

Holishor Association
Board of Directors Meeting
Open Session Minutes
March 12, 2025

Call to Order

John Crotty called the meeting to order at 7:30 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Ty Van Ryswyk, Tony Harris, Jim McCann, Trish Yates
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 9
- **Board Members Excused:** Sarah Jacoby

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** *motioned* to approve February 26, 2025, **Trish Yates** seconded, all in favor, motion passed.

Transfers of Property

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

Bills & Salaries

- **Prior Action:** Angie to review the numbers under Insurance and determine if corrections are needed. **Angie Webster:** Note that this has been reviewed and updated. **Tony Harris** *motioned* to approve the bills & salaries, **Jim McCann** seconded, all in favor, motion passed.

Treasurer's Report

- **Profit & Loss Summary:** No questions presented.
- **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). **Jennifer Halverson:** Have there been new incidents on the north property? Do we still need a volunteer for the dam committee? **Angie Webster:** No new north property damage beyond what the board shared with the board. Confirmed that we may have 3-4 volunteers for the committee.
- **John Crotty** summarized the code enforcement report and noted an animal and vehicle incident. 12 citations were written for reoccurring building violations.

Old Business

- **Water Skiing Rule Change Vote** – The rule was revised to encompass all towing and not limited to water skiing. This was reviewed at the February 12 meeting and is ready for final approval. The effective date will be May 17, 2025, as this is a rule that is included in a bylaw that we are proposing to change. All in favor, *motion* passes with an effective date of 5/17/2025 under the assumption that the bylaw is approved that removes this rule from the bylaw.
- **Guest Identification Rule Change Vote** - The proposed change aligns with our current rules in that we do not provide guests with guest passes and that a member must accompany them. This was reviewed at the February 12 meeting and is ready for final approval. All in favor, *motion* passes, effective date 5/11/2025.
- **Proposed Boating Rule Change** – In the last meeting, reviewed the changes to Careless and Reckless and agreed to leave Jumping Wakes at level 2 infraction. This change was tabled at the last meeting and is now ready for final vote. All in favor, *motion* passes with an effective date of 5/17/2025 under the assumption that the bylaw is approved that removes boating rules from the bylaw.
- **Silt Removal Bids** – Bid requests were submitted to 3 companies. We received 2 bids. Stutz: Scope 1 (16k cubic yards): \$902,750 / Scope 2: \$67,300. SCS: Scope 1 (16k cubic yards): \$378,775 / scope 2: \$29,725. Given the difference between the two bids, the Silt Removal Committee should review the details of the bid and provide an assessment to the board

New Business

- **Restaurant Committee** – The Foundry is no longer a tenant. We will be forming a committee to find a new tenant. Anyone interested should submit their name and background information to the office for considerations. Target March 26 for next steps. Jim McCann will chair the committee.

- **Proposed Article XIV Appeals Process – Public Safety By Law Change** – Public Safety is no longer provided and as such, the language should be removed from our bylaws that reference this rule. This section will be numbered as per bylaw standards and as discussed and approved in a prior meeting. The other changes include striking public safety or security all together or replacing them with the association manager. **Tony Harris** *motioned* to approve the changes and to add to the annual meeting ballot as proposed, **Jim McCann** seconded.
- **2nd Building Permit Extension (133)** – Request for an extension. The permit is dated 3/13/24 with an approved extension on 11/28/24. Requesting a 2nd extension due to weather delays. **Tony Harris**: Expressed concern with the lack of progress to date and did not recommend approval beyond this extension. **Tony Harris** *motioned* to approve the extension, **Ty Van Ryswyk** seconded, all in favor, motion passes.
- **HSBAR Variance (83)** – The current deck is 12x18 with a 50 ft distance from the lake. The member is requesting a covered 15x18 deck at a 47 ft variance. **Ty Van Ryswyk**: Asked for clarification on measurement points. **Charline & Robert Geiger (83)**: Measurements were taken from the lake to the current deck. Pictures were shared with the board. No neighbors would be impacted based on the pictures presented. **Ty Van Ryswyk**: Asked for the measurement to be retaken from the lake to where the new deck would be in place as this variance may be less than 47 ft. **Tony Harris** *motioned* to approve the variance given that the neighbors would not be impacted, **Trish Yates** seconded, Ty Van Ryswyk was not in favor as he would like to see letters from the neighbors, others in favor, motion passes.
- **HSBAR Variance (609)** – The homeowners are requesting a full vinyl privacy fence due to noise concerns from Prairietown Road and the higher cost associated with a semi-private fence. **Jim McCann**: One existing fence has been in place for over 50 years, and the other was grandfathered in under current rules. Questioned whether the backyard's grade would impact the effectiveness of the requested full vinyl privacy fence in reducing noise. **Gary & Barb Hustedt (609)**: The builder will adjust the grade once the other house is completed to address the slope. Barb questioned the intent of the rule. **Trish Yates**: The rule aims to preserve green space and neighborhood aesthetics. Suggested using shrubs instead of a fence. **John Crotty**: The request for variance fails due to lack of motion.
- **Skid Steer Attachment Purchase** – Angie is requesting 2 new attachments for the skid steer. Grapple bucket was approved last year, however the cost to fit the new skid steer is higher. This will be needed for rip-rap replacement this year. The Street Sweeper attachment would replace the current one that is broken beyond repair. **Jim McCann** *motioned* to approve the bid for \$14k, **Tony Harris** seconded, all in favor, motion passes. **Tony Harris**: Agreed that we can cover this from the reserves. **David Decker (1140)**: Indicated that this needs to be added to our reserve study.

Correspondence

- None

Action Summary

- Prior Actions:
- New Actions
 - Silt Removal Committee (Angie & Ty) to review the bids and determine any variances between the two and report back to the board.
 - Karla to post on Facebook / Web Site that we are looking for restaurant committee members and anyone interested should send their name and background to the office. Target 3/26 to determine committee and next steps.
 - Tony to add the replacement cost of \$13,845 for the skid steer attachments.

Open Forum

The following items were discussed:

- None

Adjournment

- Motion to adjourn was made by Tony Harris, Trish Yates seconded, all in favor at 8:07 p.m.

Submitted By: Jennifer Halverson, Holishor Board of Directors Secretary