

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** July 25, 2018

**Attendance**

Board Members

**Present:** Dave Decker, Shaun Diltz, Steven Yates, Jr., Matt Ressler and Anthony Harrell.

**Excused Absent:** Ali Clark.

**Quorum Present:** Yes

Others Present

Rob Frey, Angie Webster and Misty Soliben from the Holishor Office.

**Holishor Members Present: 9**

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of July 11, 2018**

**Steven Yates, Jr.** - Motions to approve the minutes as amended.

**Shaun Diltz** - Seconds.

**All in Favor.**

**Motion Carries.**

**Transfers of Property**

There was 1 transfer of property. It was a house. It triggered an initiation fee.

**Old Business**

**2018 Road Rebuild Update - Sextant and Tampico**

**Rob Frey** - The 2018 road project on Tampico and a portion of sextant began on July 6th, a full work day ahead of schedule with no major reported problems. As of the 20th, all driveway and cross street culverts have been installed, all of the roadways listed in the designed road plan have undergone the FDR process, and all of the road edge and ditch grading has been completed. The chip and seal surface of the road has been installed and the first treatment of grass seeding has been planted. A small amount of finish work still needs to be addressed such as some dirt work around a few culverts and some patchwork at the end of a couple of driveways. In September the final grass seeding will take place.

**Association Manager Search**

**Dave Decker** - The committee met last Wednesday. We reviewed about 15 different resumes, of which we pulled out about 4 that we're giving a second look. We are going to be meeting again next Wednesday. At that point we will go through the resumes again. After that, we will be doing a call out to the people who have made the first cut and we will do a 10 minute, what we are calling an HR interview, just to find out how comfortable we are with the people. Do we feel like they're accurate and filling out their forms? Just kind of that first cut, do we feel comfortable with that person? From that, we either throw them into the hat for review at the next interview or they will get cut. That's the current plan.

**Appointment to the Board**

**Dave Decker** - Since Ali's not here, I have asked the board if they would like to proceed with that appointment tonight. They chose to wait until we had a full board to make that decision. We will be postponing that until the next meeting.

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**Public Safety Update**

**Matt Ressler** - Nothing has changed since the last report.

**Algae Update**

**Rob Frey** - On July 12th 2018, it was noticed that the algae bloom in the lake was growing again. This time located at the ends of most all coves with a green water column lake wide. On Saturday July 14th, the maintenance department treated the lake once again for algae, applying 800 gallons of copper sulfate mix to the lake. This treatment area included the entire lake shoreline and spot treatment of blue green algae in all the coves. This treatment caused an odor of sewer gas near the lake as the algae died off. HSSD, IDNR, IDPH and IEPA were all notified of the blue green algae bloom. Photos were sent along with an IEPA blue green algae bloom report form. The IEPA made an onsite visit to the HSSD water treatment plant. All tests conducted came back normal. Our drinking water is safe. The only recommendation from IEPA at this time is to start treating or water earlier in the season for algae. As of Friday July 19th, no algae has been reported in the lake. If you see an algae bloom near your dock or swim area, please call the office as soon as possible so the algae can be treated. Please keep pets and kids away from the algae as it could be harmful if contact is made.

**Anthony Harrell** - So the IEPA just recommended that you treat it earlier, do they want you to treat it before you see the algae or how do they recommend you start treatment? **Rob Frey** - They are actually recommending that we treat before we see algae in the Spring. I told them that we had never seen this type of algae before and asked what their recommendation would be. They said to just start treating it and that all the lakes have it. **Dave Decker** - We will need to have a conversation about a plan and what that means. **Rob Frey** - I have talked with the IEPA to try to get a guideline of what they're doing with the other lakes, how much they're putting down and what they're seeing so we can work on that plan. **Dave Decker** - Okay. **Shaun Diltz** - I would talk to you IDNR also because throwing copper sulfate in the lake as a pre-emptive strike is interesting to me. **Dave Decker** - I think we have a lot more conversations we need to have before just going out and spraying the lake. **Shaun Diltz** - I agree. **Anthony Harrell** - If you spray, how long will the copper sulfate residual be around in order to prevent the algae? **Rob Frey** - It really kind of depends on a lot of variables. The pH of the water, the temperature of the water, how much of the water is stirred and the oxygen content of the water are just a few of the variables. They didn't really give us a quantity to apply. They're basically saying just to put it down until you see the algae go away. **Dave Decker** - But now they're saying that you need to spray it before you see it. Like I said, we just need to have a conversation. It sounds like you're doing research and we need to get a plan moving forward.

**Lake-a-Palooza**

**Steven Yates, Jr.** - The 2018 Lake-a-Palooza was scheduled to begin at 12 PM, with watercraft being allowed to Anchor up at 10 AM. Four Public Safety officers were scheduled for the event. Three on by 9 AM and fourth arriving at noon. The Holiday Shores fire department had a staff of approximately 6 members on scene, starting at 11:30 AM in 2 shifts with one EMT present for each shift. Matt checked the area at 7 AM and no watercraft were anchored. There were approximately 15 to 20 pontoons anchored in rows and the East of the marina by 8:25 AM when he arrived. He met with Holiday Shores fire department assistant chief Mark Brewer at 10 AM and discussed staffing and strategy. They secured the boat slip next to the launch ramp for an emergency access point. The public safety patrol boat was in the cove by approximately 9:20 AM. All watercraft coming into the cove were anchored and checked for valid Holiday Shores decals. We had one pontoon that we found tied up at the Southwest Marina dock that had an expired 2016 Holiday Shores decal and an expired 2016 Illinois registration decal affixed. It was not found in use during the event and the registered owner of the craft was issued two citations for the infractions. All other watercraft coming into the cove had current 2018 Holiday Shores decals displayed. A distance of approximately 50-60 ft was kept between the rows of watercraft as they anchored to facilitate room for traffic, emergency crews, swimmers, etc. The launch ramp was kept clear of anchored watercraft with an approximate 2 boat width path leading out to the cove. We were also able to keep an access route open along the South Shore for boats to travel to and from the dock and Shore Drive area. We estimated that approximately one hundred watercraft were anchored in the cove throughout the day. We had three rows to the South and three rows East of the Marina building

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with small clusters spread out to the East towards the mouth of the cove and to the North of the launch ramp. We experienced mostly cooperative interactions with the members for the first half of the event, however as more alcohol was consumed, the cooperation levels decreased and the swimmers began to venture further from their watercraft and lingered into the access channels causing inaccessibility. The public safety officers and Matt experienced multiple instances of members and guests berating them for not allowing them to swim wherever they choose and do as they wish citing that they pay their dues. With the high levels of attendance and people moving from boat to boat, it was not possible to keep track of what membership the subjects were tied to. We did our best to open the channels and continue our patrol. Illinois conservation Officer Bob Libel, checked with the crowd of boats from our Public Safety boat from approximately 4 PM to 7 PM and conservation Officer Matt Lentz check from the Marina parking area. Officer Libel observed no violations during this time upon the water and both officers were called away to assist with a boating accident near Grafton. We encountered one altercation with a member at approximately 6:40 PM. He had brought his boat in to remove it from the lake and parked it in the public safety emergency slip for access. A public safety officer advised him that the slip was for emergency access only and ask him to move the boat to the next slip that was also open. the member became irate. He was not pleased with the event and believe that he had the right as a dues paying member to park wherever he wished. The subject came off to the officers as intoxicated and belligerent so they called for Officer Libel to respond to the dock. He did as requested and they were advice to expedite while in route. Officer Libel spoke to the member and performed a field sobriety test. He was deemed to be safe to drive. He removed his watercraft and left the area without further incident. The event concluded without further incidents and the patrons slowly left the area. No other activity was encountered by or reported to Public Safety. That was from Matt Schaffer.

**Dave Decker** - Do any Board members have any comments on the event? **Steven Yates, Jr.** - I'm glad to hear that it was relatively uneventful. **Matt Ressler** - I think Public Safety did a great job. **Anthony Harrell** - I was happy to hear that the fire department and Public Safety put a plan together and had that dock set aside in case something happened. I know that was my main concern was the liability of the association from not having a plan together. So, I think security did a great job.

### **Holiday Shores Sanitary District Lake Drawdown Change Proposal**

**Dave Decker** - You have in your packets a map, which Rob provided, that gives you approximate levels at which the bottom of the seawalls are accessible. You have three different colors. They are marked at 24" (green), 36" (yellow) and 48" (blue). For those of you who weren't at the last meeting, the Sanitary District is requesting that we reduce the amount that the lake is lowered due to the design of the water treatment facility and the potential of additional costs if the lake is lowered to the normal range. **Shaun Diltz** - According to this map, there are no seawalls deeper than 4 foot or was anything over 4 foot just colored blue? **Rob Frey** - At 4' we saw the majority of the seawalls waterline at the bottom or past the bottom. There are a few that were still in the water, but we didn't go any lower than 4' that year, so that's where the map stopped. **Shaun Diltz** - When you said you didn't go any lower than 4 foot, did you mean the 4' 3" or the 4' 6"? **Rob Frey** - We stopped the drawdown at 4'. 99.9% are accessible at 4'. **Dave Decker** - Is there any indication on here as to the ones that were not accessible? If it wasn't visible at 4', was it still marked as blue? **Rob Frey** - Yes. It was marked at 4'. Almost all of them were at 4'. **Dave Decker** - What year was this done? **Rob Frey** - In 2015, during the last drawdown. **Steven Yates, Jr.** - One of the concerns at the last meeting was that if we were drawing down to 3', it might damage the seawalls that were just under 3'. So, if we're drawing down to 4' 3", wouldn't it damage the 4' seawalls? Have we see problems in the past from that drawdown? **Rob Frey** - Not that I know of. We have seen quite a bit of erosion at the bottom of some of the seawalls. Even the 4' ones. But that's really wave action. **Dave Decker** - But it's not part of the drawdown process, is it. **Rob Frey** - No. It's not related to the drawdown. **Shaun Diltz** - In our instruments it says 4'3" or 4'6". Is there a reason why we just went down to 4' last time? **Rob Frey** - The water department was begging us to stop. I think we had a special meeting. Is that correct, Dave? **Dave Decker** - We had a special meeting, but the Board doesn't have the authorization to just stop it at 4' because it's a bylaw. We can't overwrite bylaws. **Shaun Diltz** - I was planning on putting this map on digits to give you guys a number of houses by depth. I think it will be useful for future boards too. I'm about halfway through that so I should get it done this weekend. **Dave Decker** - Did we hear something about

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someone volunteering to use a boat to go out and do a check? No volunteers? **Anthony Harrell** - Have we heard anything back from HSSD about what they did last time? **Dave Decker** - Not Yet. I just haven't gotten to it. **Shaun Diltz** - I would like to get a copy of the minutes from the last time this was done so I can understand what decision was made and why they did what they did. Then I would like to see what the costs would be and what it would take to fix it so this wasn't an issue every five years.

### New Business

#### **2019 Road/Drainage Plan**

**Dave Decker** - You have nothing in your packet. The reason for that is because there is no 2019 Road/Drainage Plan. We need to get one. We need to work on our plan in advance and not come up with it in March or April. I'd like to find a board member who would be interested in being involved with that process.

**Shaun Diltz** - I'll do it. **Steven Yates, Jr.** - I'll help Shaun. **Dave Decker** - What we need to do is work with Rob and take advantage of all the data that we paid for and start looking at what we can do next year. We have a budgeted amount approved. We need to not only talk about what we're going to do in 2019, but our plans moving forward on a long term basis. At the annual meeting, the full blown repair was voted down rather handedly so we need to take the information that we have and start working with that. We need to see what we can do with our current budget including continuing to do maintenance, potentially doing improvements roads and ditches. Obviously, we're not going to be able to move very fast with the funds we have available, but we definitely need to start laying out a plan. I also want to reiterate that within next year's budget, the only way we were able to balance that budget was taking the money that we had been setting aside for roads. That money came from property sales and the easement that was sold to the power company. That money was used to fund the roads for next year and there's no way that we're going to have a balanced budget for 2020 unless we do a major cut somewhere along the line. If we want to continue to try to do something with our roads, we are looking at an increase unless we can find a major source of funds. Thank you guys for stepping forward. We look forward to your updates in the future.

#### **Marina**

**Dave Decker** - There is nothing in the packet. I was told that there is a boatlift installed down there that was not approved by the board or the building committee. I was also told that there was concrete dumped at the end of the point. We need to understand what that is. Neither of those were approved by the board and neither should have occurred without approved.

### Correspondence

#### **Letter from Monica O'Brien**

**Dave Decker** - Monica is volunteering as a potential interim board member. She has written a letter. It reads "As a Holishor member since 2002, I am interested in serving the role of interim board member until the 2019 election. My knowledge of the association history is extensive as I worked in the Holishor Office for approximately 10 years under an interim Bill Harris and then two other Lake managers (Ed Naughter and Glenn Dalton) in various roles. I am well-versed in our covenants, by-laws, rules, building rules as well as voting rules. At present, I have been assisting in the Holishor office primarily with information organization and as well as other tasks needed to keep the office flowing while on my summer break. I am a teacher for the Alton School District. I am aware that I cannot be an employee while serving on the board and would step down from employment if appointed to the board. Additionally, I have served on the social committee for approximately 8 to 10 years in various positions including president. sincerely, Monica O'Brien". Thank you for volunteering. We'll be sending you a list of questions. **Monica O'Brien, 327** - Absolutely. **Dave Decker** - We have a standard list of questions that we send out to the people that have voiced an interest, so we'll be sending those to you. Does anybody have any questions that they would like to ask now or does Monica have any comments that you would like to make now? **Monica O'Brien, 327** - I have lived in Holiday Shores since 2002. We did move away but we still have a lot out here. I still consider myself part of the community. I didn't really get any email responses back whenever I sent my letter, so if anybody has any questions as far as my work experience outside of Holiday Shores I am willing to take those. I am a teacher. I have a master's degree.

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I work with children with autism. I'm also a property manager. I've been a property manager for about 15 years. I manage rental properties on the side. When we moved away from Holiday Shores, I bought a hobby farm so I also have llamas, goats and that sort of thing. I served in the US Navy. My husband's on the fire department. I never ran for the board early on because I worked in the Holiday Shores office, but I've been to plenty of financial meetings and I've learn the ins and the outs of what goes on so I'm aware of legal proceedings. My eyes have been privy to a lot of information over the years. If you're looking for experience, I have it. I'm currently helping Angie in the office because she asked me to. I don't get paid a lot to do it. I'm a teacher that's on summer break but I did it because it's my community. I feel as though it's a volunteer duty and that's why I've been helping. School starts back in two and a half weeks and I will be done then. That's all I have if you guys have any questions for me now. **Steven Yates, Jr.** - I think the major questions are in the email that you'll get. **Monica O'Brien, 327** - Okay. My husband had a job transfer to Texas and we briefly moved to Texas. That is why I gave up my position here and moved away. Before that, I had a teaching degree. So when we came back I went back into that field. **Shaun Diltz** - Would you be interested in running again in May? **Monica O'Brien, 327** - I think I will. Primarily I was just looking at serving in just the interim, but I talked to Jeanne Votruba and there's always a need for that. Like I said, I have never served on the board of directors because I was always on the social committee or working in the office. It's been probably about 5 years since I was really active in the community, but after standing back for a while I'm ready. So I would be interested. **Dave Decker** - Thank you.

**Variance Request - Fence - Dennis Hamby, 641 Tamarach**

**Dave Decker** - In your packet, you have a variance request for a privacy fence along the back. The reason for the variance is for the safety of grandkids and dog, the noise from Prairie Town Road (trucks, motorcycles, stereos, etc.) plus security. The building committee has recommended this variance for safety and noise concerns.

**Steven Yates, Jr.** - Motions to approve the variance requested and recommended by the building committee for the installation of a privacy fence at 641 Tamarach..

**Matt Ressler** - Seconds.

**Shaun Diltz** - Do we have more privacy fences around Prairietown Road? It looks like there might be a couple.

**Dave Decker** - Yes. There's a few on there. **Shaun Diltz** - Has the building committee recommended that up against that road before? **Dave Decker** - I believe they have. But, I couldn't swear to that. **Shaun Diltz** - Because I thought there was one approved on St. James. **Dave Decker** - The Board approved a privacy fence on Dam Road, I believe last year. And the privacy fence that you have drawn out is entirely behind the house. **Dennis Hamby, 641** - Correct.

**All in Favor.**

**Motion Carries.**

**Open Floor**

**Rob Frey** - I have two things but they're really both connected. First, I need to apologize to the members. It appears that I have allowed outlot 25 at the end of San Juan Cove to become unuseful to the membership due to tall weeds along the shoreline. That will be rectified. It will not happen again. I have another thing on the same lot. I'd like to thank lot owner Brad Ritchie for clearing that mess up. He cut all the weeds. He sprayed the weeds and he made it presentable again. I just want to get that out in the open. **Shaun Diltz** - Which lot was that? **Rob Frey** - On the point on San Juan Cove. It was drastically overgrown with weeds. **Dave Decker** - It could've only been overgrown on the because the whole rest of the area is mowed by the two neighbors. **Rob Frey** - It was. You couldn't see the lot from the water or vice versa. **Dave Decker** - Thanks to Brad for taking care of the shoreline.

**Steven Yates, Jr.** - Motions to adjourn to executive session.

**Matt Ressler** - Seconds.

**All in Favor.**

**Motion Carries.**

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**Meeting adjourned at 8:10 p.m. to Executive Session.  
Meeting minutes submitted by Misty Soliben.**