

Holiday Shores
Board of Directors Meeting Minutes

Date: January 23, 2019

Attendance

Board Members

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

Excused Absense: Steve Yates, Jr. and Shaun Diltz

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 January 9, 2019

Ali DeVries – Motions to approve the minutes as submitted with corrections to be made.

Tony Harris – Seconds.

All in Favor.

Motion Carries.

Transfers of Property

There were 2 transfers of property. There is 1 house and 1 lot. Only 1 triggered initiation fees.

Motion Carries.

Old Business

Boating Committee Report – PWC Rule

Dave Decker – I believe Tony Harris was looking to write up a proposal? **Tony Harris** – Yes, for the ballot for the annual meeting. I will have it by next meeting.

Fines Discussion Revision

Dave Decker – At the last meeting, there was a motion made to approve the revision of the Non-Compliance of Building Rules. Do we have the revision published on the website? **Megan Jackson** – Not yet, I will do so in the morning.

Su Twan Dam

Rob Clarkson – We looked at getting a coffer dam system, the cost is pretty high. We are looking into a pump. First, we are going to go after a sewer or plumbing contractor that is able to camera a pipe that is thinner where we suspect it is leaking. Then, we locate that pipe with a beacon. I have had one response from a plumbing company, I called six. A few of them will not come out right now due to the weather since the lake is frozen over. I was given an estimated price around \$500 to come out and do both. That would include using a camera to see on a screen any visual leakage coming from the pipe coming from outside of it and then locate that pipe so we can mark it on the dam for excavation. I have talked to one of the guys that owns a boat on Su Twan Lake with a depth finder to research to depths of the lake to see what the excavation would be if we did draw it down and how much land will be exposed and what the effect will be. Obviously, the weather has not cooperated but that is where we are currently at.

Holiday Shores
Board of Directors Meeting Minutes

New Business

2019 Revised Budget

Dave Decker – This is a precursor to me turning this over to Tony, who is our Assistant Treasurer for those who may not know. As a standard policy and by law, the membership approves the budget. That gives the board direction to where we should go with the expenditures. That budget is done and prepared almost a year in advance. That way as things change, the board always takes a revision of that budget based on current conditions and addition to that, taking into account and carrying overs or loses from the prior year. **Tony Harris** – At the last finance meetings, we looked over the results from last year, we have carried over \$180,000 and we have a proposal to what we are going to do with that money for the revised 2019 budget. We are proposing \$6,000 for street lights, \$28,500 for road engineering, \$20,000 for additional legal, \$15,000 for repairs on Su Twan Dam, and adding \$110,000 for the roads. Those numbers are reflected in categories of the revised budget. **Dave Decker** - We have also allocated funds to the clubhouse repair too, correct? I thought we made an adjustment incase we decided to make changes to the kitchen. **Tony Harris** – Yes, we left money depending on what happens with the restauranteurs. **Anthony Harrell** – Tony, what you gave us on the allocations that you read off, that was up to \$179,500. Where is the other \$500? **Tony Harris** – That is what I am looking for myself. **Dave Decker** – The numbers that Tony listed off are the big changes but if you look at the individual lines, your top three items show increases in income, dues and assessments and initiation fees. **Tony Harris** – What we did with the difference was the allocated \$180,000, when we started the revised budget a month or so ago, we were not balanced between the income. The rest of the money went toward the restaurant. **Dave Decker** – There is a lot of other tweaks along the way but what Tony listed off are the big line items. The number of \$180,000 is still an estimate and very close estimate. Thanks to the office for getting those numbers to us early this year, it is very appreciated. We are basing this revision on that estimate. We would have liked that number to be higher but not enough to impact what we have planned.

Matt Ressler – Motions to approve the 2019 Revised Budget as submitted.

Tony Harris – Seconds.

All in Favor.

Motion Carries.

Credit Card Terminal Fee

Dave Decker – Over the last few months, we have had conversations regarding the profit and loss numbers, we were showing higher credit card expenses than we were expecting. Based upon the research the office did, the explanation to that is there is a \$25 monthly fee for the unit. That is not calculated in any of our minds and I do not believe it was calculated into the annual budget planning. **Anthony Harrell** – Did we find out that was in our contract? **Dave Decker** – Yes. It was actually in the spreadsheet that Justin had put together under the PCI column. I went back and looked. For those of you who were wondering because I sure was, it is a three year contract that was signed in July of 2017. In our packets, there is a QuickBooks report stating how much members were charged using our credit card machine, the number is \$6,000.

Fish Structure

Dave Decker – In our packet, there is memo to the board from Matt Ressler along with the copy of an email and an area map of the lake. **Mike Wesley, 1862** – I sent an email to Fred Cone, from IDNR who handles our electrofishing. I had asked him about putting Christmas trees in the lake for structure to improve the fish habitat. I mentioned concerns the board might have with doing that. Personally, I don't see any harm or anything negative going through with this. **Dave Decker** – In regard to what is stated in his email, it talks about the methodology with weighing them down. He voiced concern with using five gallons buckets of concrete. I don't know if you identified any methodology for proposal? **Mike Wesley, 1862** – No, I did not.

Anthony Harrell – Just for the record, the areal photo indicates areas where we have placed structures in the past? **Matt Ressler** – Yes, the circles on the areal photo is where the structures are currently at where they were placed in the past. How long ago was that? **Mike Wesley, 1862** – I was not involved but I would say around ten years ago. Those are EBC type structures dropped into ten and fifteen feet of water. **Anthony Harrell** – This request is to replenish those structures? **Mike Wesley, 1862** – That is correct. In the exact

Holiday Shores
Board of Directors Meeting Minutes

places where they currently are now. **Ali DeVries** - Do we have a plan to weigh down the Christmas trees? **Mike Wesley** - Whatever IDNR recommends, we would follow. **Anthony Harrell** - Sounds like Fred would be willing to come in and oversee that based on his email? It sounds like he has down many of them. **Mike Wesley, 1862** - I'm sure he would if we asked him. Fred also sent me a couple of photos here that shows what they did at Carlisle Lake. **Dave Decker** - Just for clarity, there hasn't been a formal request. What is it that you are requesting or suggesting? **Matt Ressler** - We stock the lake every year. We need to replenish the habitat in the lake every year. We are not going to have enough Christmas trees every year to do this but we may be able to do two or three of them this year and then two or three next year and so forth as needed. **Ali DeVries** - What is the cost? **Dave Decker** - Adding to that question, who is going to pay for it? **Mike Wesley, 1862** - The Fishing Committee and the Tiki Bar Bass Club. It would be no cost to the association. **Tony Harris** - I'm trying to understand looking at the photos you shared with us. **Matt Ressler** - There is wire from the blocks of concrete and then wrapped around the Christmas trees. **Dave Decker** - I know some folks who have done this before, they wrapped it around the trees, drilled holes in the base and wrapped the wire through there as well. When the tree starts to rot and you have wire wrapped around it, it has the tendency to come loose. The request is from the Tiki Bar Bass Club with the backing of the Fishing Committee, I assume. Although, the Fishing Committee has not met with this, I expect because this just came up two weeks ago. The request is annually submerge Christmas trees weighed down with blocks of concrete and wire in the locations specified on the map? **Mike Wesley, 1862** - That is correct. **Matt Ressler** - It was discussed at the Fishing Committee in October but it was brought up before our annual Fishing Committee meeting so we can put this into place. Fred was present in that meeting. **Dave Decker** - The proposal that you have, this would be done once a year on an annual basis? **Matt Ressler** - We have access to some Christmas trees. **Ali DeVries** - Personally, I am on board with this. What I think Dave is trying to get at is that you would need to come up with a written proposal of when you would like to do this, how many structures will be replaced each year and the method of weighing them down. That way it gives us something more concrete to vote on and something to refer to. I think it will go over really well. Have you outlined a plan? **Matt Ressler** - It is kind of hard to plan when we do not have access to any Christmas trees or how many we would actually have. What we could do is we could start at the dam and work our way to our clubhouse. I'm just throwing that out there. **Dave Decker** - Say you had an unlimited supply. **Matt Ressler** - I would say about twenty trees at each location. **Ali DeVries** - I do think this is a great idea. We just need more information and a plan to look over and vote on. **Mike Wesley, 1862** - I can have that by next meeting. **Dave Decker** - That way, three years from now when members are questioning what is happening on the lake when replacing these, we can reference them to your proposal. **Mike Wesley, 1862** - Would it help if I had a recommendation from Fred on how to go about this if we have an unlimited supply and how often? **Dave Decker** - That would help but it is not necessarily a requirement. We will have this on the agenda for the next meeting.

Absentee Ballot

Dave Decker - In our packet, we have a proposed revision that Matt Ressler had put together. A proposed change to allow absentee ballots at the Annual Meeting on the actual ballot items in addition to the board of directors. Comments or concerns? **Tony Harris** - My concern from last time is members making decisions without being present at the Annual Meeting. **Ali DeVries** - I like the idea considering that I am a busy person. **Matt Ressler** - We have kids, vacations, sports and people work on Saturdays. **Anthony Harrell** - How much time in advance do we need to have sample ballots out before the Annual Meeting? **Dave Decker** - I believe the requirement is twenty days in advance at minimum. **Anthony Harrell** - That would be enough time for a member to call the office if they do not aware of a certain issue. **Dave Decker** - I will reiterate my statements from the last meeting, it's not always a matter of whether they understand or not. It is a matter of how information is spread through the community and receiving incorrect information. I think showing up the meeting allows the member to hear both sides of the topic, receive actual information and voice their concerns. **Matt Ressler** - That does not allow them to vote when they are out of town, at work, or with family. **Dave Decker** - I disagree with that because they have the capability submitting a proxy and allowing someone else to cast their vote for them. **Matt Ressler** - Who says that person really votes the way they are supposed to or

Holiday Shores
Board of Directors Meeting Minutes

they way they are asked to. How do you know? You don't. It's 2019, Dave. We are not in the 1990's anymore. We need to move this community forward and this is how we are going to do it. I am sorry, we have our own opinions and it is nothing personal. If we get seven hundred people to vote then we have made progress at the end of the day instead of three hundred because that is all the ballroom will hold. **Dave Decker** – I will respectfully disagree. That is your statement but we are a homeowners association, we are not the federal government, state government or even the city government unless we incorporate. You want to take your vote and allow absentee votes then you can incorporate that. In my experience with this association and the membership, allowing members to vote that are not here that do not have accurate information is not the best thing for the community. I was not going to bring this up yet but in addition to that, you have other by-laws that allow you to revise what is on the ballot. If you are going to change this one then you are going to change that one and not allow a revision on the ballot during the meeting anymore because now I have votes on a ballot that do not exist. You would have to address that as well. With the example that was given at the last Annual Meeting had a tiered vote that you have one ballot and from that you have the option to what the next ballot will be. You are going to restrict your ability to be able to do things like that in the future. **Matt Ressler** – As for the tiered vote, we shouldn't have been doing that in the first place. That was the most obscene thing I have ever seen when I went to vote but that is just my opinion. Again, I am going to leave it at this, we need to move the community forward and not backward. Keeping this to where they have to be here, we are not moving forward. Let's let the community vote on it, we are all entitled to our own opinion. **Ali DeVries** – I think we should require some form of identification when they are turning in a ballot and confirm they are a member. I agree, I think we should let the community vote on it. I just don't want somebody turning in a ballot that is not a member. **Anthony Harrell** – Also, that they are in good standing. **Dave Decker** – Identification is required when you turn in a ballot. All of the membership receives the packet. You have to do your validation upon the intake of the ballot. **Rob Clarkson** – That is why they check you when you come through the door. **Ali DeVries** – I definitely think that should be specified. **Tony Harris** – I don't think you need to have that in writing on the revised rule but the process of checking identification needs to be established. **Dave Decker** – I would recommend that you need to identify that and make sure the vote can only be made by a member that is in good standing. **Matt Ressler** – Is there another rule we need to change? **Dave Decker** – There is a by-law that allows a ballot to be amended on the floor. In my opinion, if you are going to allow absentee ballots then you would have to remove that by-law. **Ali DeVries** – What is that by-law? **Dave Decker** – Several years ago, there was a proposal, a by-law ballot at the Annual Meeting to change the fine structure associated with sea wall repairs. The rule we currently have is a three dollar a foot fine so the cost is inconsequential. The proposal was to change that and when they wrote the by-law proposal, they did not add a qualifier in when it was going to take effect. A few members had concerns that they were going to be immediately fined large amounts of money which was not the intent of the rule and it was shot down or at least that was the blame for it being voted down. Next year or two years later, I was on the board and there was a proposal put forward to allow something to be put on the floor to be amended. We did that with the annual budget one year. We actually revised it down during the annual meeting while it was on the floor. You would not be allowed to do that if you are going to allow an absentee ballot. **Tony Harris** – Or they could not just be able to vote on that topic. **Dave Decker** – You can say all their votes didn't count but I think that contradicts the ability to vote because you revised it. **Tony Harris** – You would have to vote it down and have to come back and present a new measure at that same meeting like the example with the revised budget. We would have to have special meetings to bring these things up because you cannot leave a meeting with no budget. **Dave Decker** – You can't present a new budget item or a new item on the agenda at the meeting. It has to be in the packet before it is sent out in advance. **Tony Harris** – If you can't revise it then you potentially leave the meeting without having everything you need accomplished. You would have to have special meetings to get those resolved, you cannot go forward and not have a budget. **Ali DeVries** – Or you vote on the budget that you already have. **Dave Decker** – That was the reason for the tiered voting last year was because of the proposal for the roads. **Justin Patterson, 1402** – I think I can help you a little. With an absentee ballot, you can have some language in there that explains that an amended ballot item, those votes would not count. The way you make sure that would hold out. Right now you would have to submit a proxy to have a notary. On the absentee ballot, you require a notary. When you come in to vote absentee, explain when you vote this it no longer counts on this particular

Holiday Shores
Board of Directors Meeting Minutes

item it can be notarized that they agree to that. That way you can keep your absentee ballot separate from your regular ballot. What I also suggest is you put it to a vote in this Annual Meeting to ask the membership if we want to do this rather than figuring out the best way to do it. Personally, I think it should be explored. **Dave Decker** – You are suggesting a straw vote at the Annual Meeting this year? If it's in favor then do an actual vote the following year? **Justin Patteson, 1402** – I would say probably structure it to where it is to the membership as a direction from the board as a process to the next Annual Meeting. However, you can't change a by-law without the membership. There would have to be language in there specifying that by-law changes that are proposed at the meeting that the process would have to accommodate that. **Dave Decker** – That's where I was going with that, if you just do it as a directional vote then you really couldn't change anything until after it was potentially voted in the following year. **Justin Patterson, 1402** – Say you potentially come up with a process that accommodates those by-law changes. **Dave Decker** - Your real focus is you have to change the by-law. The by-law is not the process so either allow it or you don't. I don't think I agree with doing a directional vote then voting on the by-law the next year. If we are going to propose it then I think we need to get the by-law adjusted and figure out the process by the next year. **Justin Patterson, 1402** – I do agree with amending something on the floor because people change their minds. I was on the board the year they changed the budget because the membership decided they didn't like that the board thought was best. **Dave Decker** – I personally believe that if you allow absentee balloting, you need to remove the other one that allows you to adjust the ballot. The reason for that is because nobody trusts the Board anyway and I say that with all sincerity. If you take that approach, if the ballot is changed then all of the absentee ballots will be thrown away. They will think that we are going to change it anyway at the Annual Meeting and their ballot will not count. **Justin Patterson, 1402** – I agree with all of those points and I agree with you too, Matt. We need to move the community forward. **Dave Decker** – We need to pull out the actual verbiage from the by-laws and state what needs to be removed and it all needs to be put on one ballot. That is just my opinion. I would also recommend reviewing the rest of the by-laws to make sure there is not anything else in there. There are a lot of pieces in our by-laws that reference each other. I also advise that you break this down and make it more segmented opposed to one large paragraph but that is just my opinion. **Ali DeVries** – Matt, you would have to revise what exactly needs to be put on the ballot. **Dave Decker** – When we get to forming the actual ballot, make sure you state the original by-law and then state the revision along with the selling pitch of why you think it is a good thing to do. **Anthony Harrell** – I think either way, we are going to get uneducated voters just like you would in any other election. **Tony Harris** – The ballroom only holds three hundred. Unless we were talking about changing dues and assessments, then we are doing well to get a quorum here. I feel that it doesn't have much to do with not being in town, some just do not care. **Dave Decker** – I'm glad you brought that up. Currently, at the Annual Meeting, you are required to have a minimum of fifty people in here for that Annual Meeting to be official. If you allow absentee ballot, there is a potential that we will not get hardly anyone in here. **Matt Ressler** – We do not know that until we get there. **Dave Decker** – I know that from experience because I have been here calling people to come in just to have fifty people here. You are going to have to have to clarify that filling out an absentee ballot needs to count as a head count. That is definitely something that needs to be looked at. **Matt Ressler** – I have my notes. I will everything by the next meeting.

Ali DeVries - Motions to adjourn to executive session.

Shaun Diltz - Seconds

All in Favor.

Motion Carries.

Meeting adjourned at 8:29p.m. to Executive Session.

Meeting minutes submitted by Megan Jackson.