

Holishor Association
Board of Directors Meeting
Open Session Minutes
July 24, 2024

Call to Order

John Crotty called the meeting to order @ 7:32 pm.

- **Board Members in Attendance:** Jennifer Halverson, Jim McCann, John Crotty, Ty Van Ryswyk, Trish Yates, Sarah Jacoby
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 3 / 1 non-member (1790 Nick Sievers – Lincon Properties)
- **Board Members Excused:** Tony Harris

Pledge of the Allegiance recited

Approval of Minutes

Changes noted to the minutes:

- Typos and corrections have been notated and will be corrected.

Ty Van Ryswyk *motioned* to approve July 10, 2024 minutes with noted changes, **Trish Yates** seconds, all in favor.

Transfers of Property

- There were 4 transfers with the membership at 1307. **Angie Webster** to verify the membership count given these changes per request from the board.

Old Business

- **Variance (1790) Building Permit Extension** – Builder is requesting an extension due to plan changes. Current permit was approved through August 1, 2024. **Nick Sievers – Lincon Properties (1790 builder):** Current plan is in limbo due to changes. The basement layout was changed along with the first floor. The designer has not produced an updated plan. Some work can continue, an updated design is anticipated soon. Pool and boat dock permits are outstanding. **Ty Van Ryswyk:** Noted that the prior agreement was for 6 months and recommends that timeframe continues. **Trish Yates:** Asked if any of the changes are to the exterior that would require review for alignment with association guidelines. **Nick Sievers – Lincon Properties (1790 builder):** Confirmed that there are no changes to the materials used on the exterior. Aside from inside changes, windows have been added and a sliding glass door. **Trish Yates:** Noted our diligence to the to the rest of the community and the neighbors on the street and agreed with the 6-month checkpoint. **Ty Van Ryswyk** *motioned* to approve the variance for an additional 6 months, **Trish Yates** seconds, all in favor, motion passes.

New Business

- **Safety Committee Update** – Committee provided a report for the board to review. Notation that IDNR class will be either February 1 or 22, 2025.
- **Proposed Rule Change: Yard Waste** – Revisions to the rule to clarify Covenant stating no waste shall be permitted.

- **Current Rule:**

Trees/Brush in Lake

Members may not place trees/brush in the lake for any reason. The only trees/brush to be placed in the lake will be done by the lake quality/fish committee, with the permission of the Board of Directors. Trees and brush are allowed under docks only when they are properly secured.

- **Proposed Rule:**

Yard Waste in the Lake

Members or their vendors may not place yard waste of any kind in the lake. Leaves and grass clippings cannot be blown into the lake.

Fish Habitats

Only trees, brush, or other structures to be placed in the lake will be done by the Fishing Committee, with the permission of the Board of Directors. Exception: Members are allowed to place trees and brush under docks, provided these items are properly secured. Other forms of fish habitat may be placed under members docks with board approval.

The rule is written as further clarification for Covenant #3 which states: 3. No waste shall be permitted to enter Holiday Lake.

- Discussion: Feedback was shared by members of the board to update the title of the rule to be Trees/Brush/Yard Waste, add the word intentionally and under their own docks. Further discussion questioned the need for a rule if the covenant is in place. Additional questions / feedback about allowing members to place trees / brush under docks and when approval should be obtained and by whom. Revisions to this rule should be reviewed by the fishing committee. **Dave Decker (1184):** Establishing a rule provides a clear framework for setting up fines, unlike relying on the covenants alone, which do not offer this structure. This is the main reason for having specific rules.

- **Proposed Rule Change: Watercraft Test** – Revisions to the rule clarify who is required to take the test when a violation occurs along with the consequences for failure to take the test.

- **Current Rule:**

Holiday Shores Watercraft Test

Individuals ages sixteen and under are required to take the Holiday Shores Watercraft Test before operating a motorized watercraft on Holiday and Su Twan Lake. The test format will be open, meaning it can be printed online or given from the Holishor Office and then graded by the Holishor Office. The test will only be required once unless a moving violation has occurred. If a moving violation has occurred, the violator and the member will be required to retake the test prior to operating a motorized watercraft

- **Proposed Rule:**

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Individuals ages sixteen and under are required to take the Holiday Shores Watercraft Test before operating a motorized watercraft on Holiday and Su Twan Lake. The test format will be open, meaning it can be printed online or given from the Holishor Office and then graded by the Holishor Office. The test will only be required once unless a moving violation has occurred.

If a moving violation has occurred, the violator and the member will be required to retake the test prior to operating a motorized watercraft. Failure to take the test will result in the member's current watercraft sticker being revoked and all future stickers withheld until the test has been taken.

- Discussion: Angie clarified that as written is not clear if only those under 16 are required to retest if there is a violation or if the test is required for anyone who receives a violation. Additional feedback from members of the board included that if a guest violates a rule, it can be difficult to enforce taking the test and members receive the citation instead. Currently, only those under 16 must take a written test, but the rule's language should be updated to reflect that members may need to take the test for violations. Feedback suggests that if a child or associate member violates a rule, the entire family should not lose privileges, and it is recommended that the test be taken within 30 days to avoid revocation of privileges. Further consideration should be given for the office's ability to track these violations and penalties.

- **Fish Shocking Report** – Submitted by Matt Ressler based on the electrofishing survey performed by IDNR. Overall, the fish population is healthy and balanced. Largemouth Bass numbers are about the same as the last 4 surveys and are close to goal level. One-quarter of the bass were over 15 inches. Only 4 Yellow Bass collected, which is an improvement over prior survey. Redear Sunfish numbers and size were up. Continued stocking of this species is recommended. Bluegill measured at 7 inches. Continued removal of Crappie and yellow bass caught. Stock predators such as Largemouth Bass and Hybrid Stripers to reduce crappie population.

- **Culvert Replacement bid** – There are 5 culverts that need to be replaced. Bids were obtained from Stutz and Yates with Yates coming in approximately \$6k less. **Ty Van Ryswyk** *motioned* to accept the bid from Yates for \$32,944, **Sarah Jacob** seconds, all in favor, motion passes.

- **Road Edge Bid** – 5 roads will need the road edges asphalted to build the base in preparation for chip and seal. Bids were obtained from Stutz for \$100k and CSR for \$99.5k. **Angie Webster:** While the bids were similar in price, there were different approaches from each contractor and each road will be addressed in slightly different ways. Both contractors can start immediately and will be done in time for the chip and seal start date. Recommended CSR's approach as it would go to the crown of the road and was more comprehensive which would result in a level road across. Whereas, Stutz was proposing to address the edges. **Ty Van Ryswyk** *motioned* to accept the bid from CSR Asphalt Paving for \$99.5k, Sarah Jacoby seconded, all in favor, motion passes.

Correspondence

- None

Open Forum

- **Barbara Theodore (1346):** Thanked the board for their time and contributions. She brought forward the following two concerns:
 - **Pole Barns:** Jerry sent a letter about 5 months ago complaining the pole barns. Has there been discussion about a change in the rules to do these require a variance from the building committee for the size of the pole barns? **John Crotty:** The way our rules are written today, a variance is not required for a pole barn. **Jim McCann:** Recently discussed pole barns with Mike Parker, head of the building committee, and they are not thrilled with the barns either and are discussing a rule update to address concerns.

- **Property conditions on Carribean:** Expressed concern with the condition of properties from St. James to Biscay and asked the board to review the properties. Notations were at the St. James / Carribean entry are 2-3 ft weeds and beer cans / bottles in the ditch. Further down on the right is a little house that has a boat and truck out front that have not moved in 20 years. Across from this house is a black truck that hasn't moved in 10 yrs. Down from this house, there is a lawn mower that broke down on the side of the house about 5 years ago and hasn't moved. There is also a trailer and pontoon in the driveway piled with junk that has been this way for 5 years. There is now a big truck parked in the driveway with a flat tire and messed up bumper. Next to this house is an open lot with a tree that has fallen and has weeds around the tree.

Action Summary

- Prior Actions:
 - Angie to perform an assessment of outlots for addition posts for boat parking by end of September.
 - Angie to review the cameras at the main beach to determine if there is an issue after hours that needs to be investigated further by end of August.
 - Angie to evaluate 5/3 and 5/31 payments to UHC to ensure there was not a double payment.
- New Actions
 - Angie to check membership number for next meeting.
 - CB&R Committee to take the Trees/ Brush & Watercraft rule changes back to the committee for review based on feedback.
 - Angie to have Code Enforcement review Carribean for derelict property concerns.

Adjournment

- Motion to adjourn was made by **Ty Van Ryswyk**, and **Jim McCann** seconds, all in favor at 9 pm.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary