

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

Call to Order

John Crotty called the meeting to order at 7:32 p.m.

- **Board Members in Attendance:** Jennifer Halverson, Jim McCann, Trish Yates, John Crotty, Ty Van Ryswyk, Tony Harris
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 14
- **Board Members Excused:** Sarah Jacoby

Pledge of Allegiance recited

Approval of Minutes

Changes noted to the minutes:

- No changes.

Jim McCann *motioned* to approve November 13, 2024 minutes as presented, **Ty Van Ryswyk** seconded, all in favor, motion passed.

Transfers of Property

- There were 3 transfers of property, 2 had initiation fees. Membership is at 1273.

Bills & Salaries

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

Treasurer's Report

- **Profit & Loss Summary:**
 - **Jennifer Halverson:** We previously delayed replacing the marquee on Prairietown road to ensure we had funds to cover the cost. Can we cover that now? **Angie Webster:** Submitted a request for a bid but didn't hear back. Will request additional bids.
- **Treasurer's report:**
 - No questions 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).
- **John Crotty** summarized the code enforcement report and noted issues pertaining to a tree hazard and maintenance of property.

Old Business

- **Holishor Fishing Committee Request for Funds** – The fishing committee previously requested distribution of additional funds for 2025 fish stocking. The board agreed that we would revisit this in December. **Tony Harris:** We should have about \$50k in carry over. **John Crotty:** Given the projected expenses for silt removal, maintenance of equipment, planned expenses that may cost more than projected, there are no additional funds at this time for fish stocking.
 - **Trenton Foiles (2109):** We really need help with the lake. We have raised more money on our own than the association has provided for fish stocking. We are asking for \$10,000 to help us get the lake back to where it should be. It's exhausting relying on the same people for raffles, and we can't keep doing it alone. Many of us are here to show support for this request, and any contribution from the board would make a big difference. **Matt Ressler (2064):** Requested that the board consider increasing the budget starting in 2026 beyond the current allocation. Concerned that we will not have a healthy fishery if stocking is not addressed. **Ty Van Ryswyk:** Willing to look at the budget and determine if an increase is possible. **Tony Harris:** We have other critical expenses, such as silt removal that we must cover. It is also projected that we will need to accumulate significant funds to cover addressing the sediment removal every 5 years. The budget for fish stocking has tripled where it originally started. **Matt Ressler (2064):** Indicated that the cost to restock exceeds the 3% increase allocated each year. Confirmed that the tournaments are catch and release. **John Crotty:** Confirmed that the 3% increase was put in place in 2021. **Tony Harris:** We review the reports and see the results of the stocking, but the follow-up reports do not show the lake is as bad as the fishing committee implies. The historical data does not back that up either. **John Crotty:** Questioned the

accuracy of the shocking report. **Matt Ressler (2064):** The shocking report is based on the species that are on the surface at the time. The fishing committee members, who fish frequently have concerns about the overall health based on their experience. Confirmed that the tournaments are catch and release. Reiterated that the costs are exceeding the 3% yearly increase and referenced the letter from the biologist. **John Crotty:** Asked for a year over year cost so that we can see the percent increase. **Action: Angie to send the fish cost spreadsheet to the board that shows the year over year cost.**

- **Rule Change Process** – The proposed changes to the rule change process were discussed at the October 23, 2024 meeting with a motion to approve. The proposed changes were posted to the website and in the office for membership review. The board completed the approval process, all in favor, motion passes.
 - **Jennifer Halverson:** We previously agreed to file the community instruments in December after this change. We delayed finalizing one additional rule to January to allow the allocated time for the rule change to be posted. Are we filing in December and again in January or waiting. **Angie Webster:** Still waiting on our attorney to advise on cover sheet error. **Trish Yates:** File in January and again in June after the annual meeting. No objections from the board.
- **Sediment Removal Scope of Work** – The sediment removal project is progressing, and bid packets are being prepared to send to contractors. The focus will be on the north end of Holiday Shores Lake, using mechanical methods, not hydraulic. Dump sites will include Engelke Fields and the association's north property. The goal is to finalize and distribute the bid packets by late January or early February to assess feasibility and costs for completing one or both scopes of work. Board to review and bring questions to the next meeting.
 - **Scope of Work 1:** Remove approximately 16,800 cubic feet of sediment from the north end of the lake to restore it to its original depth. The removal will extend south from the pipeline up to the ski beach area, avoiding structural interference near the pipeline.
 - **Scope of Work 2:** Regrade and fill the unused dredge pit at the north end, reducing the six-foot banks and leveling the area to create a flat, grass-covered "North Park." This includes clearing the retention area near the lake's north side and using the material to build up the park area by 2-3 feet.
 - **Anthony Herrell (560):** Confirmed that we are no longer using the silt pond. **Ty Van Ryswyk:** Confirmed that the pit was used when we were doing hydraulic dredging and is no longer being used.

New Business

- **Biscay Culvert** – An attempt was made to replace a culvert that failed on Biscay with a new 18” culvert. It was discovered that there is a lack of outlet for the connecting 10” corrugated pipe. Angie is recommending that we consult with an engineer to evaluate options. There is potential to tie into a neighboring property’s pipe that does flow to the lake. **Tony Harris:** Given its elevation, we’ll need an engineer to determine the best way to route the drain back to the lake. Confirmed that we have funds available in 2025 for culverts. **Trish Yates:** Clarified that this is not the new culvert we just replaced. **Angie Webster:** Confirmed that this culvert is next to Brittany Court. Indicated that the replaced culvert ends in a blind hole, leaving unresolved drainage issues that need to be addressed to prevent water from accumulating. **Agreement to move forward with engineering evaluations.**

Correspondence

- None

Action Summary

- Prior Actions:
 - Angie Webster to check our insurance policy for coverage of the safety committee instructors teaching the IDNR class. **Closed: Jennifer obtained confirmation from IDNR that as volunteers we are covered under an IL statute and do not need association coverage. As such, we will conduct the course at the Fire Dept on February 22.**
 - 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, target January completion**
 - 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.**
- New Actions
 1. Angie to get bids on marquee replacement on Prairietown road.
 2. Angie to send spreadsheet with fish cost to the board to see year over year cost.
 3. Angie to proceed engaging an engineering group to assess the Biscay culvert.
 4. Board to review the year over year fish cost and determine if the annual increase can be adjusted.

Open Forum

The following items were discussed:

- **Jerry Theodore (1346):** Indicated that if we get rid of the silt pit, we may never get approved for another one. He also recommended that we sell the dredge. **Ty Van Ryswyk:** Acknowledged that there is a risk in eliminating the silt pit. He hopes that we will not need it going forward. Indicated that we are trying to sell the dredge. Would like to see a 5 year sediment removal plan.
- **Anthony Herrel (564):** Questioned if the silt pond was capturing silt today and is there a way to prevent silt in the future. **Ty Van Ryswyk:** Confirmed that the pit is not catching any silt today. Future plans will be to address the silt closer to the source on the north property.
- **Alan Boeser (188):** Concerned that the request is falling on deaf ears. I want to emphasize the fishing committee's hard work to restore the lake. Fishing, like skiing and pontooning, is a key part of what makes this community special. The Bass Club, active for 33 years, raises \$4,000 annually and runs kids' programs to support the lake. Many residents live here for the fishing, and the committee's request is modest compared to the effort they put in. All we're asking is for the board to seriously consider supporting this vital part of our community. **Trish Yates:** Personally, my hesitation comes from not having the numbers on what sediment removal will cost. I don't want to put the cart before the horse without understanding how it fits into our budget. I'm not opposed to looking at future numbers for 2026 and potentially increasing the budget if the 3% inflation adjustment isn't enough. I just need to see the numbers and analyze them before making a decision. It's not a no—it's just a not right now for me.
- **Jennifer Halverson:** The Safety Committee is hosting the IDNR boat safety class on February 22, 2025 at the HSVFD. We have 3 volunteers that will be getting certified to teach the class going forward. We are looking for volunteers to become certified to assist with teaching the course going forward. Once we are certified, we can certify additional instructors. Anyone interested in becoming an instructor must attend a class as a student first. Fishing Committee members are ideal for covering course content. We may also ask for donation of display items for the class (life jackets, ropes).

Adjournment

- Motion to adjourn was made by **Ty Van Ryswyk** and **Jim McCann** seconded, all in favor at 8:21 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary