been doing some research and in regards to the sealed bid process, there is different software for internet lock boxes that can open at a designated time. **Dave Decker** – you may want to look at the wording of the rule because they are to be opened during the meeting.

Open Floor

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Ed Holder 368- We are having the same parking issues, where Madison County and Public Safety cannot do anything about it. There is a liability concern with these people being in our yard, the responsibility of the property owner having to repair their property when it is being abused on a daily basis. I do not feel that the liability should fall back on the property owner when we can't stop them from doing it. It is the easement; I think that there needs to be some kind of rule in place.

Justin Patterson 1402 – I have communication with some members who feel that the easement gives them permission to use and for the association to use your property whenever they need to. People who will have parties on your dock because of the easement, they do not understand that the easement is public property.

Gerry Theodore 1346- There are road easements and there are utility easements. The road easements are strictly for the roads and the Expansion of the roads. This subject has come up in the past and there is really not an easy solution to it. We don't have any place for people to park. The road easement is an easement that can be used; you really can't keep people out of there. If you pass a rule that says they cannot park in the road easement then you will have people parking in the road and you can't allow that either because you wouldn't be able to drive up and down some of these roads.

Greg Horta 1253 – Gives an Update about the Upcoming Heath Fair August 8th, the Vendors and Sponsorships. It will include Free Health Screening and Dental Screenings. The Rotary group will come and do the cleanup.

Social Committee – The Chair of the Social Committee Mark Maendele has resigned. We are looking for members to sign up for the Social Committee.

Monte Thus – Motions to move to executive session. **Jeanne Abert- Martin** – Seconds
All in Favor
Action: Motion Carries

Meeting adjourned at 8:45 p.m. to Executive Session.
Meeting minutes submitted by Steven Yates Jr.

Attendance

Board Members

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

Excused Absent- Steven Yates Jr.

Quorum Present: Yes

Others Present

Glenn Dalton from the Holishor Office.

Proceedings

Meeting called to order at 9:10 PM

Social Committee – Bob Lowrance - We are going to accept the resignation of Mark Maendele as acting chairman of the Social Committee.

Dave Decker – Motions to move to executive session. **Jeanne Abert- Martin** – Seconds
All in Favor
Action: Motion Carries

Meeting adjourned at 9:15 p.m. to Executive Session.

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Meeting minutes submitted by Steven Yates Jr.