

Holiday Shores
Board of Directors Meeting Minutes

Date: December 12, 2018

Attendance

Board Members

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

Quorum Present: Yes

Others Present

Rob Clarkson, Rob Frey and Megan Jackson from the Holishor Office.

Holishor Members Present: 5

Proceedings

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

Minutes of November 14, 2018

Minutes postponed to next meeting.

Transfers of Property

There were 9 transfers of property. There were 9 houses and 0 lots. Only 2 triggered initiation fees.

Motion Carries.

Bills & Salaries

Shaun Diltz - Motions to approve the bills and salaries as submitted.

Anthony Harrell - Seconds.

All in Favor.

Motion Carries.

Manager's Report

Rob Clarkson - Winter is here, and the Lake is trying to freeze over. We do not recommend you going out on the ice at any time however, if you do so use caution and never do so alone. If you see anyone fall thru the ice your first reaction should be to dial 911. The Fire Department is trained to conduct these types of rescues and this ensures you will not be a second victim. Stay on the phone till help arrives and forward as much information as possible to the emergency dispatcher. The Boat show season is just about upon us. Check our Rules prior to purchasing your new boat or PWC to ensure it complies and avoid any problems when obtaining your 2019 Boat Stickers. Hulled crafts have a 22' and Pontoons have a 28' maximum length. Check the IDNR or Holiday Shores websites to understand how this measurement is taken. For your reference, in our Boating Rules, a diagram is located on page 4. If you do not have access to the internet come by the office and we will gladly provide you with the most current set of Rules. Dues and Assessments are due. Members who may have difficulty staying current with this requirement should contact the office and communicate with us any special needs. Failure to do so will leave us no choice, except to proceed with collection efforts which adds costs to all involved. Communication with the Office is a key factor and could save us all added expenses and frustration. Keep the forecast in mind when parking on the roads. If there is a snow event, the maintenance dept. will be working diligently to clear our roads, and vehicles parked alongside the roads makes their task that much more difficult. Bus stops are always a concern both for our children's safety and the effect parking has to our neighbors near the stops. Please park orderly on one side of the road to allow normal traffic or emergency vehicles to traverse without difficulty. Be conscious of the damage you may cause to the property you are parking in front of during wet conditions. This damage can adversely affect the drainage capabilities of our roads which can lead to added maintenance costs. **Dave Decker** – Do we have plans to re-establish the Public Safety report? **Rob Clarkson** – Yes.

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Old Business

Boating Committee Report

Steve Yates, Jr. – Dave, to bring you up to speed, the Boating Committee gave us a recommendation on what to move forward with for the Annual Meeting and we thought you should be here before we made that vote. They mentioned that we could increase the horsepower limit for PWC's and take off the cc requirement or leave it the rule how it is. **Dave Decker** – The Boating Committee really didn't have a preference either way? These are the proposals that they would put forward? **Steve Yates, Jr.** – They thought there should be some limitation on the horsepower that would cover many manufacturers. That way you weren't limited to only one or two manufacturers, mostly the lower end of the slower units. **Dave Decker** – I have a question on the document that was in the packet, it says replace with two stroke or four stroke PWC greater than 100 horsepower. The current rule is it doesn't allow anything greater than 85 horsepower and nothing greater than 100 horsepower? **Anthony Harrell** – Yes. **Dave Decker** – What we had discussed before is putting this forward to community at the Annual Meeting not as an actual by-law proposal but as a recommendation from the membership of how we should address it, correct? **Steve Yates, Jr.** – Correct. **Dave Decker** – We definitely do not want get this into the by-laws in my opinion. They have two other recommendations. One is to change the age of operating PWC's to the minimum age of fourteen. The ages of fourteen to eighteen must have a boater's certificate. **Anthony Harrell** – We discussed this at the previous meeting, Rob Clarkson had mentioned that we cannot restrict what the state allows. **Dave Decker** – Who says? **Rob Clarkson** – I talked to our lawyer, Andy. It's like saying you have to be eighteen to drive a car around in town. The law says twelve for the boating certificate. If we were to argue that in court, we would lose. **Dave Decker** – That is 180 degrees from everything that has been told to us by lawyers regarding our association. **Shaun Diltz** – I always thought we could make it stricter than the state. I would like clarification. **Dave Decker** – I would like to have that in writing. **Rob Clarkson** – I will email him tomorrow. **Dave Decker** – By the way, anything and everything from the lawyer, I want in writing. There has been too many conversations that get translated from the lawyer to other people that turns out to be different than what was actually stated. Every recommendation from the lawyer needs to be documented. **Steve Yates, Jr.** – Basically, we discussed whether as a membership, if we wanted to be able to purchase newer PWC's or not. Or if we would continue to follow the written rule as stated. **Dave Decker** – What about the other recommendation that required members to bring their PWC's up for inspection. **Anthony Harrell** – Those were concerns that the Boating Committee had. I will include them in this memo for the board to discuss. We thought by increasing the horsepower to 100 from 85 for drivers at twelve years old would be a concern with the increased speed. That is why we recommended to increase the minimum age to fourteen. The second thing was that a lot of these that are 100 horsepower, they are also called XRS and XRS 120. The look identical to where you could just peel the stickers off the 120 and still make it look like an XRS. **Shaun Diltz** – You would still need a 100 horsepower title to get your stickers, I don't think that matters. **Anthony Harrell** – The Boating Committee's concern was to make sure that the title was brought to register, that the sticker matches the numbers on that certain PWC. We are trying to prevent cheating. **Dave Decker** – What was the opinion of the board when you discussed this at the previous meeting? **Ali DeVries** – We decided to table this when we starting discussing the age requirement. **Shaun Diltz** – I would like the office's opinion on going out to match the title to the serial number. What is going to happen is the people who are knowledgeable about it are going to grab those 100 horsepower and bump them to a 120. There is no way that anyone in the office will be able to find that out. If there was an accident and a full investigation was done, there would be a possibility of checking into that. **Ali DeVries** – Do you think that is a waste of time? **Shaun Diltz** – No, because I guarantee that there are people out here who have an older title and a newer PWC without changing any title work. **Dave Decker** – Do we have any idea of how many PWC stickers are given a year? **Shaun Diltz** – I could look up the number from last year. **Tony Harris** – Even if we changed the rule, the office would have to know what they are looking for when looking at the title and the PWC. I feel like most people wouldn't know what to look for especially if they switched the engine. **Steve Yates, Jr.** - It could happen mid-season as well. If they are applying the sticker to the boat in front of them, if they have an older title and a newer PWC, it would be difficult to be able to tell. It is just a process of bringing them up to do that. **Anthony Harrell** – Hypothetically, say you have a PWC and you travel with it to another lake and they have a 200 horsepower limit, you show them the registration that you have here and it says 100 horsepower, stickers

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can be replaced. When they pick up their stickers here, and match the serial numbers to the registration that the decal is going on that proper PWC. **Tony Harris** – These are rules that are not required for other boats. **Anthony Harrell** – There are restrictions for other boats, it's not like we are going out to measure those boats. **Tony Harris** – Do we require that and then put the stickers on right then? What if they say they have the same boat but really don't. Would they have to go out and measure every year? **Dave Decker** – My answer there is no, if we have to measure boats and turn down stickers because they do not meet the criteria that we have. **Tony Harris** – It just sounds like we are making the rules for PWC's more stringent than other boats. **Shaun Diltz** – It is easier to cheat with a PWC. **Dave Decker** – There isn't much restriction on the engine on other boats. The only restriction you have on your boat is the length. What do we want to do with the registration for PWC's? How many are in favor for pursuing the requirement to bring the PWC's up for registration? **Ali DeVries** – I want to get the office's opinion. **Rob Clarkson** – I would match a title to a serial number but all that is going to do is show that is that boat. They are not going to say they did anything to it. There's no need to verify it, hand them the sticker and hope it isn't put on something else. **Steve Yates, Jr.** – I agree with that. **Dave Decker** – What is the volume? **Anthony Harrell** – From my understanding, the volume could increase with this new rule? **Dave Decker** – This is a proposal that the membership would vote on. Regardless what the membership votes on, the board still has the final say. I'm not going to speak for the board for next year whether they will follow that recommendation or not. You would have to get the membership to agree to raise it and/or you would have to get the board to agree to raise it. **Shaun Diltz** – For 2017, by May 24 there was 800 watercraft registered, 72 of them were PWC's. By the end of June, there were 969 registered watercraft. 378 were hulled, 358 were pontoon, 110 PWC's and 120 for the rest. **Dave Decker** – If we are thinking about pursuing this, we need to craft a rule then bring that to the board for discussion. **Ali DeVries** – For the watercraft registration, 'receiving the sticker' does that mean physically putting the sticker on the watercraft or just handing over the sticker? **Steve Yates, Jr.** – They should apply it in front of them. **Dave Decker** – I think what the recommendation is if we make them bring their PWC inspect it, we were going to put the sticker on at that point. The verbage would be changed to installing the sticker. The question is whether or not we have an interest of getting to that point. **Shaun Diltz** – I'm interested in that but I would definitely put a lot of weight on the office's opinion. **Dave Decker** - There seems to be enough interest to pursue this. At this point, someone needs to craft a rule, come up with the actual verbage and propose it to the board. **Tony Harris** – I didn't know there was going to be so much detail on the ballot. I thought we were only considering changing the horsepower rule. I thought that was the rule we talked about was for the Annual Meeting instead of looking into the specs of everything. Do we want the board to pursue changing the PWC rule and then we would take that directive or not and proceed. **Matt Ressler** – That sounds a lot easier. **Dave Decker** – With the thought of if it got changed, this would be the proposal that came out? **Matt Ressler** – There's a possibility. **Dave Decker** – What are our thoughts? **Ali DeVries** – I like that idea. **Dave Decker** – Let's start working on the ballot. We have Tony on the ballot and Shaun on the registration rule.

Boat Lift Rule Discussion

Dave Decker – Currently in our permit section, there is no permit for a boat lift? **Rob Clarkson** – No, not for a stand alone boat lift. I believe the permit asked that it be inside a dock. **Shaun Diltz** – There is nothing in the building permits about boat lifts, just for a dock. **Dave Decker** – I have no recollection as to how that conversation ended. **Dave Decker** – I believe your boat lift cannot extend passed your dock. **Rob Clarkson** – A boat lift cannot be installed without a dock. **Justin Patterson, 1402** – The verbage in rules state that boat lifts shall be included in the dimensions of the boat dock and shall not exceed passed those limits. Does not saying anything about requiring a permit to put one in. **Dave Decker** – The question is did a rule get passed and not get published? **Justin Patterson, 1402** – I think if a rule is passed and not published then it is not a rule. **Dave Decker** – I disagree with that. **Justin Patterson, 1402** - I'm not saying that a rule doesn't exist. I'm just saying if it was discussed and it was never recorded and never brought to the community then it is not a rule. **Dave Decker** – I will politely disagree with you. The question that Rob is presenting is did a rule get approved for boat lifts and did it ever come back out. **Anthony Harrell** – These are obviously things we need to get corrected. **Dave Decker** – I would request that they do research to see if this boat lift came back up in

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the minutes. I don't think it came back up with the other rule. We can add the boat lift rule results to the next agenda to be discussed at the next meeting.

Copier Bid

Shaun Diltz – If I remember, you are just running on maintenance on your current copier? **Rob Clarkson** – Yes.

Ali DeVries – Justin was going to look over the two bids with the IT Committee. **Dave Decker** – My recollection of this was six months ago the contract ended on the copier. We were brought one bid, I asked the office to give me three bids, nothing happened. It was brought back up in October. I believe you had three bids at the last meeting. Where did you go from there? **Tony Harris** – If I remember, the IT Committee was going to look at the two proposals. **Dave Decker** – Did we have a recommendation from the office? As to which was the recommendation. **Shaun Diltz** – I believe it was SumnerOne. **Rob Clarkson** – Yes, SumnerOne was the cheapest bid. Did you receive my email, Justin? I have a copy of it. **Justin Patterson, 1402** – No. I received a page count. **Rob Clarkson** – Isn't that what you asked us for? **Justin Patterson, 1402** – I asked for the proposals, too. **Dave Decker** – We have two bids, Da-Com and SumnerOne, basically the same amount. Was there a significance in the capabilities of the units? Here is what I am understanding, it's cheaper to run under maintenance than what we are paying right now. We have three bids for maintenance agreements, all in which are five year leases. The proposals that we had, was one of them better than the other? **Rob Clarkson** – My understanding is that they are apples to apples. Basically the same machine just a different label. **Dave Decker** – The supply cost for each of them, are they included in the agreement? **Rob Clarkson** – Yes. SumnerOne actually dropped their bid to beat the other one which wasn't much. **Dave Decker** – You told them about the other bid so they dropped theirs? Do we ask the others for another bid or are we playing favorites? **Justin Patterson, 1402** – I'm not going back to Da-Com. **Dave Decker** – Working in purchasing for thirteen years, there's just an approach. What is their maintenance policy? How fast do they come out for repairs? **Rob Frey** - Depending on the time of the call and date, I have actually seen them there within forty five minutes. **Dave Decker** – I'm going to give you an example of our current vendor. The copier broke down on Friday? **Rob Frey** – Yes, about 3:30p.m. I called at about 3:35p.m. He came out on Monday. **Dave Decker** – But it was fixed on Tuesday? **Rob Frey** – Yes, it needed a part. **Dave Decker** – It doesn't matter when they come out, it matters when it is up and running. My understanding with their maintenance agreements, in their contract it states the copier will be down for only a certain amount of time. **Rob Frey** – I'm not sure. **Dave Decker** – To me, that is a very critical piece of information. From what we have experienced in the last week, it's why we walked in here blind tonight is because when they were working on the packets on Friday, the copier went down. We didn't get them until tonight. Obviously this is a very critical piece of equipment for us at times. My personal opinion is that is a critical piece of information. For a guy to get a call on Friday and not have the machine fixed until Tuesday. Have we called them back again today? **Rob Frey** – I have not. **Dave Decker** – It is not functioning today, right? **Rob Clarkson** – It was acting up today. **Dave Decker** – But we didn't call them? **Rob Clarkson** – It's working now. The part that he did replace is not something that is typically an issue with the machine. That is why it waited overnight on Monday. **Dave Decker** – That is a critical piece of information that we need to know from them and how to handle that in the future. Granted, this machine is probably five or six years old. **Justin Patterson, 1402** – Does anybody have copies of the proposals that I can look at real quick? **Tony Harris** – I have them right here. Rob, do we know on the bid from SumnerOne, on the billing for the color copies, it says that the tier pricing is either a level one or level two. What are the levels here? **Dave Decker** – Last time there were two levels and a black. It was the amount of color you were using in the document. That is why we should not print in color unless we really have to. Do we want to let Justin review the bids while we move on?

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Harris – I couldn't really tell from what I have in front of me. I did not see enough documentation to see if they had that in there. **Justin Patterson, 1402** - I made a quick phone call to a vendor that sells the same type of equipment, their pricing is very close to inline with Da-Com. It does cost a bit more per color page. I did quick math, if we printed 9,000 pages a month and 20% of those were in color, making that 5% tier, it would cost an extra \$100 a month to print on top of the hardware cost which is \$150. **Tony Harris** – That would \$.07 per color page regardless if we use one letter or one full page. The SumnerOne has the tier pricing so if we do print color pages often, it would be cheaper than \$.07 a page. Now assuming for a second that we print in black and white. We pay for 2,000 copies a month. There is a \$1.33 price difference between the two copiers in the black and white sheets. If we go with SumnerOne, their price is significantly less per sheet, almost half on the color. It sounds like a better deal to go with them. **Justin Patterson, 1402** – I agree.

Ali DeVries – Motions to approve the bid from SumnerOne.

Matt Ressler – Seconds.

All in Favor.

Motion Carries.

Restaurant Advertising, Grease Trap and Hood

Ali DeVries – Would you like to revisit the discussion? **Dave Decker** – What is our next step? **Matt Ressler** – Just so everyone knows, we are running into issues with the restaurants that I have spoken to that have been involved out here in the past. The issue is the kitchen hood, I don't know much about it. **Dave Decker** – The folks that are wanting to come in? They are saying there is an issue with the kitchen hood? **Matt Ressler** – Correct. **Dave Decker** – I just want to clarify that the people who are coming in to look at the place are saying there's an issue. Not the whole kitchen hood conversation that we have been having for the last three years. **Matt Ressler** – Well yes, that conversation. Speaking with one restaurant owner, he said it would not be feasible to come out here due to the hood. I do not know much about what exactly it is. I know we have all talked about getting together and doing a walk through. **Anthony Harrell** – According to our discussion last meeting was the location of the grease trap in relation to the hood and the hood is not up to code. **Matt Ressler** – Correct. Is this something we want to fix before we bring somebody in? Is this something we want to leave for the next person to try to fix. **Shaun Diltz** – It all depends on who is coming in. **Anthony Harrell** – Right, depending on what kind of cooking they are going to do. **Dave Decker** – I really struggle with the whole it's not up to code. The restaurant has always been inspected every year when in operation and it has never been flagged with not being up to code. The restaurant last year complained about smoke in the kitchen but it was also discussed about the way they are cooking and what they are cooking. **Steve Yates, Jr.** – In my experience, what makes a hood not up to code comes from the material it is made of, the size of the hood and kitchen, and the size of volume of return air is relevant to what processes you can use in the kitchen as far as equipment. An open grill that causes smoke is going to be a different process than cooking in an oven. It's just heat. **Anthony Harrell** – There is different volume of air depending on what kind of cooking is done? **Steve Yates, Jr.** – Absolutely. There are some things that have to be cooked underneath the hood that release heat but not smoke unless your process is wrong. If you put two pizza ovens in the kitchen, then that would be a sufficient hood. Sometimes they require you to replace them because they are not stainless, they are made of a different metal that is not up to new standards. For the most part, if everything is operating as it has in the past and it's clean, it is sufficient. It may not be depending on what kind of cooking will be done. The fire suppression is different for a grease fryer than it is for a grill. Each time that the equipment is replaced, it needs to be fitted to where there fire suppression is different. That is the thought we need to put in place when replacing this equipment is the cost of the fire suppression is involved. It is time consuming and costly. **Anthony Harrell** – Basically, we are up to code. We are just up to code depending on different processes. **Steve Yates, Jr.** – If we are going to spend this money, we need to bring in somebody with more technical engineering knowledge. **Matt Ressler** – The way the hood is, it is eliminating us to have someone in the restaurant. **Steve Yates, Jr.** – That is something we need to figure out is what we can place under it and what it can handle. That is not something I can answer, that is what I know from working in the restaurant business. It takes somebody that has that knowledge and the person you want to ask is not the person to sell you a hood. **Matt Ressler** – Who would we ask? **Steve Yates, Jr.** – I believe there were

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bids from GRP that are mechanical engineers. They said how to make anything work for a certain cost but not really the functionality if we kept the one we had. **Anthony Harrell** – Who determines the size of it? **Steve Yates, Jr.** – There is nobody that can say anything is large enough. The size is only going to do a certain amount of the job. It's more asking what the that hood can handle. It has two functions, how to release heat and how to evacuate the smoke and not pull air from from any other parts of your facility. **Anthony Harrell** – How would we determine this? Figure out what kind of kitchen will be downstairs and make sure the equipment matches? **Ali DeVries** – Do we care that it is eliminating us or what do we want out of it? **Steve Yates, Jr.** – I think the first thing we need to do is figure out what our limitations are and ask what we could put in there. If it's limitations are simple as one fryer and one grill. I don't think we can handle the volume of dining and patio with limited equipment. If that is all that hood can handle then we have to make some changes. If that's not the case, we need to figure out what can operate on that type of equipment. **Anthony Harrell** – If we do decide to increase the CFM and get a different hood then we also have to look at different sections of cooling and the fire suppression system. **Steve Yates, Jr.** – The fire suppression with the equipment missing is immediately an issue. We would have to replace it with the same type of equipment in the same spots or get the fire suppression system set up for whatever is in there. **Matt Ressler** – That is my next question. Do we replace the hood and set it up or should we let whoever comes in figure it out. **Steve Yates, Jr.** – That is something we would have to decide. We haven't had this issue come up. When you own the equipment, you have the responsibility of taking care of or replacing it. If you do not, then it would be a responsibility to have that set up already. Would we make up for it in the lease or would we just pay for it. The term of the lease determines on what we are willing to spend. **Ali DeVries** – Who should we ask about what it is good for? **Steve Yates, Jr.** – There are some hood companies that are out there that design, build and install hoods that would have that knowledge. I would say the people who install the fire suppression system would have the same knowledge. That would have to be a conversation to have moving forward about what the limitations are and they may do it at a minimal cost if any. **Ali DeVries** – Do we know who that is? **Steve Yates, Jr.** – We could find out. **Anthony Harrell** – It would be nice for someone who doesn't sell hood to evaluate and to not try to sell us a new hood. **Rob Frey** – I know we have had some of the Fire Max companies come in and inspect it. Mechanical companies have looked at it as well in the past. **Matt Ressler** – Maybe reach out to one of them? **Steve Yates, Jr.** – This is kind of off the cuff, one of the things that we have seen done over the years through the restaurants we have been a part of. There are places like BCL Equipment, they go in and wreck out old restaurants that are closing and bring in the highest level of new hoods that are the portion of the cost. Once again, getting the proper size hood that will flow everything they could potentially want. I think part of the discussion was to move more CFM's and more piping. **Dave Decker** – They were talking about bringing the piping up here through the ballroom. **Steve Yates, Jr.** – Someone made a suggestion to build onto the side of the building instead of bringing it up here through the floor. **Dave Decker** – There was a discussion to take and extend the kitchen to keep all the equipment in that area may be cheaper in the long run. Would we have enough business flow to run with that. Companies have come in and made suggestions on placing larger hoods and exhaust and running the piping up here through the floor. **Tony Harris** – If we were to do that, how big would that space be? **Rob Frey** – 4ft by 4ft. **Matt Ressler** – Do we need that much airflow? **Steve Yates, Jr.** – It depends on how much flow the restaurant is looking for. **Matt Ressler** – That just seems like a lot. **Dave Decker** – They were over engineering for a reason. They were making sure that there was enough ventilation possible that could be done. **Anthony Harrell** – How many thousands of dollars were those over engineering approximates? **Matt Ressler** – \$31,000, \$47,000, \$61,000. **Dave Decker** – I don't believe \$31,000 would even include a quarter of what they would need to do. That would only be for the equipment only. **Tony Harris** – That cost is not considered in this bid. **Matt Ressler** – That doesn't even include permits, installation and everything else. Where do we want to go with this? What is the next step? **Dave Decker** – What do you want to do? **Anthony Harrell** – Well do we want a pizza kitchen or a standard kitchen? **Steve Yates, Jr.** – That's the thing, we don't know what it supports that. We haven't had anyone come back and say what it can handle right now. **Dave Decker** – We have had a restaurant in there for fourteen years and never had a problem with it. The only complaint they have ever had was the heat. That was a result of the way the air conditioning was running. The one thing I want you all to remember is that was the case for a long time. There was nothing wrong with the ventilation or anything in there until tourists came in. **Steve Yates, Jr.** – I agree with that. I think a lot of it is process of what kind of equipment we need and how we use it. **Ali DeVries** – Do we want to find

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someone to inspect it or do we want to table it as is? **Dave Decker** – I don't think it hurts to duel path it. If we can get somebody to tell us what it's capabilities are. I don't think that would be a disadvantage to us. **Steve Yates, Jr.** – I think what we need is a hood inspection to make sure they check the volume of return air. I don't remember the last time it was clean. The cleaning company could come in and clean it, plus they are knowledgeable about this as well. **Dave Decker** – I take it that the previous owners are completely moved out? **Rob Frey** – They were here today moving little stuff. **Steve Yates, Jr.** – Are they still paying rent? **Dave Decker** – I believe their last month for rent was collected in the first month. Hopefully someone looked at their contract but I believe that is the case. Are they caught up on what they owe? **Rob Clarkson** – They are being served again. **Conversation ensues.**

New Business

Fines Discussion Revisit

Dave Decker – Several years ago, we had a situation where someone installed a storage shed and didn't have a permit. They were caught and told that they had to get a permit and would not be refunded their deposit. Unfortunately, we did not have a rule stating that was the case. After many discussions, the board voted on a rule that stated that. If you did something that required a permit when you did not, you would have to submit a permit, go through the approval process, if it was approved you would not get your deposit back. If it was not approved, you would then have to remove your work. As temporary Lake Manager, I had a situation come up where we were issuing a citation and I was looking for that rule knowing there was a rule out there. I could not find it. It was not anywhere within the rules not was it found in the building rules. What had happened was, the board voted on that rule and it was not added into our community instruments. I did some research, Angie did some research, now Rob has done some research and unfortunately, the final verbage of the actual rule that was approved is not in the minutes. We have a version of the rule that was discussed early on, we have the discussion of the rule, the final minutes say that they motion to approve the rule as revised. There seems to be no documentation of what the last revision was. When I turned over the reins to our new manager, we had started looking for the recordings for the meetings and I don't believe they have been found either. In my opinion, we have to re-invent the wheel, we need to review what this proposal was and come up with a decision of what the new rule should be, vote on it and approve it. I don't feel comfortable taking what was proposed three months before it was approved rather than just saying it was approved. **Shaun Diltz** – Maybe reach out to Gerry Theodore and see if there was a final revision was. **Dave Decker** – Looking at the minutes of the meeting, it sounds like there was a revision that night. I do not have any notes from that night and I have yet to look through my archives. I'm pretty confident that I don't have it. I personally believe that is a rule that should be in here, I think it is a decent rule. At least it gives us a little teeth when somebody does something they are not supposed to and they get caught. Because there is no real penalty for somebody who gets caught. That is what this is all about. Does anyone have any thoughts? **Anthony Harrell** - I have a question, what if there was something that was granted under a grandfather clause. How would we know that? **Dave Decker** – That was part of the conversation. There are many structures out here that we all know have been here forever. This was a rule focused on recent events. For example, a guy down the streets builds a house in 2010. There is a storage shed on their property but no permit on file for a shed, they would fall under this rule. You have a property that was built in 1991 prior to the fire of the clubhouse. May the file is there, maybe it's not but they have a shed. Would you go after them with this rule? I personally would not. Somebody puts up a swimming pool in their backyard, most of the time that is noticed and they don't have a permit. I would go after them with this rule. **Anthony Harrell** – Who's decides that? **Dave Decker** - That would be whoever is issuing the citation. Once they have been issued a citation, they have a right to see the Hearing Committee. If they do not like their results, they can appeal to the board. If somebody believes they are unfairly being punished, they can come to the board for a decision. **Steve Yates, Jr.** – What about transfers of property? **Dave Decker** – That's a good question. We didn't have an answer that I recall when we had the convesation. When you look at it from a liability perspective, when you buy a house you are responsible. I used the storaged shed and the swimming pool as examples because they are very evident and they occur all the time. I do not have an answer to that question. Say you install a storage shed in your backyard without a permit and your neighbor

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calls the office to complain that they are too close to their property line or on their property. The Building Committee goes to investigate and notices that you do not have a permit. This rule was not designed to look for older structures, this was designed for things more current. **Tony Harris** – Transfers of property can be tough because you have to declare your title and can still be in violation of this rule. **Dave Decker** – Are we going to tell somebody who bought a house with a shed that has been on the property for ten years and say they are in violation? **Tony Harris** – What if it has only been there for more than two years? **Dave Decker** – I would hope that we would have caught it by then, the odds are we aren't going to catch it. If we do, we can write the citation and they can pay or fight it. **Anthony Harrell** – I just think if we write a rule that gives us the power to go back as far as we want, theoretically. Unless we write the rule to where we can prevent this. Realtors would have to research the transfers of property would have to look and see if everything on that property has a permit. **Dave Decker** – Just for clarity, the rule has already been written and approved by the board. **Tony Harris** – We do not know where that rule is. **Dave Decker** – We have a pretty good idea of what that rule is. **Tony Harris** – We would have to have that in writing. **Dave Decker** – If you guys do not agree then you need to revoke it. This board needs to make a decision, you either vote the rule that has been approved or you need to approve verbiage to replace what is missing. **Tony Harris** – If we re-write the verbiage we could prevent these issues if we wanted. **Shaun Diltz** – Would this be like a variance? Would this come to the board each time? **Dave Decker** – No, it wouldn't come to the board unless they were issued a citation and they appealed it to the Hearing Committee. If they didn't like what the Hearing Committee had to say then that is when they would appeal it to the board. **Gerry Theodore, 1346** – You need some kind of lever in there against people. You may already know this, the deposit is required for three reasons. One of them is for reimbursement for road damage. The second is to offset the clerical help that processes the paper and the third reason is a lever. Part of the reason to give some of the deposit back if everything is correct according to their permit to reward them. Hopefully that is an incentive for people to get their work done in a timely manner and properly. I'm amazed that rule did not get published, it didn't get recorded properly or something and now it has to be addressed again. I urge you to make sure to keep that in there in some format. In some regards to what has been done in the past, there was no rule against it at the time. Some people got by with cheating on it and some were just errors and mistakes. Any lot out there that has a shed and no home is wrong starting from day one. The covenants state that you cannot place a structure on a non-improved lot. The only thing that can be allowed is a dock on the lakefront. Instead of assuming that people got by without the rule and some were just errors and mistakes. It depends on how far you want to go back do you go if you are obligated, put a date. Anything kept after that date is acceptable to go after. That way you don't have to worry about the person from years and years ago. **Shaun Diltz** – What was the intention when this rule was originally passed? Did you put a date on it? **Gerry Theodore, 1346** – No. **Dave Decker** – He wasn't on the board when it was approved. **Steve Yates, Jr.** – What would your opinion be on transfers of property allowing anybody that transferred property between the time of whatever date to come in and bring their property to compliance with what is not in their file. Maybe there is a reasonable fee or deposit so that way they are in compliance moving forward. Would that be an issue? We could do it in quadrants, first quarter the northwest quadrant had transfer of property to come in and check their file to make sure everything meets the requirements. If it does, that brings everyone to compliance moving forward without any issues. If it doesn't meet compliance then maybe a citation can be issued. **Dave Decker** – You want to review every piece of property? **Steve Yates, Jr.** – No, the people who do have a shed or a pool on file to come in during that three month window to make sure you have all necessary permits. There are only four or five things that you would be looking at. **Tony Harris** – That would be really tough because before the fire, the houses were built years before may not have that on file. Someone may be told they need a permit for something that was put in three previous owners. **Dave Decker** – Your statement is almost like amnesty. **Steve Yates, Jr.** – I'm just saying we should bring everybody into compliance and everyone after who doesn't meet with compliance is subject to penalty for failure to do so. **Ali DeVries** – I feel like that would be a huge burden on the office. **Steve Yates, Jr.** – Then you can't really pick out problems with properties. **Ali DeVries** – I would propose something more on the lines of everything built before 2015 is considered okay. **Anthony Harrell** – I agree, that's what Gerry had suggested is to pick a date. **Steve Yates, Jr.** – Personally, if we think there is an issue, we give everyone a chance to meet with compliance. **Dave Decker** – The idea of giving everybody a chance to meet with a compliance you will get two

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different versions. The people who did not pick up a permit can get by with what they had to pay originally. If you give people the amnesty to get with compliance who honestly are not sure to fix the issue. I don't think there is anything wrong with that. **Shaun Diltz** – Rob Frey, how many times has this issue come up? Where we would have charged them the full amount and not give them some sort of deposit back. **Rob Frey** – Finding a shed or some kind of structure built without a permit has come up more frequently. **Shaun Diltz** – What have we been doing about that? **Rob Frey** – In the past, we have written citations. **Anthony Harrell** – Dave, was the intention of bringing this up was to pass what was previously written or to ammend it? **Dave Decker** – The intention of bringing this up was I do not feel comfortable taking the original proposals and saying that it was passed with no documentation on it. I believe we should create our own rule to pass it. If you as a board disagree completely then we need to vote to remove that rule from our community instruments. **Anthony Harrell** – I do not disagree with the rule. **Dave Decker** – I haven't heard anyone say they're against it. I think it's just a matter of what it is going to say which is why it took so long last time. Let's just start the process again. I would be willing to start this out by taking the two versions in the packet and turning it into one. What I'll do is I'll write up a version for us to start with and then you guys can pick it apart. That is the whole idea of having something to focus on and make recommendations regarding period of time.

Sale of Swisher Pull-Behind ATV

Dave Decker – We have a Swisher pull-behind mower, designed to be pulled behind an ATV. We don't use it and we would like to get rid of it, correct? **Rob Frey** – Correct. **Dave Decker** – I don't have a problem with that idea. Does anybody have a problem with that idea. **Ali DeVries** – No, I do not.

Ali DeVries – Motions to approve sale of Swisher mower.

Matt Ressler – Seconds.

All in Favor.

Motion Carries.

Flail Mower & Zero Turn Mower

Dave Decker – We have two mowers for discussion, both of these mowers have reached the point of high maintenance. We have the Holland that is the flail mower and the Gravely, which is zero turn that I also have the maintenance cost on. In addition to that, we have a King Kutter. **Rob Frey** – That is the replacement for the flail mower with maintenance cost. **Dave Decker** – I have a Bad Boy Maverick. **Rob Frey** – That is the replacement for the Gravely. On the flair mower, it has been serviced for quite some time. It's used daily over the summer. That is the mower you see behind the John Deere tractor, it cuts everything. It cuts the damn, the north end, some of our for sale lots and out lots. Those are a majority of our nuisance mowing. It is becoming unreliable and I am seeing issues coming up that will become more expensive. I researched on a new Holland, the parts are very scarce on it but a comparable mower is in the \$6,000 range. **Dave Decker** – For a used one? **Rob Frey** – Yes. The finish mower am proposing, the price has gone down quite a bit. It is in the \$3,000 range mainly because of the zero turns and you do not need a tractor to run it. On the finish mower, there are barely any moving parts anymore. **Anthony Harrell** – What is the difference in between the flair mower and the finish mower? Say the grass grows up to 9 inches, would they both be able to handle that? **Rob Frey** – Yes, they would both be able to handle that. If the grass is wet and thick the operator would have to take two passes so it does not look clumped. **Dave Decker** – These costs on the maitenance here, are these projected for next year? It is currently showing an average maintenance cost of \$1,300. **Rob Frey** – Correct. That is an observation of a two year usage. That is what we put into every two years and divide the cost in half which would be the yearly maintenance cost. Every two years, we replace everything that is on your list. The manufacturer has discontinued some of the parts, modification kits to repair the parts costed over \$800 which is ridiculous to get it running again. **Dave Decker** – Out of curiosity, where do we charge our expensies to our mower repairs in the profit and loss? **Rob Frey** – I do not know the actual number but I do know there is a line for mowing. **Dave Decker** – Thank you. Is this flair mower in our reserves? **Rob Frey** – No, I do not believe so. **Shaun Diltz** – It is not. How much is the replacement? **Rob Frey** - For another used flail mower, about \$6,000, for a used finish mower, about \$3,500 range. **Matt Ressler** – Who is that from? **Rob Frey** – The finish

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mower is from Rural King. It has a stainless steel frame. **Anthony Harrell** – I assume that is a welded deck not a stand deck? **Rob Frey** – Correct, it is a stainless steel welded deck. **Dave Decker** – We have two issues with this. One, we do not have funds specifically allocated for this. Two, do you have prices on other finish mowers from other different sources at difference prices? **Rob Frey** – They would be cheaper than what I proposed. They are in the \$2,000 range. What really caught my attention was the stainless steel deck. One of the problems we have is rust which has damaged our current flail. There is a lot of bending and cracking but I do believe that mower is out of alignment which is eating up our bearings. **Dave Decker** – You know me and my bids, not having them is something that concerns me when I'm looking at these things. **Steve Yates, Jr.** – I have a question that is related to the flail mower. Back when we find the people who mow the out lots, one of the people stated they were required to use a flail mower. I remember discussing that in one of our meetings. I just want to know why. **Rob Frey** – I am aware of that rule. **Dave Decker** – That came from when they used to brush hog it. **Shaun Diltz** - They would let the grass get so high and that is the only mower to cut it. **Steve Yates, Jr.** - If they are going to cut our lots still, maybe they would want to buy it. That way they would still cut for us since they will have a flail mower. **Rob Clarkson** – Is there someone who cuts lots out here? **Steve Yates, Jr.** – Yes, we have two companies that cut a lot of our lots. If that is the direction we were to go, we could reach out, **Dave Decker** – I believe that goes back to them brush hogging verses the flail mower. There should not be a requirement for equipment, just a requirement for result. **Matt Ressler** – I agree with Rob on the stainless steel, the other mowers do not seem to last as long without the stainless steel from my experience with them. If that were the direction we would go, I think we would get a lot more life out of it. We would pay more now but it would save us in the long run. **Steve Yates, Jr.** – Do you know how long we have had that flail mower? **Shaun Diltz** – Looking at the maintenance cost, should we maybe look at not mowing? Not mowing stuff that we needed this for? **Dave Decker** – That is an interesting question, the question is there something that we can do to reduce our equipment requirements by outsourcing our maintenance mowing. Is there a piece of equipment we would like to cut out? Rob you stated that this particular flail mower is used on the damn and the north end. Is there anywhere else it is used? **Rob Frey** – Correct. It is also used to mow various out lots that are very rugged or too large for a zero turn, nuisance mows and empty lots that are 10 inches and above. **Dave Decker** – That finish mower will be able to handle that tall grass? **Rob Frey** – Yes, with some extra training, that will happen. **Steve Yates, Jr.** – One of the things I want to look at is we have had that flail mower for seventeen years. Ali said it was purchased new in 2001. Are we going to get similar life expectancy out of the new one I know it would be a different job. I don't feel like we are looking at apples to apples for equipment here. The cost is high but it is almost twenty years old. I was just curious. **Dave Decker** – Let me rephrase your statement in to a question. These average maintenance cost of \$1,300 per year. Is that something we have experienced with over the last two years? **Rob Frey** – Yes, those are actual numbers. **Shaun Diltz** – In our profit and loss under mowers, \$6,328 and \$800 over budget and we are paying \$1,300 for maintenance. We are budgeting horribly over once piece of equipment is 90% of our budgeted item per year. **Rob Frey** – It is averaged for every two years. One year the budget will be high year and the next year would be really low. **Anthony Harrell** – What is the horsepower of the tractor pulling this? **Rob Frey** – Easily around 50 horsepower. **Dave Decker** – Talking about the Gravely mower, it is in the reserves? **Rob Clarkson** – It is actually up for replacement. It is a much less used mower and in better condition. **Shaun Diltz** – We have two 60 inch zero turn mowers. One was up in 2016 and the other one will be up in 2021. **Dave Decker** – This one is not in the reserves at all? **Rob Frey** – The Simplicity which is also a 60 inch is not in the reserves. **Tony Harris** – It says one of them is a 60 in and the other says a 60 inch cut zero turn. I don't know what the difference is. **Shaun Diltz** – How many 60 inch cuts do you have down there? **Rob Frey** – We have three. **Dave Decker** – We have two on the reserves? **Rob Frey** – Correct. **Dave Decker** – This is one that we bought a replacement for and never got rid of? **Rob Frey** – That is my understanding. **Shaun Diltz** – This is the worst out of the three? **Dave Decker** – That is why we bought a replacement for it. **Shaun Diltz** – In 2013 we bought the replacement. **Dave Decker** – We have two newer zero turn mowers, right? **Rob Frey** - I want to say one newer zero turn 60 inch cut, one mid range which is not on the reserve and the other one is not on the reserves and it is old. **Dave Decker** – How many mowers do I have on the reserve study? **Tony Harris** – Two. 2008 and a 2013. **Dave Decker** – What actual mowers do I own? **Rob Frey** – A Simplicity, Gravely and a Farris. **Dave Decker** – The Simplicity is what year? **Rob Frey** – 2008. The Gravely is also a 2008 and the

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Farris is a 2013. **Dave Decker** – I'm sitting here trying to figure out how I have three mowers with only two of them on the reserve study. In 2013, I bought a new mower to replace one of my old mowers that were bought in 2008? **Rob Frey** – Correct. **Dave Decker** – I didn't get rid of it? **Rob Frey** – Correct. **Dave Decker** – That was probably my Gravely. **Rob Frey** – Yes. **Dave Decker** – Now I am trying to replace it again? Why don't I just get rid of it and use the Simplicity, which you said is hardly ever used. **Rob Frey** – Very true. I thought we could put money into and put it out there. **Dave Decker** – What is wrong with it? Why do I need to put money into it. **Rob Frey** – Loose steering and loose controls. That is probably why the guys do not use it. **Dave Decker** – Do we need all three of these? **Anthony Harrell** – What if we sold the Simplicity if there is a steering issue? Get rid of the Gravely that way you have a nice Farris and a nice something else. **Rob Frey** – Get rid of the two? **Shaun Diltz** – I think we need to think about what is it that we need, not what we are willing to replace. **Dave Decker** – I have a real problem with replacing the mowers and ending up keeping them and then trying to replace them again. **Rob Frey** – Unfortunately, I do not have an answer for you. **Rob Clarkson** – That is the reason why we added the sale of the Swisher since it was never used. We can do the same with the Simplicity and add that to our budget. **Dave Decker** – I think that is a great idea. If we don't really need it then let's get rid of it. **Rob Frey** – I will look into that. Get rid of the Simplicity and the Gravely and replace both with one. **Anthony Harrell** – Why don't we sell the flail mower as well? **Rob Frey** – That mower will be difficult to sell. **Dave Decker** – We have the Gravely which currently maintenance costs about \$500 a year. We have a Bad Boy Maverick, this one is in the reserves? **Rob Frey** – Correct. **Dave Decker** – It is due to be replaced when? **Rob Frey** – It was due to be replaced in 2016. **Tony Harris** – The Gravely should be gone. We do have \$8,000 in the reserves for a 60 inch mower. **Dave Decker** – That was the Simplicity? **Tony Harris** – From the looks of these numbers, yes. You are proposing a Bad Boy, what about the Farris? **Rob Frey** – We have had issues with the deck bending. **Shaun Diltz** – I am curious to see what it would cost to get out of the mowing business all together, I'm just curious. **Matt Ressler** – I agree to that. **Rob Clarkson** – There are people out here willing to do it. **Dave Decker** – It was proposed to the board that it would be cheaper to do it ourselves. **Shaun Diltz** – That is the history I don't have. **Tony Harris** – We should get lot numbers that we mow and find somebody who would want to mow it. See what they would charge to mow it. **Dave Decker** – We have two paths. One is going out to get bids to see what it would cost to hire out to get those lots mowed. The decision for that would be to see who we want to hire out to have it done and who we want to keep in house. Is that what we are talking about? **Shaun Diltz** – Yes. **Dave Decker** - That requires a plan to continue to maintain X or not, maybe we want to hire it all out. We can keep X and hire the rest of it out and understand what the cost for them to do that with our expectation. Those expectations will be documented. We need to gather bids on what it would take to do that. That sounds like the direction the board is giving the staff to do. Correct? **Matt Ressler** – Yes. **Dave Decker** – In regards to replacing the flail mower and keeping the finish mower. Is anyone opposed to doing that even though we do not have that in our budget. **Shaun Diltz** – That would be an issue. **Dave Decker** – Ok, but no one has an issue with taking that approach. **Shaun Diltz** – No. **Dave Decker** – In regards to replacing the Gravely with another zero turn, I would assume 60 inch zero turn. In addition, getting rid of the Simplicity as well as the Swisher. If not, we through it up for auction in the community.

Open Floor

Ali DeVries – Breakfast with Santa is back on. Wigglers has offered to help and we have volunteers. **Dave Decker** – From a personal perspective, I am very glad to see this event has been reserected. The kids always enjoy it.

Steven Yates, Jr. - Motions to adjourn to executive session.

Matt Ressler - Seconds

All in Favor.

Motion Carries.

Meeting adjourned at 10:20p.m. to Executive Session.

Meeting minutes submitted by Megan Jackson.