

Holiday Shores
Board of Directors Meeting Minutes

Date: September 25, 2019

Attendance

Board Members

Present: Dave Decker, Ali DeVries, Tony Harris, Steve Yates Jr., Anthony Harrell and Matt Ressler

Excused Absence: Monica O'Brien

Quorum Present: Yes

Others Present

Rob Clarkson and Megan Jackson from Holishor Office

Holishor Members Present: 7

Non-Members: Mick Kleeman, Jason & Kayla Harrison, JMT-LF

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance recited

Meeting Minutes of September 11, 2019

Ali DeVries – Motions to approve the minutes as amended.

Anthony Harrell – Seconds.

All in Favor.

Motion Carries.

Transfers of Property

There are three transfers of property. There are two houses and one lot with two triggered initiation fees.

Old Business

Holiday Shores Watercraft Test

Dave Decker – We have the proposed rule in our packet. My first question is this doesn't specify if this is for a motorized or non-motorized watercraft or not. Any thoughts? **Ali DeVries** – I would think we would want this to be for motorized watercraft. **Dave Decker** – That would be my expectation. **Tony Harris** – Yes, I agree. **Dave Decker** – The verbiage needs to be changed to incorporate that. ***Discussion on verbiage ensues.***

Boating Fines Structure

Dave Decker – Here we have the rule we proposed a few meetings ago and a proposed by-law change for the Annual Meeting. At the last meeting, this proposal was put together to set the fine limit from \$200 to \$500. Do we have additional thoughts or comments? **Ali DeVries** – No. **Tony Harris** – I think it looks good. **Dave Decker** – We will let that simmer for a bit and when it is time, we will motion to take this to the Annual Meeting.

Golf carts/slow moving vehicles

Dave Decker – We had started this discussion to allow golf carts and slow-moving vehicles to be operated legally out here. Ali has written a proposed rule for the start of the conversation. It reads, *Golf carts and side-by-sides will be allowed on Holiday Shores roads. Vehicles without lights are permitted between sunrise and sunset and vehicles with lights can be driven at all hours. These vehicles are only permitted on roads with a Holiday Shores sticker. The proposed sticker can be printed and sold in the office for \$25.* We had a lot of conversation last meeting about the age of the drivers of the side-by-sides, golf carts, four wheelers. Does the Board have any thoughts or comments of the proposed verbiage? **Matt Ressler** – I would like to remove side-by-sides and only allow golf carts, that is my opinion. **Ali DeVries** – I want side-by-sides. **Tony Harris** – People already have side-by-sides and if we don't allow them, they will still drive them

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anyway. **Ali DeVries** – Exactly, so we mind as well sticker them too. **Anthony Harrell** – I like the way it reads. In regard to the age, I wanted to research this a little more. I read some things rather quickly and from what I read, we can change the rules for these vehicles for our Holiday Shores roads, but it still read the driver must be sixteen. I still want to look at this more. **Matt Ressler** – Currently, they must be a licensed driver. **Tony Harris** – When we make the final rule, I would say that we make that known since it's a state rule. **Dave Decker** – I heard two different things. The state says the drivers have to be licensed, right? **Anthony Harrell** – Yes. **Dave Decker** – Do they allow us to allow other than non-licensed drivers? **Anthony Harrell** – I'm not too sure. That is why I want to do more research. **Dave Decker** – I know Bunker Hill recently passed a law regarding low speed vehicles, but they are a much larger environment. Do you think we can call them and get a copy of what they passed? Just for a reference. **Rob Clarkson** – Yes. I will reach out to the ILAC people too. **Dave Decker** – That would be a good idea. Do we have any other thoughts or comments? **Ali DeVries** – No. **Kenneathia Hagen, 1991** – You mentioned the \$25 fee for golf carts stickers. What is that money going towards? **Ali DeVries** – Road upkeep. It would go towards our road budget. **Kenneathia Hagen, 1991** – Ok. Since everyone is driving their golf carts now, how is that going to be monitored? Is there a fine structure for those who do not have stickers? **Dave Decker** – Technically, they are being driven illegally since they are against our rules. What we are doing is proposing to get it in our rules. Yes, if they aren't stickered then they would be subject to a fine. **Kenneathia Hagen, 1991** – Is that excluding our community yard sale? **Dave Decker** – Technically, they are illegal all year long. **Kenneathia Hagen, 1991** – Who would be the ones giving the fine? Is it Public Safety of the police? **Dave Decker** – The Association. Right now, it is not being enforced. **Matt Ressler** – Ali, could you add that lot numbers must be present on the vehicle? **Ali DeVries** – Yes.

Restaurant Proposal

Dave Decker – We have received a restaurant proposal from a possible vendor for our restaurant downstairs. The Board is going to review the proposal tonight downstairs in Executive Session. I believe you made comments that there were questions about the proposed lease? We would like to have those in writing so we can address them. I know Matt and Steve here have been your primary contact up to this point. Do you have any questions for us? **Jason Harrison** – I just want to know the process of how this works so we can have more clarity. I was under the impression that we had to submit a letter of intent and it would then go to the Restaurant Committee. **Ali DeVries** – Basically what will happen now is we will go back and forth through the lease after you have red lined what you agree with and don't agree with, your needs and other things like that. You would communicate those to us and red line your red lines until we reach a compromise on what we can work through. **Jason Harrison** – What you are wanting is more detail on top of the proposal? **Steve Yates Jr.** – The proposal you gave us is perfect, which we appreciate. Moving forward on the lease, we would need more details on what you are asking for. After this meeting and before Executive Session, we can sit down and discuss a few things. **Matt Ressler** – That way everyone is on the same page. **Jason Harrison** – Thank you.

New Business

2020 Boat Decals

Dave Decker – At the last meeting, there was discussion on costs. It looks like a significant increase for next year. I know there was a proposal about printing them ourselves. Rob, did Justin send over that information? **Rob Clarkson** – No. **Tony Harris** – A question I still have on the quote that's here is, there is a lot more stickers than is proposed to buy than last year. It is for a total 4,000 stickers compared to 1,700 that was purchased last year. I'm still confused on what the total cost is. **Dave Decker** – Rob, can you gather more information so we can decide on this next meeting? We will see if Justin can still get more information on printing them ourselves.

Correspondence

Dave Decker – We have one letter of correspondence from Association member, Patti Brown. It was dated September 10, 2019 and I will read it.

Dear Board Members and Neighbors, I am continually amazed by the services received for the annual dues and assessments. However, I feel concerned that continuing to provide these services for the same assessment year after year

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is having a detrimental effect on our community. I am particularly concerned with the condition of our roads. The road budget must be increased to not just repair our worst road sections, but to improve them after years of making do with the money available. Understandably, residents do not want to pay more for annual dues. None of us wants to pay more than necessary for any goods or services. Dues increases are unpopular and large increases will never be voted for by the residents. My suggestion is that a small increase of between \$25 and \$50 a year for ten years to be proposed. The entire increase should be used exclusively for road repair, maintenance and improvement. This would provide an increased funding for roads and not be an excessive increase in any one year. At the end of ten years, the dues should remain at that level with the additional funding earmarked for roads. Additionally, after learning that not all lots pay dues and assessments because there are owners of multiple lots, I feel that the Board should look into a change of that policy. Each lot has roadway, snow removal and other services provided. The budget was/is based on the number of lots paying. To remove some lots from the assessments defeats the purpose of spreading costs equally amongst all the lots. Finally, I appreciate the management and Board members past and present that have done an excellent job being stewards of our funds. I am in other associations that require dues for maintenance and the assessments are much higher. It is time to bring our assessments up to a level that compares with other expenses. Prices for most goods and services increase regularly, as do wages, even Social Security recipients get cost of living adjustments. It is tie for our assessments to reflect current costs of road maintenance. Please try to come up with a plan to take care of our roads that will be acceptable to the majority of the voting community.

Dave Decker – Thoughts, comments? **Tony Harris** – It's something we can look at. We've tried larger increases and has always been voted down in the past. **Dave Decker** – That is not true. The last proposals for increases have all passed. The only time it hasn't is when we proposed ten million dollars for roads specifically. The last several proposals have all passed. **Ali DeVries** – I think she makes a good point that if you own multiple lots, you should have more responsibility. **Matt Ressler** – We could do a by-lot assessment. **Anthony Harrell** – Would we go by lot or parcel ID? **Matt Ressler** – If it's combined then it would all be one parcel ID number. All I know that this has caused a big ruckus a few years ago but there are some valid points here. **Ali DeVries** – Is this something we write up for the membership to vote on? **Dave Decker** – That is definitely an Annual Meeting item. If you try to go by lot, you would have to go through the rules and adjust everything and take into consideration the impacts of that change. **Matt Ressler** – Ultimately, we need to look at what it would cost us or how much more we would need to get towards our budget if we went to a by lot assessment. **Rob Clarkson** – There are many things that would have to be looked at. Since our method of voting has changed, if you're paying dues and assessments for each lot, is that another vote on each lot? Another membership basically? **Tony Harris** – I would say so. **Matt Ressler** – Say if you own fifty lots then you would have fifty votes because that would only be fair. **Dave Decker** – I will tell you that there will be some that disagree with that. **Matt Ressler** – We would have to look at the whole picture. Wasn't this brought up in the past? **Dave Decker** – There was no Association Committee that has addressed this in many years. **Jerry Theodore, 1346** – In that letter, what did they propose? **Steve Yates Jr.** – She proposed \$25 - \$50 in ten years. It would gradually go up every year. **Matt Ressler** – Do we want to look into this? **Dave Decker** – There is a lot of ways to go about this. If we're going to look into it, we have to look at all the potential differences. Like Rob stated, you have to look into the differences of your voting rights that go along with that. **Jerry Theodore, 1346** – That's right. The big take-away of this is if you decide to pursue it. You need to really dig deep, not just a proposal because members will shoot this whole thing down. **Matt Ressler** – Do you know who was doing this before when it was brought up in the past? **Jerry Theodore, 1346** – It was brought up on different attempts, I can't remember exactly who it was. I was involved in three of them and it didn't go very far at all. There are other members out here that are very knowledgeable of the rules on our lake as well. If you really wanted to pursue this, I can try to put a list of names together. I just don't know how this will go over with the membership. **Ray Garber, 1822** – When I was on the Board, this was brought up and did come to a vote. You should be able to look up that vote and look what it was voted upon. **Matt Ressler** – How long ago was this? **Ray Garber, 1822** – I was on the Board from 2000 – 2010 but this was 2005 or 2006 would be my guess. I don't think it was a landslide, but it was substantial. Since you don't have to show up to vote anymore, that group of people can go door to door and talk people into voting differently. **Dave Decker** – If you group of individuals were to do that, then they would have to makes sure they have the right proposal. If you don't take all of our rules into consideration with this, then you're going to have a real problem. The folks who own a large number

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of lots, I don't think you will see the full assessment on those properties. **Ray Garber, 1822** – Oh, I agree. **Dave Decker** – Those are a couple of things the Board needs to consider if we move forward with this. **Tony Harris** – We could put something online asking feedback from the membership. **Matt Ressler** – I agree, so we can see what they think. **Ali DeVries** – This is something that is going to require a lot of time and effort. **Anthony Harrell** – There is a lot of research to do. **Matt Ressler** – I think before we dig any deeper, we need to ask ourselves if it's really going to be worth it. **Dave Decker** – We also need to figure out how many multiple lot owners we have. That is something the office should be able to provide the Board relatively easy. The bigger question behind it is the number of lots versus number of parcel IDs. That data may not be too easy find, but we could ask and find out. **Rob Clarkson** – We try to keep track of lots that people have joined together but it is not the easiest. **Tony Harris** – We probably need to look at that first before we bring anything forward to the membership because you don't want to stir up a bunch of conversation. **Ali DeVries** – We should re-visit this next meeting when we have information in front of us.

Open Floor

Dave Decker – The Fishing Committee held their meeting for stocking the lake. Did they come up with a proposal on their purchase? **Matt Ressler** – Yes. **Dave Decker** – The Board needs to approve their purchase. **Anthony Harrell** – The main point that I took out of that meeting was that the prices keep going up on the fish that we stock each year. The numbers have been consistent over the past years but at the rate we are stocking, we are stocking for a fifty-acre lake. **Dave Decker** – What kind of shape are our fish in? **Matt Ressler** – I don't have the information in front of me, but the crappy fishing is good, we are not over stocked, but they are just stunned. The Tiki Bar Bass Club has been trying to remove them. The bass fishing is down per size of eighteen and over. Over all, the fishing is good. The structures that are going to be put in the lake, that is going to help tremendously. **Rob Clarkson** – It was also mentioned that we could contact homeowners about placing a small structure underneath their docks. It just has to be secured to your dock and they are looking into that. **Anthony Harrell** – The structure we are putting in right now won't help much with the spawn because it is in deeper water. If we could encourage homeowners to put structures underneath their docks, that should help. **Matt Ressler** – We are in the process of figuring out what kind of structure to put underneath their docks because it will not be Christmas trees. **Dave Decker** – In addition to the Association purchase, usually the Tiki Bar Bass Club purchases the fish. Was there discussion regarding that? **Matt Ressler** – They are focusing their money on structures for this year. Am I correct, Rob? **Rob Clarkson** – Yes.

Steve Yates Jr. – Motions to adjourn to Executive Session.

Ali DeVries – Seconds.

Meeting Adjourned at 8:20 PM

Meeting Minute submitted by Megan Jackson.