

**Holishor Association
Board of Directors Meeting
Open Session Minutes
June 10, 2026**

Call to Order

John Crotty called the meeting to order at 7:36 p.m.

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

Pledge of Allegiance recited.

Approval of Minutes

- **Jennifer Halverson** *motioned* to approve the May 27, 2026, meeting minutes with the noted changes, **Ben Kelley** seconded, all in favor, motion passed.

Transfers of Property

- There were 7 transfers of property, 6 of which had an initiation fee. Membership is 1268.

Bills & Salaries

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

Treasurer's Report

- **Profit & Loss Summary: Jennifer Halverson:** Asked about the expenses for AT&T Emergency Phones and the Restaurant utilities & gas. **Angie Webster:** Contacted AT&T regarding unused services and is awaiting resolution. The account remains on automatic payment, and a refund will be requested if appropriate. All utility and gas accounts have been transferred to the restaurant.
- **Treasurer report:** No questions.

Manager's Report & Code Enforcement Report

- **Angie Webster** read the manager's report (which can be found in full in the Holiday Times).
- **John Crotty** summarized the code enforcement report and noted 108 citations written for issues with expired boat decals, property maintenance, and building permit violations.

Old Business

- **Boating Rules – Prohibited Watercraft Rule Change** – Rule updated based on prior board feedback to allow 2-stroke PWC to transfer ownership between members without a variance. **Ben Kelley** *motioned* to approve the revised language, **Jim McCann** seconded. **Ty Van Ryswyk:** Recommended that we continue to require a variance. The proposed rule change will be posted for 4 weeks.

New Business

- **Variance (985)** – Member is requesting a variance to register a 2-stroke PWC purchased from an existing member. **Tony Harris** *motioned* to approve the 2-stroke PWC variance, **Ben Kelley** seconded, all in favor, motion passed.
- **HSBAR Variance (672Y)** – Member is requesting a 90-day extension on roof replacement due to contractor scheduling. **Tony Harris** *motioned* to approve the extension until the end of August with a forfeiture of their building permit refund, **Jim McCann** seconded, all in favor, motion passed.
- **HSBAR Variance (981)** – Member is requesting a 90-day extension on dock permit to complete project. **Tony Harris** *motioned* to approve the extension until the end of August with a forfeiture of their building permit refund, **John Kline** seconded, all in favor, motion passed.

- **Committee & Club Review** – Office completed their Committee and Club annual verification that confirmed membership and objectives for the year. Real Estate Committee recommended to be set as inactive until needed. Not all Committees and Clubs responded. Hearing Committee Members: The board formally appointed members to the hearing committee for 2026-2027. Ty Van Ryswyk will remain chairperson, John Crotty will serve as vice chair, and Ben Kelley will be the alternate board member. Members at large are Dave Decker, Jerry Theodore, and Lexi Dona. **Jim McCann** *motioned* to approve the Committees as presented, **John Kline** seconded, all in favor, motion passed. **Building Committee chair:** John will serve as the chair of the Building Committee.
- **Su Twan Ramp Bids** – Bids and placement of the ramp presented for the boat ramp for Su Twan. E&A \$16.8k and Pro Ex \$16.6k. The allotted budget is \$11.5. Pictures of the ramp will be e-mailed to the Board for review. Approval of the bids will be deferred to the next meeting.
- **Chip & Seal Bids** – Bids presented for chip and seal of the roads. DeLaurent Construction \$105.2k and Evergreen Road Works \$154.8k. **Jim McCann:** Indicated that Evergreen included 34k additional square feet and their cost per square foot was higher. **Tony Harris:** Confirmed that the total road budget: \$288k. **Tony Harris** *motioned* to approve the bid from DeLaurent for \$105,243, **Jim McCann** seconded, all in favor, motion passed.
- **Wakiki & Su Twan Rebuild** – Bids presented for rebuilding Wakiki and Su Twan roads. DeLaurent Construction \$106.6k, Evergreen Road Works \$331k, and CSR \$134.5k. **Tony Harris:** Questioned variances in square footage. **Angie Webster:** All contractors were given the same scope of work. Noted that DeLaurent intends to put a layer on the whole road and then chip & seal. CSR plans to patch necessary areas and then use asphalt. **Ty Van Ryswyk** *motioned* to approve the bid from DeLaurent for \$106,656, **Ben Kelley** seconded, all in favor, motion passed.
- **Tartuga Rebuild** – Bids presented for rebuilding Tartuga road. DeLaurent Construction \$63.7k and CSR \$32.5k. **Angie Webster:** Noted that DeLaurent's proposal included additional scope and road reconstruction, while the CSR bid addressed the original scope of work. **Jim McCann:** Noted that reserve funds may be available for the Su Twan rebuild due to damage caused by the silt removal project, which could help offset 2026 road expenses. **Dave Decker (1184):** Recommended against a full road rebuild unless necessary, noting the road has low traffic volume. **Action:** Angie to get revised bid from DeLaurent and determine alternate options for Tartuga.
- **Clubhouse Parking Lot Repairs & Resurfacing** – Bids presented to repair and resurface the clubhouse parking lot. Evergreen Road Works \$28.2k, DeLaurent Construction \$83.4k, CSR \$31.5k and Riverbend Asphalt \$11.3k. **Angie Webster:** Noted that the Evergreen and Riverbend project is limited to asphalt work. DeLaurent's proposal included a significantly broader scope, while CSR's proposal aligned with expectations, including milling, 3 inches of asphalt, sealing, and striping. It was also noted that the previous parking lot project consisted only of sealing and did not perform as well. **Tony Harris** *motioned* to approve the bid from CSR for \$31,500, **Ben Kelley** seconded, all in favor, motion passed. **Tony Harris** *motioned* to authorize the use of reserve funds for the parking lot repair project, **John Kline** seconded, all in favor, motion passed.
- **Wakiki & Fountainbleu Cul de sac Repairs** – Bids presented to repair the Wakiki and Fountainbleu Cul de sacs. Evergreen Road Works \$196.5k and Gillhan Concrete \$200.6k. **Tony Harris:** Recommended exploring alternative options for the cul-de-sacs due to the cost of the submitted bids.

Correspondence

- None

Action Summary

- New
 - Angie to get revised bid from DeLaurent for Tartuga for the correct scope of work and determine if there are alternatives to addressing the road.
 - Office to post pulling of reserves in the Holiday Times for the parking lot repairs.
- Old
 - Fix no-wake lights **complete**
 - Add a no-wake sign at the north end.
 - Reset buoys: **Working to address, some buoys are missing**
 - Weight point check now that water level is at full pool
 - Bids for pavilions: **Should have bids by next meeting**

Open Forum

The following items were discussed:

- **Ray Garber (1822):** Confirmed that the Real Estate Committee has been inactive. Noted that there were properties that were recommended not to sell that provide access points, future gate considerations, and other purposes.

- **Dave Decker (1184):** Noted that he will cover the \$5,000 variance for the Su Twan boat ramp if there are no budget carryover funds available at year-end and the ramp is installed this year. **Ty Van Ryswyk** *motioned* to accept Dave Decker's (1184) proposal to fund the \$5,000 variance for the Su Twan boat ramp if no budget carryover funds are available at year-end and the ramp is installed in 2026, **Jim McCann** seconded the motion, all in favor, motion passed.

Adjournment

Motioned to adjourn was made by **Tony Harris, Jim McCann** seconded, all in favor at 8:47 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary