

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** December 13th, 2017

**Attendance**

Board Members

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

**Absent:** Steve Yates, Jr.

**Quorum Present:** Yes

Others Present

Glenn Dalton and Rob Frey from the Holishor Office.

**Holishor Members Present:** 4

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of November 8th, 2017**

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

**All in Favor**

**Action:** Motion Carries

**Transfers of Property**

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

**Bills and Salaries**

**Dave Decker** - Motions to approve the bills and salaries as amended. **Jeanne Abert** - Seconds

**All in Favor**

**Action:** Motion Carries

**Profit and Loss**

Submitted for Review.

**Manager Report**

Read by Glenn Dalton

**Public Safety Report**

Read by Glenn Dalton

**Old Business**

**Beautification Award**

**Allen Campbell, 325 Deepwater Circle** - I submitted a letter to the Board on behalf of Bev George. As you know, she has been a respected realtor in the community for a number of years. She had an idea to go around in the community and pick out what we would consider to be outstanding properties in the community, by showing beauty and adding an aesthetic to the community. This is done in other communities. Edwardsville has a Tree and Beautification Committee. She believes that Holiday Shores needs to have more community pride and that this would be one method of doing that. The request is for the Board to approve this committee. The Board would not have any requirements to help. It would be ran through Bev and the agents. We will go out

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periodically and look for a property that would be worthy of getting this award. We do the same thing for Christmas lights. I've talked to the office a little. I think it would be nice if we could put the winner in the Holiday Times. This would all be done with the approval of the property owners, whether they would like to be featured in the Holiday Times or have the award placed in their yard. (The Board was given an example of the sign with the letter.) **Monte Thus** - How often would you be awarding it? **Allen Campbell, 325 Deepwater Circle** - Originally, we were thinking monthly. I would say periodically. I think this would be a spring/summer/fall type thing. We're not going to stick this award up in front of someone's magnificently lit up Christmas lights. We're looking from a landscaping point of view. Flowers, well cut yard, trees, nice landscaping in the front yard. I think it would set an example to the community, what it should be looking like. Maybe even convince some people to get on board and help out by cleaning up their property. **Bob Lowrance** - Even though Bev and John are good friends, I would like to see more of a committee involvement or a community involvement, not just a particular agency. I think when you put it in the Holiday Times, it begins to look more like an advertisement for Bev George. **Allen Campbell, 325 Deepwater Circle** - That was not the intent. It strictly would be a community beautification award. **Bob Lowrance** - Okay, because I know they have one in Alton and Edwardsville as well. **Allen Campbell, 325 Deepwater Circle** - It's not realtor run. **Bob Lowrance** - You're right. It's a committee as opposed to realtor run. And I'm thinking that maybe we call the committee something like the Beautification Committee, rather than it being the Bev George Committee. **Allen Campbell, 325 Deepwater Circle** - Well maybe we could tie it to the Real Estate Committee, if the Board would be more comfortable with that. **Bob Lowrance** - Something like that. **Jeanne Abert** - How do they form the committees? I'm sure usually they are formed with some other type of diverse folks. **Dave Decker** - I think Bob had the right idea of having this award be part of the Real Estate Committee. You could pull in associate members of that committee to go do that. I think that's a great methodology. The only caveat that I would say is that the award could not be given to a house that is already for sale. **Allen Campbell, 325 Deepwater Circle** - The idea was to actually go out and find properties to give the award to. **Dave Decker** - I understand that. I just also would like it said. It might not have ever crossed anyone's mind, but that stuff crosses my mind. I would say that we set a time limit on it for now for like a year and then renew it later.

**Michael Hawks** - Motions to approve the request with the exceptions of no properties that are for sale and that it be run through the real estate committee. The time limit for this award would be 1 year, which can be renewed at a later date.

**Dave Decker** - Seconds.

**Jeanne Abert** - What about the signs, logo, etc.? Because that's a direct advertisement right there. **Dave Decker** - You could say Sponsored by Bev George and Associates. **Allen Campbell, 325 Deepwater Circle** - I would like to give her credit for it. **Bob Lowrance** - Yes and this will go in the minutes tonight that she is the one that come up with the idea for the award. **Michael Hawks** - See if she would be interested in labeling it the Bev George Beautification Award. **Allen Campbell, 325 Deepwater Circle** - I think the Beautification Award Sponsored by Bev George would be better and I don't know whether this would be the final product or if it would be more of a landscape plaque. **Dave Decker** - The reason I was staying with the idea that it's sponsored by her was so that she could pay for the sign. **Michael Hawks** - I reached out to Allen late last week in case we had an issue with the sign. I haven't had a chance to talk to Bev, but I'll actually produce some landscaping plaques. It will be metal and wood and mounted so that it can be picked up and transferred. **Allen Campbell, 325 Deepwater Circle** - It's going to be moved from yard to yard. They would have it for a period of like one month, then they would be recognized in the Holiday Times for 1 issue. **Dave Decker** - It be neat if they had something that was smaller, that they could keep after the fact. **Allen Campbell, 325 Deepwater Circle** - We could work that out later. **Jeanne Abert** - I'm not so sure that the garden club hasn't presented something like this in the past. **Michael Hawks** - They use to. **Bob Lowrance** - I think you're right. Maybe it should be tied in with the Garden Club too then. **Allen Campbell, 325 Deepwater Circle** - And that's fine. Bev's main objective is that we do something as a community. **Dave Decker** - I think the garden club's probably a better

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home. **Jeanne Abert** - Yes because I know they do a lot of things. **Allen Campbell, 325 Deepwater Circle** - Would you have any objection to the Realtors being involved in the selection process? I mean just the community members? **Bob Lowrance** - I would say that community members such as yourself that want to join the Garden Club, they would be more than happy to let you. I would probably prefer that outside Realtors would not. **Allen Campbell, 325 Deepwater Circle** - I wasn't saying that I meant local people that live within the community. **Bob Lowrance** - Yes, members and it's easy enough just attach your name to the Garden Club. That's not a big deal. You'd be part of the committee. And your job on the committee would be the Beautification Award. my only other question would be that if it's sponsored by Bev George, we have other realtors that work out here, if another realtor wanted to sponsor a particular month, I don't like to get into it where it's sponsored totally by one particular agency. **Jeanne Abert** - That brings up a good point there's a lot of different companies such as Landscaping companies that work out here. **Dave Decker** - If you do it on the limited time then when it comes time to sponsor it next time maybe you can sell that sponsorship. **Allen Campbell, 325 Deepwater Circle** - And the idea again is for the good of the community not for any personal gains on this. Again this is a volunteer basis, people are going to have to spend time to do it and you know how easy it is to get volunteers. What will be the response from the board? **Michael Hawks** - We have a motion and a second. **Dave Decker** - For it to go through the real estate committee, to be for one year, taking off Associates and making it sponsored by Bev George and Associates. **Bob Lowrance** - And we're going to go through the Garden Club now or? **Dave Decker** - That's the motion. So we need to vote on that and then change it if we wanted to go through the Garden Club. If we vote it down then we need to get a new motion.

**All in Favor** - Michael Hawks.

**All Opposed** - Jeanne Abert, Shaun Diltz, Dave Decker & Monte Thus.

**Bob Lowrance** - Motions? **Michael Hawks** - The new motion is going to drag this thing out because you have no communication with the garden club as to whether or not they would want to participate in this. **Bob Lowrance** - Well let's say that this way, if the Garden Club is interested in doing this they can and if they are not interested in doing this the Real Estate Committee will take it over. **Michael Hawks** - From what I understand you can't tell me to make a motion. **Bob Lowrance** - I'm not telling you to make a motion I'm saying if you make a motion. **Michael Hawks** - I made my motion to make this simple and now we're going to drag it out. **Jeanne Abert** - Why don't we just make a recommendation that they contact the Garden Club first? **Dave Decker** - Motions to allow the Garden Club to manage a beautification award sponsored by Bev George and Associates to run for 6 months from the time that it begins. If they're not interested, it will be delegated to the Real Estate Committee. The award is not allowed to be awarded to a house that is currently for sale.

**Shaun Diltz** - Seconds.

**All in Favor** - Jeanne Abert, Shaun Diltz, Dave Decker & Monte Thus.

**Abstained** - Michael Hawks.

**Motion Carries.**

### **Sustainability Grant**

**Dave Decker** – Glenn had mentioned that the work for the grant has been completed. He has stated to the Board that he has submitted for reimbursement from the County for that. In addition, the Holiday Shores Sanitary District has committed \$1,500 as part of the co-funding for that grant.

### **Sale of Property**

**Bob Lowrance** - We also want to document that we sold a small piece of property to Roger Rawson. **Glenn Dalton** – 1,575 square feet for \$500. It was a portion of an outlot in Captain's Cove. **Shaun Diltz** – The vote was Nay from Dave Decker and Yay from Jeanne Abert, Shaun Diltz, Dave Decker, Michael Hawks & Monte Thus.

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**10-Year Road Plan**

**Bob Lowrance** - Glenn, have you had any additional response with Curt then? **Glenn Dalton** - As I indicated previously, I have been in contact with Curt. There were some changes made to the previous documents. They have provided some corrections and updated the spreadsheets with those. From the engineering perspective, they feel as though the document they have provided you will be good to go off of as far as consideration and development of a 10-year Road Plan. **Bob Lowrance** - That said, what does everybody see as our next step? **Shaun Diltz** - I got about halfway through building some layers for visuals. That is published on the website that I was planning on completing over Christmas break. I was going to change a little bit of it if anything major changed in this. **Dave Decker** - One of the things that we had talked about in the last meeting was interacting the construction plan with the areas that we said have drainage issues. According to the minutes we were supposed to get that documentation on those drainage issues. **Shaun Diltz** - I received that packet that he sent me before the last board meeting but didn't go through it because it was too big and what I got was for drainage was literally road by road hundreds of sheets. I was going to put it into a visual, but I don't know if that's exactly what you were referring to or not. **Glenn Dalton** - That's how we envisioned it and we provided the data that we had to Curt and also Shaun had received it as well. We thought it was going to be part of the transparency. **Dave Decker** - At the last meeting I had asked it to be forwarded to the board as well. **Glenn Dalton** - I don't have the final document yet, do you, have it? **Dave Decker** - The statement that you just made that you have the information on the roads that have drainage issues. **Glenn Dalton** - It was supposed to be made by us. We have that document out. You have it from previous Board meeting. We provided that to Curt to have that combined with this data and presented as one document. I can give you that. I have it in the office. **Dave Decker** - Just for clarification that was what was asked for at the last meeting and you made that exact same statement that you were going to give it to us. **Glenn Dalton** - Okay. I thought what we were looking for was something that was looked at by the engineer and that was coming in the final synopsis of the drainage for the community. So, I apologize, Dave. **Dave Decker** - So what was discussed at the last meeting was trying to interweave the roads with the drainage issues with the prioritization set on the road repair. I think I made an argument that it didn't really make a whole lot of difference because the argument was that if we had roads that had bad drainage, they were going to deteriorate faster, but since we're doing complete reclamation it doesn't really matter how bad the road is when you go to redo it. You're going to rebuild it completely anyway. But the idea was to understand where those were in relationship to the road plan so we can have some comparison on timelines. **Glenn Dalton** - And I thought the engineer was to provide that. **Dave Decker** - You were going to give us the first set and then yes the engineer was going to give us the full-blown interweaving of it. But it sounds like he's now don't that to Shaun and he's going to do that. **Shaun Diltz** - Glenn, I think you have the map that Dave's talking about. **Glenn Dalton** - I do. I gave it to the board quite some time ago. I can provide another copy when we go downstairs. **Shaun Diltz** - That map right now is what Dave is asking for. And no Dave, I wasn't going to do any reconciliation with those. **Dave Decker** - So is Curt going to do that or are we going to do that ourselves? **Michael Hawks** - He sent you that entire road packet. Is that what you're talking about? **Shaun Diltz** - Yes, I do have that. I think the simple analysis that Glenn has would be sufficient overlaid with the 10-year road plan that we have. So we can just circle the ones with the biggest drainage issues and put those first. **Dave Decker** - I think what we ended up with at the last meeting is that we can at least see where they are in the plan and see where they need to be adjusted. My understanding is that while they may have some drainage issues, they might not be in the worst shape, because otherwise they would be in the beginning of the plan. **Shaun Diltz** - Correct. **Dave Decker** - But if they truly are the worst drainage and they are causing more damage, that might change the priority of when they need to be fixed. **Bob Lowrance** - I guess we need to have Shaun get together with Curt and get us a workable document, where we can have a meeting with Curt once we have all that documentation together with what Shaun's doing as well so that we can decide which way we would like to go. **Dave Decker** - The biggest question is financing. **Bob Lowrance** - Right. **Dave Decker** - Regardless of what we decide. Technically what we have in front of us is an 11-year Plan. We have the 2018

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plan and the 10-year Plan. Granted, some of the repairs in the 2018 plan are for the 10-year Plan. The question is are we going to do full reclamation on everything, which is one of the options? One of the options was to do asphalt over everything. Another option is to only redo the roads that are heavily traveled and do the old style rebuild on the other roads that are less traveled. **Glenn Dalton** - Are you talking pugmill? **Dave Decker** - Yes. I have options 1, 3 and 4. Option 1 was to basically rebuild everything. Option 3 was to rebuild the more heavily traveled roads and the ones that were absolutely shot and use pugmill for the other roads and option 4 was to rebuild them and then put asphalt on top of them. **Bob Lowrance** - I agree with that with respect to the financing but we have to have a plan together to get with the association to come up with some financing or to give them the ability to vote on yes we want to do this or no we don't want to do this and we have to come up with a plan so that they can vote on whether or not they want to do this and then if we do want to do this and we have to look at doing bonding or do it through assessments or do it through incorporation and get the money from incorporating into a city. I agree but we need to know what we're going to present to the association before we look into financing. **Dave Decker** - My opinion is that the drainage just affects the timeline, not the core of the plan. I think we need to decide if we are going to go with one of these options or if there is another option that we need to look into. **Glenn Dalton** - Pugmill would be that other option, because Curt does not address pugmill at all. That's one that I've been hammering because of the cost per linear foot. **Dave Decker** - Are you talking about using pugmill as part of a rebuild or reclamation or just putting 6 inches on top of a road? **Glenn Dalton** - Both. It depends on how we want to address it. **Dave Decker** - I was talking about using it on the less traveled roads, which I believe is option 3. **Glenn Dalton** - He doesn't address pugmill at all. He discusses chip and seal only. **Dave Decker** - He talks about rebuilding those roads without doing the reclamation, is that right? **Glenn Dalton** - With chip and seal. **Dave Decker** - It's all chip and seal from my understanding. **Glenn Dalton** - With the pugmill you're adding the 6 inches of rock and then it is chip and seal over that. **Dave Decker** - My understanding is that on the rebuilds there's the reclamation which is when we tear the road up and with option 3, there's adding a base on top of what's there and adding chip and seal on top of that. **Shaun Diltz** - Correct. Only the orange red and dark red roads will be getting the reclamation, not all of the roads like in Option 1. **Dave Decker** - I think the option that I've been referring to is Option 3 which is we do reclamation on the really bad roads and do what we use to do on the other roads. **Glenn Dalton** - Under Option 3, all roads designated as orange, red and dark red according to the PCI rating will receive full-depth reclamation. All streets designated as green, blue or yellow will be kept on a chip and seal maintenance program, but will still have the drainage improvements completed in the 10-year period. **Dave Decker** - Point taken. **Glenn Dalton** - We do agree that pugmill is something that can be address in those areas designated in blue, yellow and green. **Dave Decker** - Point taken that it doesn't include adding a base to those roads. I thought it did. But if we have roads that don't need the reclamation, we shouldn't be spending the money to do it. **Jeanne Abert** - I'm concerned about the width of the roads. Some of the roads are so narrow. **Shaun Diltz** - I don't think any of our major roadways are narrow. It's the ones that aren't traveled as much. **Jeanne Abert** - Sextant has some narrow spots. **Dave Decker** - So is it your recommendation to go get estimates to put all the roads to a specific width? **Jeanne Abert** - I think a minimum to have some consistency and for safety reasons too. **Dave Decker** - The option that I'm leaning toward is Option 3 which is \$6 million. The option with Asphalt is \$16 million. My uneducated guess is the cost to expand all the roads to 20 foot wide... **Jeanne Abert** - Not even that wide, but I guess we've talked about that and it would get very costly. **Dave Decker** - I agree. I think you're looking in excess of \$16 million, so that point I'm getting at is that if we're not willing to stomach \$16 million to do the asphalt, are we willing to do it for a width expansion of the road. **Bob Lowrance** - Probably not. **Glenn Dalton** - I talked to Curt about that Dave and of course you guys know that we in the office wanted expanded roads as well. He gave me a figure that would have to be refined of about 15% of the total cost of the option that we accept. **Dave Decker** - I don't believe that for a second. **Glenn Dalton** - We need to meet with the engineer and go over that. **Dave Decker** - Was that on 1 road or was that on all of them? **Glenn Dalton** - 15 % based on our roads. And he has in depth knowledge of our roads and the standard

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widths. **Dave Decker** - And he's the guy that gave us a 30% contingency on bill. **Bob Lowrance** - It's my understanding that our average road size now is 16-18 feet, so if you're talking about adding another 3 feet all around, that's 20% more than what we're doing right now and that's just for reclamation and not building. It's got to be more than that. **Glenn Dalton** - I will go back and get some information on that. **Shaun Diltz** - Right now, rebuilding what we have and fixing what needs to be fixed at the same width would be sufficient. **Jeanne Abert** - I think figuring out where the money's going to come from. **Glenn Dalton** - And I know Bob has been working with Andy about Madison County concerning that. **Bob Lowrance** - I think Option 3 is the most prudent. Is that something you'd like to make a motion for, Dave? **Dave Decker** - I think I'm done for right now. I'd like to hear some other opinions. **Bob Lowrance** - I think that what we wanted to do tonight is figure out which direction we wanted to go. **Michael Hawks** - I was under the understanding that we were going to have some financing options to go over tonight. Were there no responses on any of the finance options? **Bob Lowrance** - I don't recall that we were going to have any definitive options. **Jeanne Abert** - But there's been some meetings with banks, haven't there? **Michael Hawks** - Yes. I thought. We need to know if we can get financing before we can make a decision. **Bob Lowrance** - I disagree, because you can't get financing until you tell them what you're going to do. **Michael Hawks** - We have 3 options right here. **Bob Lowrance** - You can't tell them that you have 3 options. We need to be able to say, for example "This is what our proposal is and we would like to get financing for \$X". **Michael Hawks** - I'll agree to disagree. **Dave Decker** - Just out of curiosity, if I could be so bold as to ask each of the Board members, do you have a preference on these options? **Michael Hawks** - Option 2. The same as option 1, but do them all in 1-2 years. It costs less and if we stretch it over 10 years, we will have additional problems that will arise. **Shaun Diltz** - Obviously if we did Option 3 over a 2 year stretch that would save money and the problems that might arise. There is more bang for your buck with Option 2. **Dave Decker** - Let me rephrase. The difference between Options 1 & 3 is the number of roads that you are going to reclaim vs. just repair. So if you were given a choice, regardless of the timeframe of doing a complete rebuild of all the roads or 90% of them or ~40% of them and maintenance on the better roads, which of those 2 choices would you prefer? **Michael Hawks** - I would still want to do the majority rebuild. I don't think the membership with the pending increase that will have to be made will accept picking apart, which roads will get rebuilt and which only get maintained. I wouldn't be able to present picking out portions of the community. We have to look at this as a whole. **Shaun Diltz** - I would be with Option 3. I don't feel that we would be picking anything out, we would just be using the data and doing what the data told us to. **Bob Lowrance** - I'm still on Option 3. **Monte Thus** - No matter which option, we're looking at 10 years to pay for it or what? **Dave Decker** - Right now we're just looking at how much rebuilding that we are going to do. We're going to call those Option 1 & 3 regardless of the timeline for now. **Monte Thus** - It still comes down to financing. Option 1 is going to cost each member \$796 more a year plus whatever the interest is going to be. Option 3 is going to cost \$560/year plus interest. I could probably afford the \$796, if we're going to do all the roads. I'd want to do it all up front. I don't want roads like we have now that deteriorate after a few years. Will they all be in good shape in 10 years? **Glenn Dalton** - You will still have to complete the maintenance. The big key is getting the ditching in. You want to maintain your base. Once you get the ditching in, your preventative maintenance program will have to be looked at. **Monte Thus** - What if we get the ditching in first and then come back and start? We have to start somewhere. I don't know if this is the way to do it or not. I can't get my head around it. **Shaun Diltz** - There's nothing about drainage here or financing. **Bob Lowrance** - Which one would you rather see, Monte? **Monte Thus** - It depends on the cost. Why are we going to argue this for a half hour and talk in circles when we know that the community isn't going to go for \$796 more? **Shaun Diltz** - That's over 10 years. If you get a 20-year bond, it's around half that. There's financing options. **Monte Thus** - Which we don't know if we can get. I don't want to jeopardize the association by putting this clubhouse and all of our properties up for collateral. We don't know what's coming down the road. We might have an emergency where we would need to have a million dollars and then where will we be? It comes down to dollars. I don't care if it's half the \$796. Is the community going to vote for it or not? **Bob Lowrance** - We as a Board need to

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have a plan and then we need to present that plan to the Association and if they say they don't want it, we have done as much as we can do. And there may be a good chance that they say no, but we need to give them an opportunity to vote on something. **Monte Thus** - We can give them the same 4 Options that we have in front of us. The 5th option can be Incorporation. **Shaun Diltz** - Incorporation would still be an option for financing. If that does happen, hopefully they could take the data that they have and continue on the path. **Bob Lowrance** - Jeanne, which option would you like to see? **Jeanne Abert** - I would like to see the best roads possible. **Bob Lowrance** - Okay, correct me if I'm wrong, from what I see Michael, Jeanne and Monte are leaning towards Option 1 (Option 2 timeline). Shaun, Dave and I are looking at Option 3. So it sounds like we're at a stalemate right now. Maybe we do present 2 Options to the membership. **Michael Hawks** - So we're going to present something to the membership, not know if we have financing? **Bob Lowrance** - No. The membership meeting is not until May. Before that we plan to have some financing options available to us. **Dave Decker** - My interpretation is that 50% of us are saying that we need to rebuild all the roads and the other 50% thinks we should rebuild part of the roads and repair the remaining roads. I don't think that any of us think that all the drainage issues shouldn't be addressed. Do I have that correct? **Everyone Agreed.** **Dave Decker** - So the next step is to figure out the approach on financing. So basically what that means is that when we're having the conversation on financing, we're looking at 2 different sets of numbers. I believe that we can come up with the number for Option 3 that is a 2 year option. So if we're looking at financing the 10-year term, we need to look at both numbers and if we're looking at the 2 year option, we need to look at both numbers. **Shaun Diltz** - The 2 year option on Option 3 is going to be about \$5.36 million. **Dave Decker** - To Mike's point earlier, I believe that at the last meeting there was some direction to go talk to the banks and to go talk to Andy about setting up bonds. **Bob Lowrance** - I talked to Andy and he's going to set up a meeting with Madison County to talk about bonding. **Dave Decker** - Have we talked to the banks? **Glenn Dalton** - Yes. We went to FNB and provided the data that they requested. They then wanted us to come up with the value of all our properties, the lots, lake, clubhouse and everything else. We have not done that yet. **Dave Decker** - So they want us to come up with the values expecting that we would use that as collateral? **Glenn Dalton** - Yes. We went Bank of Edwardsville and gave them the requested data and they recommended that we consider a bond as a special service area. **Monte Thus** - How does a bond work? Is that like a tax to the homeowners? **Glenn Dalton** - It is a tax to the homeowners that is collected by the county and turned over to the special service area. Bob knows more about the bonding than I do. **Monte Thus** - What if a handful of people don't pay it? **Glenn Dalton** - Their home is seized by the county and used to pay the debt. **Bob Lowrance** - If a home is foreclosed, the taxes are the first things that are paid before the bank gets any money. **Michael Hawks** - Would this be classified as a tax or an assessment? **Bob Lowrance** - You can probably do it either way. **Michael Hawks** - With a foreclosure status if it was assessment, the taxes would be dropped down in order for it to be 1st on the list. **Bob Lowrance** - Correct. **Glenn Dalton** - That's why you would want to go with a bond. **Michael Hawks** - And we would not have to collect on a bond? **Glenn Dalton** - That's correct. The county would collect it. As far as assessments, we would have to collect on that and that's why we think that the bond is a better avenue. **Bob Lowrance** - And the association would have to vote on the special service area just like they would have to vote on the bond. **Dave Decker** - So just to make sure that I understood what you just said, we would have to vote on the special district. **Bob Lowrance** - Correct. **Dave Decker** - And then we would have to vote on the bond. **Bob Lowrance** - Correct. **Jeanne Abert** - What does a special service district mean? **Bob Lowrance** - It's like a sanitary district. **Jeanne Abert** - So it would be a road district? **Bob Lowrance** - Correct. It's just a different taxing district. **Dave Decker** - What's our next steps? You said Andy's trying to set up a meeting. **Bob Lowrance** - Yes. He's tried a few times. I don't know with Christmas coming if we will have anything by the next meeting, but we're hoping to meet with them. **Glenn Dalton** - Dunlap Lake did this, but they are a part of the City of Edwardsville. **Bob Lowrance** - Kurt Prenzler had expressed that he would like to help us with this as well. His board has to be in agreement with it so it's not a decision he can make on his own, but he would like to help us. **Glenn Dalton** - Our next meeting with Curt Westrich is on the 10th of January. Do we want to do that at the

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next board meeting? **Bob Lowrance** - I don't know that we really need to meet with him at this point in time. **Glenn Dalton** - Is there any data that you would like for him to work like Option 3 with the 2 years? **Bob Lowrance** - I think we have that. **Shaun Diltz** - He gave us the mileage I think. **Dave Decker** - I would like to have a clean cover sheet. **Glenn Dalton** - Okay. **Shaun Diltz** - I think that the next time we need Curt will be after I provide some visuals to the Board and if we need to work any kind of order out. If we go with the 2 years, we probably won't need that. **Glenn Dalton** - Okay. **Dave Decker** - The other consideration that you're going to need is that these costs consider that our staff is going to be doing some of the work. **Glenn Dalton** - No. **Dave Decker** - No road control, gates, etc. **Glenn Dalton** - It's all contractors. The only thing that we would be responsible for is filling potholes. **Dave Decker** - Please make sure that this is part of the minutes.

**Jerry Theodore, 1346** - With all due respect to everybody and your opinions. A couple things, on picking the procedure you want to use on the roads. I think that there should be some thinking on how much traffic the roads are getting in order to decide where the money is being spent. On the finance part, I'm one of the people out here that think that we should have had a large assessment increase 5-years ago. I would have a problem with the association putting all of our assets up for collateral. I remember a while back an association smaller than ours lost all their property in a lawsuit and the owner of the property put a fence around the lake. I would hate to lose the property.

#### **Reserve Expenditures**

**Conversation Ensued. The Finance Committee will meet in January and they will be presented at the Board Meeting.**

#### **2018 Budget**

##### **Presented for Discussion**

**Shaun Diltz** - Motioned to approve the revised 2018 budget knowing that we will have a revision with the carryover.

**Jeanne Abert** - Seconds.

**All in Favor** - Jeanne Abert, Shaun Diltz, Michael Hawks & Monte Thus.

**All Opposed** - Dave Decker.

#### **2018 Road Plan**

**Dave Decker** - We've spent a lot of time discussing the 10-year road plan. I mentioned earlier that it was really an 11-year road plan. The 10-year plan starts in 2019. We have 2 roads that we wanted to do this year, but we did not have to time to rebuild them this year. Those roads are Sextant and Tampico. We wanted to try to get that done earlier in the year in 2018. My question is for the staff and the Board. What do we need to do in order to make sure that we get these started as early in the year as possible? **Glenn Dalton** - We're ready to do it as soon as we can get the patch and the emulsion. That will normally be the latter part of March/the first part of April. **Dave Decker** - So you want to do the patching on the roads before we do the rebuilds. **Glenn Dalton** - No. There's not going to be any patch on the rebuilds. **Dave Decker** - What do we need to do to get us moving forward so that we can get the rebuilds done? **Glenn Dalton** - Just an approval of the process and we'll get with the engineer and about getting the bid process started. **Bob Lowrance** - Is that something that you will get started in March or April? **Glenn Dalton** - We can start on that as soon as you approve the 2018 plan. **Dave Decker** - So the only thing in the 2018 plan that I focused on is those 2 roads. Is there anything else in there for

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other things we were going to do too? **Glenn Dalton** – I think the only thing on the 2018 plan is those 2 roads. That's \$158,000 to resurface them, we'll work the drainage and we have \$195,000 in the budget. **Dave Decker** – We have \$236,000 vs. \$200,000, so we don't have enough funding. **Glenn Dalton** – That's including the contingency. **Dave Decker** – Which we know we're going to spend. Based upon the conversation at the last meeting, that contingency is given that we are going to spend. That doesn't include any of the mailboxes or driveways or trees. We know that we will spend most of the 30% contingency. It sounds like the first thing we need to do is say this is exactly what we want to do and then send it out to bid. **Glenn Dalton** – I need for you to tell me exactly what you want, then I will put the numbers together and send them out for bid. **Dave Decker** – Previously we agreed that we wanted to do these 2 roads. Has anyone changed their minds? **No one disagreed.** **Dave Decker** – The next thing we agreed on was that if we were going to start tearing up driveways and cutting down trees, we needed to let the people on those roads know. From my perspective, we need to start looking at exactly what we need to do so we can get together a plan. The next thing we need to look at as a board is that we have decided to do this project which we think will cost about \$240,000 and we've only approved \$200,000 on the budget. **Michael Hawks** – The \$240,000 is including more than just 2 roads. Your 2018 is including 9 different areas. **Dave Decker** – Okay. Can we as a board, give the office some direction to start working on these 2 roads? **Everyone agreed.** **Dave Decker** – So, the office can start looking into doing the repairs on Tampico and Sextant. Then next meeting we can look into what we need to do to complete the rest of the repairs. Everyone agree? **Bob Lowrance** – Yes. **Everyone agreed.**

**Open Session**

**Nothing Discussed**

**Shaun Diltz** - Motions to adjourn to executive session.

**Michael Hawks** - Seconds.

All in Favor.

Motion Carries.

**Meeting adjourned at 9:07 p.m.**