

Holishor Association
Board of Directors Meeting
Open Session Minutes
January 8, 2025

Call to Order

John Crotty called the meeting to order at 7:34 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Ty Van Ryswyk, Tony Harris, Sarah Jacoby
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 26
- **Board Members Excused:** Jim McCann, Trish Yates

Pledge of Allegiance recited.

Approval of Minutes

Changes noted to the minutes:

- No changes.

Tony Harris *motioned* to approve December 11, 2024 minutes as presented, **Sarah Jacoby** seconded, all in favor, motion passed.

Transfers of Property

- There were 2 transfers of property, 1 had initiation fees. Membership is at 1273.

Bills & Salaries

- **Tony Harris** *motioned* to approve the bills & salaries, **Sarah Jacoby** seconded, all in favor, motion passed.

Treasurer's Report

- **Profit & Loss Summary:**
 - **Jennifer Halverson:** As part of our review, we discussed the emergency phones that are not in compliance and a potential cost savings on that expense. I am going to add it as an action item to track updating the lines. **Angie Webster:** Acknowledged the phone lines are out of compliance and has been working with AT&T to update the lines and equipment. Currently, we are not paying anything for the line due to AT&T's inability to provide the correct equipment and properly address the issue.
- **Treasurer's report:**
 - The calculations in the report were incorrect, and the balances do not look correct. **Action: The board has requested a revised document to be presented at the January 22, 2025, meeting for review.**

Manager's Report & Code Enforcement Report

- **Angie Webster** read the manager's report (which can be found published in full in the Holiday Times).
- **John Crotty** summarized the code enforcement report and noted five incidents: three vehicle-related, including two car wrecks and one vehicle in the north pond, and two Sheriff assists.

Old Business

- **Boat Rule Change** – At the November meeting, we reviewed changes to the boating rules that included updates to identify which infraction aligned to which boating rule.
 - Changes identified include: References to Article XIII (which will be designated in an upcoming bylaw change) and a reference to Article XI (which we are recommending to eliminate as a bylaw). Given the changes, and per the rule change process, this final approval will be tabled until the next meeting, on January 22. **Action: Jennifer Halverson to make the updates noted and send to the office to post.**
- **Sediment Removal Update** – Feedback received after the last meeting. Changes were made to the proposal. The board is asked to review and be prepared to discuss at the January 22 meeting.
- **Article XI Boating Bylaw Change** – This bylaw contains 2 boating rules which are duplicated in the Boating Rules. The proposal is to remove the content from this bylaw allowing changes to the rule without requiring a bylaw change. **Tony Harris** *motioned* to add the bylaw change to the annual meeting ballot, **Ty Van Ryswyk** seconded, all in favor, motion passed.

- **Article IX – Penalties – Fines and Penalties Bylaw Change** - This bylaw change addresses formatting and clarity in Article IX and its related sections. With this change, the two subsections, "Fines and Penalties for Violation of Rules and Regulations" and "Holishor Association Administrative Procedure and Appeal Process for Violation of Rules and Regulations," will be formally labeled as articles, aligning with standard bylaw formatting. Additionally, the change removes boating rules from the bylaw. There are additional changes that are not clear in the document provided. **Action: Jennifer will send a marked-up version of the file to clearly see the changes and correct the numbering for Article XIV.**

New Business

- **2025 Reserve Items** – The reserve schedule outlines the replacement of large-ticket items based on their life expectancy, with expenditures pre-approved at the January board meeting for flexibility. For 2025, the proposed reserve expenditures total \$544,500 and include:
 - An ATV replacement.
 - Silt removal for the North Pond, funded in part by reallocating dredge-related funds and selling the dredge.
 - A truck replacement
 - Repairs to a public dock
 - A replacement of the code enforcement truck due to ongoing issues.**Tony Harris *motioned*** to approve the reserve expenditures, **Ty Van Ryswyk** seconded, all in favor, motion passed.

Correspondence

- **Holishor Fishing Committee** – The Fishing Committee requests an increase in funding from \$9,000 in 2025 to \$12,500 starting in 2026, with a 3% annual increase thereafter, to align with the Finance Committee's ongoing 2026 budget planning. Angie is providing us with an updated version of the fish stocking report so we can determine the year over year increase.
 - **Matt Ressler (2064):** With the current budget, we risk reducing the number of fish stocked, impacting not just the main lake but also four additional lakes, which the board needs to consider. The current budget is insufficient to stock all lakes effectively. The committee has requested additional funds and asked for a timeline on when the board will respond to this request. **Tony Harris:** Indicated that we are starting to work on the 2026 budget and will have to see where this fits in but our primary focus is silt and roads. **Ty Van Ryswyk:** Asked for clarification from the committee on the ask, do they want a one-time increase or an increase on the 3% yearly. **Sarah Jacoby:** Asked for stocking data, fundraising amounts, and explanation why the committee felt that they were short in 2025. **Angie Webster:** Confirmed that the total spent in 2024 was \$18k for 7k large mouth bass and 4k hybrid. **Matt Ressler (2064):** Confirmed that the Tiki Bar Bass Club contributed \$4k this year and explained that they will be short in 2025 due to switch from a fall to spring stock as fundraisers occur after the planned stock. **Brian Wood (1305):** The fishing committee plans to stock fish in the spring instead of fall to avoid winter-related survival issues and to prevent smaller fish (4-6 inches) from being eaten during the lake drawdown in 2025, which would waste resources. The committee is requesting additional funds, clarifying that the year-over-year budget increase should be adjusted to reflect rising costs, as the price of largemouth bass has increased by 45 cents per fish to \$1.55, far exceeding the previously accounted 3% annual increase. Noted that we are stocking about 15 fish per acre. **Trenton Foiles (2109):** The size of the fish plays a critical role in their survival, as an inch or two can make a significant difference; larger fish, closer to six inches, are much less likely to be eaten than smaller ones around four inches. The fish supplier has committed to replenishing the lost stock this spring. **Tony Harris:** Suggested 6-8 inch fish as it was only .25 more per fish. If we are stocking 5,000 fish annually and all tournaments are catch-and-release, what's happening to the fish? Are they being eaten, dying, or just being caught by residents? **Trenton Foiles (2109):** We have a larger release boat for our catch-and-release tournaments. We are actively building more structures in the lake to give fish places to hide from predators. We've moved to spring stocking, which gives fish a better chance to grow quickly and avoid being eaten. We need hybrid striped bass to help control the overpopulation of shad, which makes it harder for anglers to catch fish since the fish have an abundant food source. **Matt Ressler (2064):** The fishing committee revised the creel limits, increasing the size limit and reducing the number of fish that can be taken for consumption. Enforcement relies largely on an honor system. **Tony Harris:** Asked if any additional structures would be put in this year. **Matt Ressler (2064):** The fishing committee was previously approved to place structures in the lake and installed over 100, but progress stalled due to a lack of resources and the labor-intensive nature of the work. They have since secured a new supplier for scrap pipe to continue building structures at no cost to the board or association. Ten approved locations still lack structures, and the committee acknowledges it's time to resume this effort. **Jason Lowry (1714):** We are facing increased fishing pressure as more residents are actively fishing, which impacts the fish population despite the creel limits we have in place. Tournament mortality is another factor, as not all fish survive after being caught and released, even with our best efforts to protect them. Overpopulation of crappie is also a challenge, as it affects the survival of fry (baby bass) and makes it harder to restore the bass population naturally. Our goal as a committee is to address these issues by adding more structures, managing crappie numbers, and improving the lake's ecosystem to ensure sustainability for future generations. We are committed to making the lake better for the long term, so it can be enjoyed by both current residents and future kids in the community.

- **Cindy Manos (2082) Polar Plunge Request** - The request to organize a Polar Plunge event at the main beach in February to benefit Amare NFP. The beach is closed during this time, so she is seeking board approval to use the beach. The event would include the plunge, hot beverages, snacks, and a raffle, with all necessary safety measures in place.
 - **Dawn Schmitt (372):** Recommended liability waivers signed by participants. **Cindy Manos (2082):** Agreed to send a copy of the waiver that will be used to Angie for review and will have participants sign at the event. **Tony Harris *motioned*** to approve the request for the polar plunge, **Sarah Jacoby** seconded, all in favor, motion passed

Action Summary

- Prior Actions:
 - Angie to get bids on marquee replacement on Prairietown road. **Target February 26.**
 - Angie to send spreadsheet with fish cost to the board to see year over year cost. **Angie is continuing to pull old invoices to update data.**
 - Angie to proceed with engaging an engineering group to assess the Biscay culvert. **Will start after snow removal has been addressed.**
 - Board to review the year over year fish cost and determine if the annual increase can be adjusted.
 - Angie to identify sign placement and language and put the signs in place. Once in place, this should be published on the website / social media and include pictures of the damages that were caused. **Started, moved to February given the snow removal priority**
 - Angie to ask our attorney if the size of political signs is governed by IL or can the HOA limit the size of the sign. **No response, will follow-up.**
 - Angie to reach out to Jim O'Brien to discuss ideas to support the fire department. **No response, will follow-up.**
 - Angie to replace microphones. **Obtained 1 bid for \$499 for same microphones.**
- New Actions
 - Angie to work with ATT to update the phone lines for the emergency phones at the beaches. (check quarterly)
 - Angie to review the calculations in the treasurer report for the January 22 meeting.
 - Jennifer to submit an updated version of the boating rules to the office.
 - Jennifer to submit an updated and marked up version of Article IX to the office and the board.

Open Forum

The following items were discussed:

- **Alan Boeser (188):** Proposed a \$20 sticker fee for all motorized boats, estimating \$20,000 to \$30,000 annually. Funds could be split, with half for fish stocking, and half banked for future silt removal projects. Asked whether this would require a membership vote or board approval. **Tony Harris:** Noted that this was put to vote at a prior annual meeting and failed. If the additional funds are included in the budget and the request for the sticker fails, a special meeting will be required to approve a revised budget.

Adjournment

- Motion to adjourn was made by **Tony Harris, Sarah Jacoby** seconded, all in favor at 8:48 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary