

**Holishor Association
Board of Directors Meeting
Open Session Minutes
May 28, 2025**

Call to Order

John Crotty called the meeting to order at 7:35 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Ty Van Ryswyk, Tony Harris, Jim McCann, Trish Yates, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 4
- **Board Members Excused:** None
- **Others Present:** Nick Severs (1790 builder)

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** motioned to approve noted changes for the May 14, 2025, meeting minutes, **Trish Yates** seconded, all in favor, motion passed.

Transfers of Property

- There were 5 transfers of property, 4 of which had an initiation fee. Membership is 1274.

Old Business

- None

New Business

- **Building Permit 2nd Extension (1205)** – Conor Construction is requesting a 2nd extension on building permit that was obtained in March 2024 citing the ground has been too wet to proceed. First extension was granted February 2025. As no one was present to speak on behalf of the request and no motion was made, the item did not move forward.
- **HSBAR Variance Request (502)** – Member requesting boat lift and cover structure to extend beyond the end of the dock. **Tony Harris:** Requested clarification for the cover structure. **Rich Kerns (502):** The covered structure would be the canopy for the lift. **Ty Van Ryswyk** motioned to approve the variance request, **Ben Kelley** seconded, all in favor, motion passed.
- **Signage Variance Request (1790)** – RBG Development LLC, owner of the lot at 1790 Commodore Walk in Worden holds a Builder's Risk insurance policy covering the structure and general liability during construction. As a condition of the policy, "No Trespassing / Private Property" signs must be posted at each corner of the lot. **Tony Harris:** Asked how long the signs have been posted? How long will the construction continue? **Nick Severs:** Signs have been there for over a year. They do have people trespass on the property that appear to be on foot / golf cart. Was not able to provide a timeline to complete construction. Doors and windows have been put in place. HVAC is in place, working on electrical. **Ty Van Ryswyk:** Questioned the placement of the board at the front of the property and asked if they could be placed on a single post. Suggested a fence variance request or other precautions to prevent trespassing. **Jim McCann:** Expressed concern that the post was on Holishor property. Suggested that if there are trespassing concerns, that the owner hire a private security company. No other builders have requested sign placement for building. Expressed concern that we are setting a precedent to allow signs when our covenants specifically say no signs. **Ty Van Ryswyk** motioned to approve the variance request provided the current sign board is removed and the signs posted on the property on a smaller structure, **Trish Yates** seconded, **Jim McCann** opposed, all others in favor, motion passed.
- **Fishing Committee Request for Catch & Release Ponds** – Jim McCann attended the last fishing committee meeting and they requested catch and release for the ponds at the north end. **Jim McCann:** Indicated that one of the ponds is depleted and the other is near depletion.
- **Trash Contract** – Jim McCann worked with Republic on contract renewal for a 10-year term starting on July 1, 2025. Initial increase and 4% increase yearly, 2nd large item pick-up, bulk item weekly remains (must be scheduled), a Yard Waste cart will be provided at no charge to members upon request, and dumpster pricing for Holishor residents. **Angie Webster:** Noted that she reached out to other vendors and did not get a competitive bid given their limited services. Noted that initial increase should be clarified. **Tony Harris:** Questioned the first-year increase. **Jim McCann:** Suggested that we get the final copy before a motion to proceed and verify the first-year increase.

- **Dam Inspection Report** – Board members received a copy of the report. **Tony Harris:** Questioned the large slabs. **Angie Webster:** Indicated that it was recommended no further large slabs be placed in this space to prevent reverberation.
- **HSBAR Rule Changes** – CB&R Committee and Building Committee met to discuss needed changes. Noted changes that were agreed upon with a list of changes that are forthcoming. **Tony Harris:** Requested that the document with red lines be shared to easily see the changes. **Jim McCann:** Noted that one focus for the changes was the deposit / refund structure as these have not been changed in a while. Noted that there is less being refunded to address damage to the roads because of the equipment used. Noted the damage to the road on West View from two new houses. **Tony Harris:** Recommended that pictures of the road prior to the start of construction be captured. **Jennifer Halverson:** Noted that not all construction / landscaping requires a permit, therefore the office would not know if there is a risk for damage to the roads. **Jerry Theodore (1346):** Asked if the size of sheds was discussed. **Jennifer Halverson:** Noted that we started the discussion but will need to define guidelines for size and align to current house standards. We are also considering requiring a concrete drive. Mike Parker requested that we move forward with the fee changes given that this is a draw down year. The proposed changes cover the items that should be changed now and additional noted changes will require additional discussion which may delay approval to August. **John Crotty:** Suggested that we include shed requirements. Asked the board to review and determine if we proceed with the proposed changes now or wait until all changes are ready. **Tony Harris:** Asked if we should discourage vertical seawalls. **Ben Kelley:** Suggested that we require riprap in front of vertical seawalls.
- **Su Twan Seawalls** – Reminder that per current bylaws, Su Twan is required to have a seawall starting January 1, 2026. Seawalls are already required for the main lake. Members can bring a variance request to the board. Angie will send reminders to members. **Angie Webster:** Mentioned that there are some members that may be exempt and this could be associated with the deed. **Tony Harris:** Indicated that per the bylaw change, there are no longer exemptions. **Jerry Theodore (1346):** Original seawall properties were exempt because they were in the very back of a cove.

Correspondence

- None

Action Summary

- Prior Actions:
 - North property materials on order. There was additional damage over the weekend to the north property. Additional riprap was added where the pond breached.
- New Actions
 - Angie to obtain correspondence from the Fishing Committee regarding the Catch and Release request for the ponds at the north end.
 - Angie to confirm initial year increase and obtain updated documentation for Republic contract.
 - Jennifer to ask the CB&R & Building Committee if we can add a requirement for vertical seawalls to include riprap in front. **This has been added to the agenda for June.**
 - Angie to determine the 9 property exemptions for seawalls and if they are a deed restriction or should be disregarded after the property changes hands.
 - Ben Kelley to work with the Ski Club to complete project at the ski beach.

Open Forum

The following items were discussed:

- **Jennifer Halverson:** Noted that the CB&R will have significant changes again this year to continue cleaning up the rules. There should be no major changes. **John Crotty:** Requested a prioritized list be presented to the board.
- **Ty Van Ryswyk:** Requested that the ski beach be cleaned up and incomplete work finished. This includes rocks moved and grass planted. Ben Kelley will work with the Ski Club to address the concerns.
- **John Crotty:** Noted that Nathan reached out and provided an option for online payment and the ability for the office to accept a credit card. **Angie Webster:** Noted that the office already accepts credit cards with the fee passed to the member.

Adjournment

- Motion to adjourn was made by **Ty Van Ryswyk**, **Jim McCann** seconded, all in favor at 8:51 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary