

Holiday Shores
Board of Directors Meeting Minutes

Date: October 28, 2020

Attendance Present: Anthony Harrell, Matt Ressler, Jerry Allen, John Crotty, Tony Harris, Dan Hopkins and Brian Wood

Others Present: Karla Suttles, Angie Webster and Rob Frey from the Holishor Office

Holishor Members Present: 8

Proceedings Meeting called to order at 7:30pm Pledge of Allegiance recited

Meeting Minutes – Minutes of October 14, 2020

Tony Harris - Motions to approve the minutes as amended.

Matt Ressler – Seconds

All in Favor

Motion Carries

Transfers of Property We had 1 transfers of property which triggered 1 initiation fee.

Old Business

Traffic Signs

Anthony Harrell I don't think they have any update on that. **Jerry Allen** No, no update. I think Brian and I could get together, and we'll try to come up with something for the next Board of Director's meeting. **Anthony Harrell** Perfect. So we'll address that next meeting.

Marina Cable Rule/Fines

Anthony Harrell Rob Clarkson is out sick tonight so will table that till the next Board of Director's meeting.

Fish Stocking

Anthony Harrell Herman Brothers Fish Farm was contracted, and an order was placed for this fall to stock largemouth bass, red ear sunfish and channel catfish. Stripers, hybrid stripers and flathead catfish will be stocked in the spring. Flatheads will come from our commercial fishermen we use last year. So the numbers basically break down to 4255 largemouth bass, 1111 channel catfish, 2444 red ear sunfish and the order should be here mid-November.

Closing of 2063 Jolly Roger

We had a closing on another property. 2063 Jolly Roger, closed on 10/19/2020.

New Business

Solar Panels

Anthony Harrell We've had a few inquiries on people wanting to put solar panels on their property, so we're going to do some investigation into different models of solar panels and see what they all look like and discuss that a future meeting on how to figure out what we want to allow on that. **John Crotty** How many properties already have solar panels? **Rob Frey** I've seen them around. **Anthony Harrell** So some of them are roof style, which I don't see any issues with that. And then other ones are requesting solar panels that you put in their yard. **Rob Frey** We do have quite a few solar panels right now that are rooftop. The ones that have just recently come up are solar panels that are basically ground mounted. The building committee hasn't really addressed this yet, it just came up the light last few days. Question being is this a structure like a shed? We get phone calls on new piles of wood about this time of year blocking the view of the lake. So we thought it should be addressed? **Anthony Harrell** Are the ones that you've seen that are being requested are they fairly short or tall? **Rob Frey** I have not seen any type of plans or dimensions on these new panels. **Anthony Harrell** That's something we're gonna have to probably discuss and evaluate. I know there's some short ones that are angled and then you can put them side by side. But then there's also some that are pretty tall. **Rob Frey** Is there anything you want us to look up? **Anthony Harrell** I guess if you can, when someone's asking for the solar panels, if you can

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give us some dimensions. I think our biggest concern is blocking views for someone. I don't think we have any concerns other than the views. **Dan Hopkins** Height probably no higher than 6 foot. **Tony Harris** So no taller than a regular fence. It's kind of what we're thinking. We probably would like to see what's being proposed or what's being brought to the building committee and get some recommendations from them and then we can come up with a rule around it. **Rob Frey** Okay, I'll ask the gentleman for the plans, maybe a layout plot plan, some dimensions of those plans and see where they're gonna put them and bring them forward case by case. Some type of permit structure. **Anthony Harrell** So we would add that to our building permits? **Tony Harris** Yes, we would have to add language to our building rules. **Anthony Harrell** Rob, I don't know if you want to draft something like that. **Rob Frey** OK, we'll give it a shot.

Correspondence

On-Time Sports-Staunton High School T-Shirt Fundraiser

Anthony Harrell We have a letter from On Time Sports for a high school t shirt fundraiser. Basically, it looks like they're asking for a contribution for their t shirts to fund the athletic program. Anybody have any thoughts on this? **Tony Harris** I don't think we typically do these because it opens us up to so many fundraisers out there and we can't support them all. **Anthony Harrell** I don't have a problem with renting out the clubhouse for fundraiser type of things but making donations, that's a whole other realm. So, I will entertain a motion and if I don't get one it will just die.

No Motion

Dies on the floor for lack of motion

Holiday Shores Fire Department – Waiver request for ballroom rental

Anthony Harrell Reads letter from The Holiday Shores Fire Department. They would like to again request a waiver of rental for an upcoming activity at the clubhouse. The Association has been generous with the waivers in the past and they are again requesting the same. December 15 is their annual Christmas dinner and awards night. Attendance this year should be around 45 to 50 people. As in the past, they request a waiver of rental fee and deposit and will certainly pay for any required security fees and cleaning fees.

Matt Ressler Makes a motion to waive rental fee and deposit

Tony Harris Seconds

Anthony Harrell Any more discussion?

All in favor

Motion carries.

1850 Starboard Lane – 2 Variances for House

1st Variance – Lake Setback

Anthony Harrell This is for a home that is being built on a lot. And they're requesting a 30' setback from the water in the rear in order to make the house fit on the lot. The house is actually like 41 feet from the water, then with the addition of the deck on the back of the house, that's where would they run into that 30' variance. The building committee did not recommend that we pass this variance. I will open up for discussion. **John Crotty** Is the homeowner here? **Brandon Portman** (1850) Yes **Jerry Allen** So Brandon, the square footage on the main level is how much? **Brandon Poorman** (1850) 1971. **Jerry Allen** And the reason why you're asking for this is due to the way you're fitting your home onto that lot. Is there any other way that you could turn the house to make it work as far as the current architectural plans you have? **Brandon Poorman** (1850) There is not. So the house was actually designed to fit the curvature of the front setback. 1850 is on Starboard, which is a cul de sac. So the curve of the cul de sac pushes the house further back on the lot. So the house was designed specifically to fit the curve. And then the house uses as much width on the lot as we can take. So there's really no other way to put the house on the lot. **Jerry Allen** Do you believe that the encroachment on the water would affect the views from

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your neighbors. **Brandon Poorman** (1850) I do not. I actually have letters from the neighbors on both sides stating that they were in favor of it. And one neighbor just walked in also. **John Crotty** The two neighbors you got it from. there on the same side of the cove as you correct. One on the left and one on the right. **Brandon Poorman** (1850) Yes. **Tony Harris** Is there any way to shorten up the deck so it doesn't go out as far or shorten up the house a little bit. Because that's 20 feet, it's almost half the setback that you are wanting the variance for. **Brandon Poorman** (1850) So the deck is at the minimum 12 foot required in the building rules. And then there's really no way to shorten the house up by 20 feet. **John Crotty** So the actual house is at 41 feet, and then the deck goes out to 30. **Brandon Poorman** (1850) Yes. the deck is actually at 34. And then there's a four-foot stairway that puts it at the 30-foot distance. **Anthony Harrell** Does anyone have any more questions? Discussion? I will entertain a motion for this first variance request.

Brian Wood Makes a motion to accept variance 1 for lake setback

John Crotty Seconds

All in favor

Motion Carries

2nd Variance – Culvert

Anthony Harrell The building committee does recommend that we accept this, it's basically to not put a culvert under the driveway. If ditching does happen in the future homeowner would be responsible for the culvert. You understand that? **Brandon Poorman** (1850) Yes **Anthony Harrell** Any discussion?

Tony Harris Makes a motion to accept variance 2 for culvert

Matt Ressler Seconds

All in favor

Motion carries

Open Floor

Anthony Harrell Anybody have any topics they want to discuss on open floor? **Matt Ressler** The slow-moving vehicle rule was never put into the Covenants, Bylaws and Rules. **Anthony Harrell** So we passed the rule and it did not get into the official rules. So we will find the final verbiage of that rule and get it to Angie so she can get into the rules. I'll have to go back in our meeting notes and try and find that. You have the final version. **Tony Harris** We need to look it over and make sure it is the final version. **Anthony Harrell** Those are all of our topics for tonight unless someone has something for open floor.

Tony Harris Make a motion to adjourn the meeting.

Matt Ressler Seconds.

Meeting adjourned at 7:45pm

Meeting minutes submitted by Karla Suttles