

Holishor Association
Board of Directors Meeting
Open Session Minutes
May 22, 2024

Call to Order

John Crotty called the meeting to order @ 730 PM

- **Board Members in Attendance:** John Crotty, Ty Van Ryswyk, Jim McCann, Sarah Jacoby, Tony Harris, Jennifer Halverson & Trisha Yates
- **Association Office:** Angie Webster & Karla Suttles
- **Members Present:** 7
- **Board Members Excused:** n/a

Pledge of the Allegiance recited

Approval of Minutes

Changes noted to the minutes:

- Typos / corrections were shared prior to the meeting with Angie

Tony Harris *motions* to approve May 8, 2024 minutes as presented, Jim McCann seconds, Jennifer Halverson abstained, others approved. Motion carries.

Transfers of Property

- We had 7 transfers of property, 5 triggered initiation fees.

Old Business

HSSD Invoice Discussion - **John Crotty:** Late last year the Holiday Shores Sanitary District sent an invoice to the Association for \$17,500 for moving of the four-inch sewer main during the culvert replacement. The board at that time voted to not move forward with payment as we've communicated. We felt it was in our easement and it was their responsibility to pay. The Holiday Shores Sanitary District sent a representative to share their side and ask questions of us. **Jeff Hebenstreit (484):** Representing the Holiday Shores Sanitary District. Jeff noted that he felt additional information was warranted for the denial. Jeff reviewed the Holishor meeting minutes and didn't feel that adequate explanation was provided. Jeff contacted 2 board members about the matter and felt that some of the information shared was inaccurate. The denial letter from the association indicated that because this is a utility, it is the district's responsibility to cover the cost. Jeff presented the board with HSSD board meeting minutes from September 18, 2023. Angie & Ty were present during this meeting. Jeff indicated that during this meeting, HSSD agreed to pay \$14k for the valves. **Ty Van Ryswyk** commented that the reference to making the culvert deeper was incorrect. **Jeff Hebenstreit** also presented an email from Rob Clarkson to Angie Webster dated September 28, 2023 indicating that the district will be sending a bill for the by-pass work. Jeff noted that the expense was one month of their total budget. **Sarah Jacoby:** There is no notation in the meeting minutes that the association agreed to pay. **Jeff Hebenstreit** noted that this could have been done in more cost effective ways. **Ty Van Ryswyk:** If more time was allowed, would you have been able to reduce the cost? **Jeff Hebenstreit** stated that due to the urgency, they were moving quickly. **Tony Harris:** We have never been charged for any utility expenses. **Jennifer Halverson:** Was it ever shared that the cost was 1 month's budget? **Jeff Hebenstreit** stated that it was not. **Jennifer Halverson:** We assume that you understand your budget and would have spoken up. **Sarah Jacoby:** What is the normal procedure for emergency services? **Jeff Hebenstreit** stated that he cannot speak to that today. **Trish Yates** asked that in the future, they contact all board members so we are all aware. **Jeff Hebenstreit (484):** I appreciate the opportunity to have the conversation. Regardless of what you guys decide, I at least wanted you to understand our point of view and hear us out and keep an open mind. I wanted to hear what you guys had to say and I understand some of your perspectives on this even if I don't agree with them, I understand them to some degree. At this point, I don't have anything else I'm open to answer any more questions. I would just request you guys to discuss it and reconsider it and see where you stand based off the information provided today.

CDs - **John Crotty:** Tony has a report from the finance committee for us. **Tony Harris:** When we met last week, we looked at the CD that's matured and the funds are being returned to us. And then we're looking at the other two that haven't matured yet, but I haven't had a chance to get in touch with the bank and find out what the penalty fees are for cashing out early. The recommendation is to get those, as long as those are reasonable, cash those out and have the funds returned and we'll invest them in 13-week CDARS based on quotes we've gotten from our bank. I'll bring the penalty amounts or cancellation amounts to the next meeting so we'll know what they are.

New Business

House Numbers Proposed Rule Change

Current rule:

Part 3-Rules, Membership, House Numbers

House/Lot Numbers

Effective June 1st, 2005 all homes and lots within Holiday Shores will be required to have their (lot) numbers and/or letters displayed in/or on the front of their house, easily visible from the street. Lakefront homes and lots must also have similar numbers and/or letters displayed on the lakeside of their property. The numbers and/or letters must be placed on seawall, or dock that is easily visible from the lake. Such numbers and/or letters should be placed above the full pool water line and should be placed in such a manner as to easily identify the lot.

All numbers/lettering used shall be at least four inches in height but no more than twelve inches in height. Metal, wood – stained or painted, plastic, concrete, or rock composition is required. No spray painting is allowed. These numbers/letters must be in a contrasting color. Upon the request of the homeowner, the Association will affix the lot numbers/letters to the home or lakefront for a nominal charge. The actual cost will be determined prior to installation. The homeowner is responsible for the purchase of the identifying numbers. Failure to comply with this rule will result in a \$50.00 fine. The fine will be levied on a monthly basis until compliance is met. Continued non-compliance may result in loss of rights and privileges. (Ref: Board of Directors meeting, 2-23-05)

Proposed rule:

Part 3-Rules, Membership, House/Lot Numbers

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John Crotty: The current rule includes the following: “Upon the request of the homeowner, the Association will affix the lot numbers/letters to the home or lakefront for a nominal charge. The actual cost will be determined prior to installation. The homeowner is responsible for the purchase of the identifying numbers.” Based on feedback from the Association office this has never actually been done and they are proposing and recommending that we remove that statement from the rule. **Tony Harris:** I would agree that is the responsibility of the homeowner. **Tony Harris** Makes a motion to approve the revised rule with the language removed. **Sarah Jacoby** seconds.

Proposed rule change will be posted in office & website for 4 weeks, back to board meeting for vote on 6/26/24 & effective 8/25/2024 if passed.

Cracks in the Tennis/Pickleball Courts

John Crotty: This was brought to our attention in the fall of last year. There were some cracks at that time and it was looked at and they were not large enough to be repaired. They have gotten a little worse and Angie provided us a quote from McConnell & Associates, the company who did the tennis courts to repair it. Do we want to move forward with repairing them? The quote right now to repair them is \$1,970. Or do we want to leave them and see how they go and maybe potentially fix them at a later date? **Tony Harris:** My feeling is that if you leave them they're just going to get worse and bigger and cost us more to fix them in the future. I think we got to fix them now. **John Crotty:** This amount is in your category to use funds Angie, so we're telling you go ahead and move forward with it.

Correspondence

(1359)

John Crotty The homeowner has requested a 75' buoy be placed off of their dock as that area of the lake is narrow. And they're concerned that boats are getting too close, and they have kids that swim there. **Tony Harris:** Recommended that at the owners expense, we can install the buoy. **Jennifer Halverson** asked about who would track this. **Jim McCann** agreed that this would be opening a can of worms and that we have not approved buoy requests in the past. **Jennifer Halverson:** I did take a look at the location of where they were asking for this buoy. And if it's the house that I think it is they do have a large dock outside. If the people were swimming in front of the dock instead of to the left and the right I would see why there's concern, but I think there's plenty of room to swim on the left or the right of the dock and if they did that, then they wouldn't need to be shielded from traffic. **Jerry Theodore (1346):** Stated he is against adding additional 75' foot buoys. **John Crotty:** The request will not be approved due to lack of motion.

Open Forum

The following items were discussed:

Julie Romano (1065): On April the 22nd, I approached Angie with a letter requesting information regarding an arbitration suit. What I'm looking for is if the Association either made a payment via insurance or a direct payment from the Association on that arbitration suit. Angie said she would speak to the attorney, and they would get back to me and I haven't heard back. **Angie Webster:** I never heard back from the attorney either. **John Crotty:** The attorney did say he was going to look into it and reach out with the proper documentation that he can provide. I will have to check with him. **Julie Romano (1065):** If I could just receive that there was a payout. Even if the dollar amount would be confidential, I'm fine with that piece also. **John Crotty:** The lawyer will have to determine what we can or have to provide. **Julie Romano (1065)** Any idea what a timeframe would be on this? **John Crotty:** I thought he already did it actually. I will follow back up with him.

Adjournment

- Motion to adjourn was made by Tony Harris, and Sarah Jacoby seconds, all in favor. Meeting adjourned at 8:08 pm

Submitted By:

Jennifer Halverson & Karla Suttles

Holishor Board of Directors Secretary