

Holishor Association

Board of Directors Meeting Open Session Minutes August 13, 2025

Call to Order

Ty Van Ryswyk called the meeting to order at 7:36 p.m.

- **Board Members in Attendance:** Jennifer Halverson, Ty Van Ryswyk, Trish Yates, Ben Kelley, Tony Harris, Jim McCann
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 7
- **Board Members Excused:** John Crotty

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** motioned to approve noted changes for the July 23, 2025, meeting minutes. **Trish Yates** seconded, all in favor, motion passed.

Transfers of Property

- There were 4 transfers of property, all of which had initiation fees. Membership is 1273. Association lot 1921 was sold on June 27, 2025.

Bills & Salaries

- **Tony Harris** motioned to approve the bills & salaries, **Trish Yates** seconded, all in favor, motion passed.

Treasurer's Report

- **Profit & Loss Summary: Jennifer Halverson:** I noticed some of the income line items were significantly above projections, such as forfeited deposits and late fees. **Angie Webster:** Confirmed that we are collecting more late fees.
- **Treasurer's report:** No questions presented.

Manager's Report & Code Enforcement Report

- **Angie Webster** read the manager's report (which can be found published in full in the Holiday Times).
 - **Jim McCann:** Noted that Republic must be used for any dumpster rentals. Members have called about the yard waste bins and were quoted a price. Per the revised contract, the first one should be free. Working with Rhonda to correct the contract in the system. They currently do not have yard waste bins, however, if you call they will add your name to a list and deliver once available.
- **Ty Van Ryswyk** summarized the code enforcement report and noted 35 incidents reported last month, resulting in 29 citations written. Noted issues on the lake pertained to decals and no lights after sunset. Property related incidents included signs, maintenance of properties, and building permit violations. Ty Van Ryswyk commended Lake Patrol and Code Enforcement for doing a great job enforcing our rules and members are asked to give them respect.

Old Business

- **Restaurant Committee Update** – Ceiling tiles have been ordered. Identified that the mini-split in the kitchen is a high-end system and should be cleaned and retained. Angie is working on bids to clean and an ongoing maintenance agreement. The kitchen floor requires cleaning, sanding, and epoxy due to grease buildup and lack of maintenance. Estimated cost is \$2,300 plus equal cost for labor. Once completed, this should not be needed again. Working to address the emergency shut-off valve. Working to obtain the password for the security cameras. Two additional prospects were discussed at the last meeting. We are waiting on the financial details. Confirmed that no one has been selected at this time.
- **CB&R Feedback** – At the last meeting, the committee shared the prioritized list of potential bylaw and rule changes for the board to review and provide feedback if priority should change on any of the items. The committee will focus on the high priority changes and will start adding those to the agenda. **Jennifer Halverson:** We are projecting at least another 2 months to complete proposed revisions for the Building Rules to clarify the language and make proposed changes. High priority bylaw and rules changes will start being submitted for the board to review.

New Business

- **Fishing Study Review** – The report was shared with the Board and included suggestions. It will be forwarded to the Fishing Committee for review and feedback before being posted for the community to review.

- HSBAR Variance (1358)** – The Murphy’s are requesting that the Board acknowledge they are not in violation of Article III, Sec 2, I. Maintenance of Property, 3. General Aesthetics, which prohibits “overgrown or neglected landscaping and gardens.” They indicated that their current landscaping is intentional, actively maintained, and part of a long-term renovation plan, asking the Board to prevent any penalties while they complete their design. Angie has received 5 complaints about the property. **Amanda Murphy (1358)**: Acknowledged receiving a letter that they were in violation and would like to summarize the dissertation and attest to how they are not in violation. **Jim McCann**: The bylaws have outlined the process for violations of rules and recommends that process be followed. Cautioned the board against proceeding with the summary in advance of the hearing. **Tony Harris**: Asked that they proceed with a summary as it will likely be the same now vs later. Acknowledged that anyone can approach the board. **Ty Van Ryswyk**: Stated that we can hear the summary but we will not make a ruling tonight. **Angie Webster**: Action on fines was delayed at the Murphy’s request to discuss their position with the Board. Following tonight’s meeting, fines will begin tomorrow. Recipients may appeal through the Hearing Committee as outlined in the fine letter. **Amdanda Murphy (1358)**: Quoted the bylaw: “General Aesthetics: Members shall ensure their property is neat and orderly. The keeping of an unkept or unsightly property or neglecting to maintain one’s property may result in corrective guidance and/or punitive measures by Holishor Association. Unkept or unsightly properties shall be those lots whereby goods or materials of any kind are stored or are allowed to collect in view of other members and the general public in such a manner as to appear uncared-for, cluttered or messy.” No members have raised concerns. She acknowledged the trailer, children’s play area, and surrounding plants, noting their role in erosion control. The plan is to identify which plants thrive, then replant or seed them during the two annual planting seasons. Invasive plants will be replaced. A fallen tree is being used as a balance beam to create a natural play area. Indicated that nothing was uncared for, cluttered, or messy. **Tony Harris**: The current approach is not consistent with neighborhood standards. Suggested defining flower beds and regular mowing, as the entire yard cannot serve as a flower bed. Based on photos, the yard appears unkept compared to neighbors. Recommended working with the Garden Club for guidance. **Amanda Murphy (1358)**: She confirmed the yard is hand-trimmed and mowed. The bylaws do not specify where flower beds must be located or where flowers must be planted. She allows flowers to grow naturally, noting that other members also have flowers outside of defined beds. She reiterated that her plants are not overgrown but at their intended size. **Trish Yates**: Asked for a timeline to move the flowers. **Amanda Murphy (1358)**: Plants can be moved and clustered in September, with planting required by October 31 (first frost). Some will die back but reemerge in spring. **Ty Van Ryswyk**: The yard’s appearance would likely be perceived as unkept by most observers. The Children’s Museum style natural play area was recognized as part of a long-term plan that is still developing. However, it does not appear that this plan can reasonably be completed by October. **Amanda Murphy (1358)**: Acknowledged that it will take time as there is 8 inches of rock followed by tarp to dig through to plant. **Angie Webster**: Noted receiving many complaints about properties, has issued over 500 warning letters for maintenance, and has referred similar yards to Madison County. **Tony Harris**: Asked to compare yard to those around them. Also noted the remaining part of the bylaw that was not read – “Landscaping, gardens, and any other ornamental devices shall be in good taste so as not to be offensive to the community in general.” **Jennifer Halverson**: Noted that it will be challenging for the board to determine which plants are flowers vs unkept plants. Asked for a plan for revisions and a timeline to be presented to the Hearing Committee. **Ty Van Ryswyk**: Reiterated to come forward with a well-defined landscape design along with a timeline. **Amanda Murphy (1358)**: Continued to reiterate that the bylaw does not tell her where she can or cannot plant. Asked for a timeline to complete her plan. **Trish Yates**: Noted that the timeline depends on how long she would like to get fined if an agreement is not reached in the Hearing Committee.

Correspondence

1851, 1855, 1977, 1850, 1872 - The members using Captain’s Cove for boating are requesting that the Board provide \$4,000–\$5,000 to fund excavation of the cove to remove leaf and silt buildup. The proposed work would restore navigability by using a long-boom excavator to dredge the cove and deposit the spoil into low areas of Captain’s Park. **Ty Van Ryswyk**: Reported that with sediment removal and culvert replacements, there is no budget left this year. **Roger Rawson (1851)**: Stated they requested this at the last drawdown and were denied. Concerned members are maintaining what the Association should maintain. Noted that he dug out the cove in 2010. **Ty Van Ryswyk**: Explained the sediment plan is to address additional coves with each drawdown. **Tony Harris**: Noted they are starting with the main source and problem area. Future actions and reserve needs will depend on this project’s outcome. **Angie Webster**: Questioned why the 2010 cove excavation filled back in and asked what is causing it. **Roger Rawson (1851)**: Said 95% comes from tree leaves. **Angie Webster**: Estimated \$250K is needed every five years for sediment removal, requiring \$50K in reserves annually. **Roger Rawson (1851)**: Shared that when he dug out, he went 10 feet down but not all the way across, so sludge filled back in. Thanked the Board for their services and Angie for progress seen over the last couple of years. **Jerry Theodore (1346)**: Noted he dug out his cove twice (1995, 2020). Emphasized shared ownership of the lake and suggested a special assessment.

Action Summary

- Prior Actions:
 - Microphones have been ordered and will be installed in June. **Update: Microphones installed but there is a receiver issue.**
 - Engage drone company for silt removal. **Update: Second bid was declined as vendor does not work with HOAs. Ty is pursuing another estimate. One bid came in at \$35K per flyover (3 needed). Alternative pricing by truckload discussed. Ty to follow up with vendor. Path forward expected by end of August; agenda item for next meeting.**
 - Obtain cameras for the North property and post about the fence and prior damages.

- Office to audit and update the committee members by Sept 1. **Update: Confirmations obtained from everyone except for the Finance committee. Tony will provide the office with a list of members.**
- Street sign replacement at Fountainblue & Sextant.
- Lights at Marina for the boat ramp. Update: Angie plans to talk to Al in the fall.

Open Forum

The following items were discussed:

- None

Adjournment

- Motion to adjourn was made by **Trish Yates, Tony Harris** seconded, all in favor at 8:57 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary