

**Holishor Association**  
**Board of Directors Meeting**  
**Open Session Minutes**  
**September 11, 2024**

**Call to Order**

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

- **Board Members in Attendance:** John Crotty, Tony Harris, Jennifer Halverson, Jim McCann, Trish Yates, Sarah Jacoby, Ty Van Ryswyk
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 5 (2 non-members, Carter and Liz Jackson)
- **Board Members Excused:**

Pledge of the Allegiance recited

**Approval of Minutes**

Changes noted to the minutes:

- Typos were noted and corrected.

**Tony Harris** *motioned* to approve August 28, 2024 minutes as presented, **Jim McCann** seconds, all in favor, motion passes.

**Transfers of Property**

- There were 5 transfers of property, all had initiation fees. Membership is 1272.

**Bills & Salaries**

- **Tony Harris** *motioned* to approve the bills and salaries as presented. **Sarah Jacoby**, seconds, all in favor, motion passes.

**Treasurer's Report**

- **Profit & Loss Summary: Jim McCann:** Asked if \$140k reimbursement from reserves has been moved over and verified that this is not reflected on the current statement. **Angie Webster:** Confirmed that this has been moved and is not reflected in this statement.
- **Treasurer's report:** No questions about what was presented.

**Manager's Report & Code Enforcement Report**

- **Angie Webster** read the manager's report (which can be found published in full in the Holiday Times).
  - **Jennifer Halverson:** Is there a marker on to indicate when we are below full pool? **Angie Webster:** Noted that there is not, but agreed that we can mark if the lake drops due to no rain or during the draw down. **Action: Angie to add a marking to the morning glory to designate below full pool for no wake.**
- **John Crotty** summarized the code enforcement report with issues noted for chickens, derelict vehicles, maintenance of property, and building permits. We issued a total of 28 citations in August, many of which were continued offenses.

**Old Business**

- **Legal process timeline for unpaid fines** – The board consulted the attorney on the guidelines and we defined a recommendation for approval.
  - Proposal: If no resolution after 6 months or the fines have reached \$1k, the attorney will send a letter. If no action after 30 days or \$2k owed, 2<sup>nd</sup> letter sent with a notation that if no resolution after 30 days we will start court proceedings.
  - Discussion about the duration to resolve after the 2<sup>nd</sup> letter is sent. **Tony Harris** recommended 10 business days to resolve in the 2<sup>nd</sup> letter. **Jennifer Halverson:** asked Angie if these letters are sent by certified mail. **Angie Webster:** Advised that we could send by certified mail and recommended to consider the issues we have with mail in the community.
  - **Jennifer Halverson** *motioned* to approve the following guidelines: If no resolution after 6 months, or fines have reached \$1k that we send a warning letter from our attorney asking for resolution within 30 days. If no action after 30 days or the fines have reached \$2k, a second letter is sent by certified mail with a notation that if not resolved within 10 business days that we will start court proceedings. **Tony Harris** seconds, motion passes.

- **Ray Garber (1822):** Asked to clarify if there are 3 letters that are sent, with the first being the initial fine. **Jennifer Halverson:** These guidelines are after the initial letters have been sent about the fines. **Angie Webster:** Confirmed that there are only a few fines (such as tree hazard) that are required to be sent by certified mail. All other fines are sent first class mail.

## New Business

- None

## Correspondence

- **Jason Kannmacher (1695) Request to waive Ballroom Rental Fee** – Edwardsville High School Trap Club would like to hold a mouse race fundraiser on March 7, 2025 at the clubhouse and are asking for the ballroom rental fee to be waived. They will pay the deposit and cleaning fee. **Trish Yates** *motioned* to approve waiving the ballroom rental fee for the Edwardsville High School Trap Club on March 7, 2025, **Jim McCann** seconds, all in favor, motion passes.

## Open Forum

The following items were discussed:

- **Jennifer Halverson:** When solicitors are approved, are they handed a letter that they can show the members? **Angie Webster:** Indicated that we have never approved a solicitor and do not anticipate approving anyone. **Jennifer Halverson:** Requested that state in the Holiday Times that solicitors have not and will not be approved.

## Action Summary

- Prior Actions:
  - Angie to perform an assessment of outlots for additional posts for boat parking by the 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 the end of August. **Reviewed a couple of weekends and saw no issues (closed).**
  - Angie to create 1 general BOD email and individual emails for each director through gomadison. **Emails have been created and will be shared (closed)**
  - Angie to update the community instruments from the 2024 annual meeting. **This is being addressed with assistance from the attorney. No response as of 9/11/2024.**
  - Angie to provide an update to the Fishing Committee in December once the board knows if there will be any funds that are carried over and can be used for fishing stocking.
  - In prior meetings, we have discussed buoy replacement / movement and we had a member ask for a buoy replacement. Previously we had an order out for these. **Complete, ordering more.**
- New Actions
  1. Angie to add a marking to the morning glory to designate below full pool for no wake.

## Adjournment

- Motion to adjourn was made by **Tony Harris** and **Trish Yates** seconds, all in favor at 7:52 pm.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary