

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** March 28, 2018

**Attendance**

Board Members

**Present:** Bob Lowrance, Jeanne Abert, Steven Yates, Jr., Shaun Diltz, Dave Decker, Monte Thus and Michael Hawkes.

**Quorum Present:** Yes

Others Present

Glenn Dalton, Rob Frey, and Misty Soliben from the Holishor Office.

**Holishor Members Present:** 4

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Minutes of July 27, 2017**

**Dave Decker** - Motions to approve minutes as amended. **Steven Yates, Jr.** - Seconds

**All in Favor.**

**Action:** Motion Carries.

**Transfers of Property**

There were 7 transfers of property, all 7 triggered initiation fees. There were 2 lots and 5 houses.

**Correspondence**

**Donise Georgeoff, Lot 98**

**Read by Bob Lowrance** - To the board of directors of Holiday Shores, I'd like to address the board about the marina. Below are my concerns. The marina is now a bar for anyone to use not just members. Very loud music. A decline in property values. Drunks driving too fast in the area. And potential lawsuits. I have resided at 98 Shore Drive Southwest since 1999. I chose the cove because it was quiet and was told the marina would stay just that. A Marina that sold package liquor, Not a bar in my backyard. **Donise Georgeoff, Lot 98** - I've been living there for a long time and first I would like to just show what I listen to every weekend as I would like you to understand why I'm here. so that you know what goes on down in our cove. **Plays a recording from inside her home.** I cannot go to sleep. I cannot open my windows. This is at 11:05 p.m. This is what goes on. You can sing with them. I have 30 of these just on my phone alone. I live on Shore Drive which is the very farthest tip from the marina. We never had this problem before. What has happened from my understanding is that before the marina was only allowed to sell packaged liquor. Now they're allowed to sell liquor as a bar. and it is a bar. It's not a marina. It is a bar in our backyard and for anyone in the county to come in and join so it's not just for the membership anymore. Now they've started having bands. People are following these bands all over the place and you can hear them say "hey now we're going to come play here and you need to come see us". They are coming here to see these bands and it affects my life; I cannot open my windows. I cannot sit on my deck and enjoy my own property. I want you to sit there and tell me that you would put up with this from April to October. Would anyone of you like this? Please yes or no. **Michael Hawks** - Yes. **Donise Georgeoff, Lot 98** - You would enjoy that every night? **Michael Hawks** - Yes. **Donise Georgeoff, Lot 98** - That you could not open your windows? **Michael Hawks** - Yes. **Donise Georgeoff, Lot 98** - Wow, that's pretty interesting. My husband gets up at 1:30 in the morning. He would like to go to sleep, but he can't. He has to go in the front of our house and sleep in a recliner. And kudos to you, if you think that's okay. Would anybody like to buy my property with that going on? People even put it in the holiday times. This is a quiet cove. I've called a past board member. I've even called a couple of you last year and I might not have gotten

Holiday Shores  
Board of Directors Meeting Minutes

ahold of you but I have talked to some of your spouses and asked if you would like to hear what I am dealing with. One of the past board members that I got said there was no way in heck that they would live out where I live. So you are affecting not only my lifestyle, but my property values. And now you have people from all over the place that are out here drinking and so what's going to happen when somebody has an accident and they sue us all? You guys should be out here to protect all the members, not just the marina but all of us that live out here. Security probably gets calls all the time. People are afraid to come to the board meetings because of retaliation. They are afraid something is going to happen to their property and I'm just fed up. I can't do it anymore. I'm 60 years old. I'm dealing with aging parents and I can't go to bed at night. people on Prairie Town Road are saying that they can hear the music. I'm here to ask all of you to sit and think about what we're doing here and how you're affecting the people that live on our cove. **Bob Lowrance** - Glenn, would you Like to go ahead and talk about the measures that you took last year? **Glenn Dalton** - Donise is well aware of the actions that we take and of course we have no rule on noise. The thing that we do is follow procedure that we put in place and it has been provided in your board packet. I will read it just so we have it in the record. "Noise complaints are common in parts of this community during the warmer months when members are more active and outdoor events are being held. When a complaint for excessive noise is received by Public Safety the officer responds to the complainant's address or to a point in very close proximity and take readings of the noise level with the decimal meter carried in the patrol vehicle. The established maximum noise level allowed from the complainant's property is 75 decibels. If the reading is at or below 75 decibels contact the complainant and advise him or her of your findings. Explain that the measured level falls within the established restrictions. If the reading is an excess of 75 decibels, locate the source of the noise and advise the offending party of the 75 decibel limit. Ask him or her to turn down the volume until it falls within 75 decibels of output measured from the complainant's property line. If the offending party does not wish to comply with your request, contact the Madison County Sheriff's Department via phone and report the incident." This is our only recourse in such a situation. We have responded to several calls concerning that in the past. We've been able to talk to the Marina and they have come down to the established 75 decibel limit. **Donise Georgeoff, Lot 98** - I have been in contact with Matt Ragameyer with the County because I obviously wanted to get the County involved. Per the County, the reading needs to be done from the property line of where the noise is coming from, not the property of the complainant. **Bob Lowrance** - Does Madison County prescribe a decibel amount? **Donise Georgeoff, Lot 98** - I did not ask him that, but I will. **Bob Lowrance** - Glenn, will you check with the County and see what laws they have in place? And Board, do we want Glenn to go ahead and follow the laws with respect to the county instead of the rules that he has in effect now? **Glenn Dalton** - The reason why we settled with 75 is because of the reverberation with it coming off the water. That's where we've had the biggest issue. If it's outside the water, we do measure from the property line because they're all within a proximity. if it's on the water that's where we get the reverberation and because of that reverberation it bounces off the water and sometimes it's higher at the residence property than it is at the property line of the Marina. **Bob Lowrance** - It's probably not a bad idea to check both places. My assumption is that we probably should enforce the actual laws even though we are a private community. **Glenn Dalton** - We've tried to get a rule in the past and the only thing we were able to achieve is a rule on barking dogs. **Steven Yates, Jr.** - The only problem I see here is that there are people from the Association that are going to these concerts. Sometimes there might be 20 or more people from the association there and we can't make a rule that's going to appease one person but then impede on the other 20. I wouldn't be comfortable putting something into place without the membership as a whole agreeing on it. **Donise Georgeoff, Lot 98** - I understand that when we were allowing them to get a liquor license because we weren't allowed to decide on that. **Steven Yates, Jr.** - I wasn't on the Board then. **Donise Georgeoff, Lot 98** - The later the night gets the louder the crowd gets and I just don't think it's fair for the people that are trying to sleep. I appreciate that people can go there and have a good time but they also have to consider that this is a residential neighborhood. This is not a commercial environment that is out in the middle of nowhere. I will do this neighborly but I will go as far as I have to get it done. **Conversation Ensues.**  
**The Board asked that the Office keep track of the complaints so they can look at how often they come in.**

Holiday Shores  
Board of Directors Meeting Minutes

**Mr. Aljets, Lot 111** - I'm one of the original owners out here on Holiday Shores Lake. I built my retaining wall with a spade and shovel. What I'm here to talk about is how my money is getting spent. You spent I know at least \$5,000-10,000 to get a new road put out here. I'm not a roadman, but I do know that if the ditches aren't there that road isn't going to last. I went to the clubhouse maintenance department the other day because I was mad because there's no ditches on this road. They told me to go to the meeting tonight. That's why I'm here. I asked him what he was doing and why he couldn't put the ditches in and he said he was working on a boat. I told him I don't see no boat in this office. He wasn't doing nothing. I've been in business since 1948. I built the garage in Dorsey. I've hired a lot of men. I'm not here on my men because otherwise they wouldn't stay there that long, but I told him if they didn't put some ditches in I was going to get my own damn shovel out and do that myself. I'm tired of seeing water on both sides of that road. I don't work my guys too hard but if I pay them I expect them to work, not to sit on their butts. **Bob Lowrance** - We have started to do ditching as part of our road and Maintenance program. We have not done it in previous years, but we are starting that now. We're also doing a 10-Year Road Plan to do ditching and road maintenance as well. I would say to show up at the annual meeting to vote on the new roads so that we can get the new roads and ditching done as well.

**Conversation Ensues**

**Old Business**

**10-Year Road Plan**

**Conversation Ensues in which the Board discusses the clerical and wording changes to the Ballots that will be sent to the membership for use at the Annual Meeting.**

**Annual Meeting Location**

**Bob Lowrance** - Hawks checked one out for us I'm assuming we're still looking for another location? **Dave Decker** - Is anyone looking at anything else? **Glenn Dalton** - No we're not. . **Monte Thus** - I just hope we don't scare anyone away because we are going somewhere else. **Dave Decker** - So we committed to the Moose? **Glenn Dalton** - No we have not committed. I still have the one place that I was able to find, but we're going to have to give them notice. **Bob Lowrance** - And which place is that? **Glenn Dalton** - The middle school. **Bob Lowrance** - And that was going to cost us though? **Glenn Dalton** - Yes it was. **Bob Lowrance** - And how many people? **Glenn Dalton** - I think it was 400. **Bob Lowrance** - So it was about the same so there's no sense in considering that. **Conversation Ensues. The Board decides to pursue additional places. They have no way to make a prediction on how many people will attempt to attend the meeting. Glenn will continue to look for additional options. Lifebrook Church, Julia's Banquet Center and the Crystal Gardens Ballroom were mentioned. Glenn will contact them. The concern with using the Clubhouse is that too many people will be at the meeting and if the outside areas are used, there might be weather issues.**

**Treasury Report**

**Shaun Diltz** - This one is for January. I have everything but 1 ACS report for February. That will come in at our next meeting. You can see the CDs on this report. Our first CD will mature in May. Our finance committee has instructed to roll that over. Will they just send us a check for the interest? **Glenn Dalton** - They won't talk to us about that Shaun. **Shaun Diltz** - I'll find that out then.

**Dave Decker** - Motions to approve the January 2018 Treasury Report as submitted.

**Jeanne Abert** - Seconds.

**All in Favor.**

**Action:** Motion carried.

**New Business**

**Incorporation Affirmation Requirement**

**Bob Lowrance** - We had talked about this. There were a couple Board members that questioned whether or not we had voted for the Incorporation Committee members to pursue Getting the affirmations from 2/3 down

Holiday Shores  
Board of Directors Meeting Minutes

to 50% + 1. It was researched and not found anywhere in the Board minutes. We need to go ahead and officially as a board either affirm or not affirm with respect to asking the incorporation committee to go forward with that affirmation reduction. With respect to CICA we have to have 2/3 of the members affirm before we can put it on the ballot. We're looking at getting Senator Haine or someone else to introduce legislation that hopefully will be passed to get it down to a simple majority of 50% + 1. **Shaun Diltz** - Last time Scott was here there was no motion, there was just agreement for him to continue to pursue that. I had expressed my concern about lowering the percentage. I know that it was a rule that was put in for a reason and I know that we're essentially going to ask for it to go down to 51% just for this community. **Glenn Dalton** - I provided that history. Previous Boards have given us that direction and that's the direction it went. **Bob Lowrance** - There was nothing official in the minutes and I want it to be official. **Jerry Theodore, 1346** - I don't know that we should be singled out as the ones pursuing this. ILAC is the one pursuing it. It's a State law and they put it out as 2/3 and it's all because of an incident but it's still the law. We're not the only ones that feel that that's a burden. The entire organization is pursuing it. **Bob Lowrance** - ILAC was not pursuing it for all of ILAC. ILAC was pursuing it for us. **Jerry Theodore, 1346** - That changed. **Bob Lowrance** - Okay. **Dave Decker** - I think originally what Bob is saying is accurate. **Jerry Theodore, 1346** - That's right. Originally it was going to be worded like "a homeowners' community in Madison County that borders the Mississippi River..." narrowed down to where we're the only place in the world that fits. That was proposed. Yes. But that went away and they want to take it further. **Conversation Ensues. It is discussed that even if there is no motion, ILAC can still pursue the law change as the Board does not control them. This will only allow the committee to support the passage of the Bill.** **Dave Decker** - Just to give additional background, a few years back, the Board had directed Glenn and the political committees to pursue this. This is not new. I'm not sure there was a vote, but that's what had happened. I think trying to get 2/3 of any group to head in one direction is impossible. The world's built on majority rule. I think we should head down the path of majority.

**Monte Thus** - Motions to support ILAC in going forward with reducing the number of Affirmations needed to 50% + 1 regardless of if this is for the whole State or only Holiday Shores. If ILAC does not pursue getting the reduction passed, the Association should go forward with legislation that we make and talk to politicians about introducing for the Association.

**Jeanne Abert** - Seconds.

**In Favor** - Jeanne Abert, Steven Yates, Jr., Dave Decker and Monte Thus.

**Opposed** - Shaun Diltz and Michael Hawkes.

**Action:** Motion carried.

### Holiday Times

**Dave Decker** - Back in November, the printer for the Holiday Times let us know that they would not be able to Print the Holiday Times the way that is was formatted. We were supposed to go out and get bids from some different vendors. Especially due to the poor quality that we were getting from the current vendor. Have we made any progress on that? **Glenn Dalton** - We have a bid from Schwarzkopf printing. We are trying to get one from Belleville News-Democrat. The other vendors have been approached in St Louis. They will not provide layout. They can only do printing. We will have to provide our own layout. That's where we are currently with that Dave.

### IT

**Dave Decker** - Do we have any update on the server situation? **Glenn Dalton** - Yes. I provided that to the Board. **Dave Decker** - I have nothing in my packet. **Glenn Dalton** - I provided it by email. Did anybody else get the email that I provided? It was not in the agenda or else I would have put it in the packet. **Dave Decker** - Bob can we make that an agenda item for all the next meetings until the computer system in the office is resolved? **Bob Lowrance** - Absolutely. Please add that Glenn.

### Annual Meeting Agenda

**Glenn Dalton** - One other thing I would like to bring up as an agenda item is the minimum wage. It has been discussed for the last 3 years. We don't have it currently as an agenda item. We request that It be added as

Holiday Shores  
Board of Directors Meeting Minutes

an agenda item again. **Bob Lowrance** - Dave, do you want to do the presentation again? **Dave Decker** - I did not present it last year and do not want to do it again. **Bob Lowrance** - Monte did it last year and it's going for Long-term and not just an annual thing. **Dave Decker** - You need to go back and look at the last couple meetings but I thought we already approve that to be on the annual meeting. **Glenn Dalton** - If that's the case great. **Bob Lowrance** - Put it on there, but I'm sure Dave is correct.

**Open Floor**

No Discussion

**Jeanne Abert** - Motions to move to Executive Session. **Steven Yates, Jr.** - Seconds.

**All in Favor.**

**Action:** Motion carries.

**Meeting adjourned at 9:11 p.m. to Executive Session.**

**Meeting minutes submitted by Misty Soliben.**