

Holiday Shores
Board of Directors Meeting Minutes

Date: May 10, 2023

Board of Director Attendance: Present: John Crotty, Tony Harris, Shaun Diltz, Jerry Allen, Ty Van Ryswyk & Trisha Yates

Excused: Sarah Jacoby

Others Present: Rob Clarkson, Karla Suttles from the Holishor Office and Tim Counton (Illini Road Oil)

Holishor Members Present: 12

Proceedings Meeting called to order at 7:30 pm

Pledge of Allegiance recited

Meeting Minutes – Minutes of April 26, 2023

Jerry Allen Motions to approve the minutes as submitted.

Ty Van Ryswyk Seconds

All in favor

Motion carries

Transfers of Property We had 4 transfers of property, 3 triggered an initiation fee

Bills & Salaries

Tony Harris motions to approve Bills & Salaries as presented

Shaun Diltz seconds

All in Favor

Motion Carries

Profit & Loss

Submitted for review.

Manager's Report Read by Rob Clarkson

Code Enforcement Report Ready by Rob Clarkson

Old Business

Mower Bids

Two meetings ago it was approved to hold a silent auction for the mower that was being replaced by the Association to the membership. It was posted on our website and Facebook page. No bids were received. The office will move forward with placing the mower for sale on Facebook Marketplace and Craigslist.

Sign For Pickleball/Tennis Courts

At the last meeting a new court rules sign for the pickleball/tennis courts was proposed. The board asked to see a mockup for the sign before continuing. This was tabled till the sign can be presented.

CD's

Tony Harris We currently have CDs at two different banks just trying to stay under our required FDIC limit, trying to split them up. It becomes a hassle as a corporation, a lot of banks have CDs, but they don't offer them to businesses. So we've been looking at going to Fidelity. A question that came up last meeting is would the money be insured or be covered by FDIC insurance if we put it in Fidelity before we buy a CD. And so I've done some research, and they do have a cash management account and that is FDIC insured. So that was our concern. I've sent them our articles of incorporation to get started toward opening an account. The motion I want to ask for tonight is for the CD coming due this May the 20 or 22 that we cash that one out and put it back in our current reserves account and we'll hold it there until we have a Fidelity account set up and ready to buy CDs. Then we've got the one that rolled automatically over last year it's a really low interest rate, less than 1%. I'd also recommend that once the account with fidelity is created, and we're ready to go that we would break that CD, and then move it over and invest it at a higher rate.

Tony Harris Makes a motion that we proceed forward to setting up an account with Fidelity to invest our reserve money, and that the CDs that are maturing, and the one that rolled over last year that we cash those out at the appropriate time to invest that money through Fidelity.

Shaun Diltz Seconds

Ray Garber (1822) I'm on the Finance Committee and I've been a longtime Fidelity customer. I'm also, as I mentioned at the last meeting, I'm the Treasurer for another Association, which is involved with Fidelity as a corporate account. I called Fidelity yesterday to get some clarification on the cash management account. Now I can only vouch for what the representative I talked to as opposed to maybe who Tony talked to, but according to the Fidelity person I talked to and one before that when I was setting up the account for the other Association, that the cash management option is only available to individuals, not to corporations the way I understood it. Conversation ensues. **Tony Harris** What we need an answer on tonight is the CD that matures, I'll need to let that bank know that we don't want them to roll it over again. They'll send it back to our account and then we'll put them in to our reserve account that we use now. And then we'll get it reinvested. As we look further at this, either through Fidelity, if we can't do a cash management account, then we'll have to wait to use Fidelity until after the annual meeting next year because we'll have to change the bylaw. So then we'll just have to reinvest it in new CDs in one of the two banks. I think we want to move forward to setting up the account, we just wouldn't put any money in until we'd get the FDIC insurance question answered. Because I see it's going to take a while to set the account up. So if we

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find we don't, we can't use it, we don't need it. I thought we set it up, we may have to have a bylaw change to be able to use it where it says you've got a grace period there, say 10 to 30 days or whatever from one CD maturing to buy another one that it can sit in this account, even though it wouldn't be if we don't do this, it's not FDIC insured, and then see if that passes, in which case once we either got that change, we get FDA answers, then we start using the Fidelity account till then continue to invest with the two banks that we have now.

All in Favor None

All Opposed

Tony Harris Makes a motion to continue with setting up the Fidelity account. Proceeding forward, not putting any money in there but proceeding to get the account set up with Fidelity and then to with the current CD that matures this year to have them not roll it over but send the money back to us.

Shaun Diltz Seconds

Ty Van Ryswyk It's been mentioned a bylaw change and I would think that needs to be on the finance committee's agenda to come up with the verbiage. **John Crotty** It would be nice if the finance committee makes the recommendation.

Updating Community Signs

John Crotty Since the last meeting Rob and I met and walked through all the changes, signs are being ordered. Once they are in we will get a schedule for the work to be completed.

Slow Moving Vehicles Rule

John Crotty Last meeting it was brought up by the safety committee, since then Tony and myself and the safety committee have been discussing the rule and potential changes. **Tony Harris** I looked at the current rule that's out there with the state. They define 4 types of non-highway vehicles 1) all-terrain vehicles 2) golf carts 2) off highway motorcycles and 4) recreational off highway vehicles. And then we can allow any of those or none of those, pick and choose what we would like to allow on our roads. So the way our rule currently reads that we define as slow moving vehicles, we have defined that as golf carts and all-terrain vehicles. So I would leave that part of the language as it is because our rule is a slow-moving vehicle rule using the guidelines of the state and we're defining those to be golf carts and all-terrain. Conversation ensues. **Jennifer Halverson (1829)** If you're only allowing the golf cart and the all-terrain, I think you're excluding some of the items, which I believe may exclude side by sides. So if you leave it the way it is, you're only including two of the four classes. And my concern with that is that you're excluding side by sides. Even within Illinois law, some of the side by sides today are not within the current law because they are too wide. I don't know what to tell you other than to consult the attorney and see what they advise. **Tony Harris** So the one I didn't know is that I didn't dig enough to recreational off highway vehicles we know what that encompasses. **Jennifer Halverson (1829)** Recreational off highway vehicle is a motorized off highway vehicle. Primarily off the highway, 64 inches or less and with manufacturers dry weight of 2000 pounds or less for gas powered engines, 3000 pounds or less for electric. Traveling no more than four tires and designed with a non-straddle seat, steering wheel for steering control. The side by side might be classified under the last one which was not included in today's rule. All-terrain is more like a four-wheeler. Based on the specifications that's in the law today, it does not include side by sides. So we would just need to understand what we do as a committee for any side by side that is now built that is beyond what Illinois law says, I don't have an answer for you on that one, I would say consult the attorney because I think what's happening is the side by sides are moving faster than what Illinois law is able to keep up with. And I don't know how we monitor and control that. Conversation ensues. **John Crotty** I guess there's more that we need to look at and determine. We will work with the safety committee and come up with a proposal based on your guy's feedback.

New Business

Variance (1422)

Variance submitted for a for a porch setback. The home is being remodeled and it would actually extend past the current structure and put it within 20' of the property line versus the current 25'. The property is kind of curved and most of the house is actually further than 25' away from the property line based on the curve.

Ty Van Ryswyk Makes a motion to accept the variance.

Tony Harris Seconds

All in Favor

Motion Carries

Variance (48)

Variance is for a garage that originally had a variance for 3' off the property line and the request now is for 5' off with the current design.

Shaun Diltz Makes a motion to allow the variance with the stipulation the member will be responsible for moving the garage if the 10' setback is ever needed by the Association or utilities.

Trisha Yates Seconds

All in Favor

Motion Carries

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Road Bids

John Crotty We reached out to 4 different companies for bids, and we only got one back. The bid received was from Illini Road Oil for 15,111' of roadway for \$55,637.81.

Tony Harris Makes a motion to approve the bid.

Ty Van Ryswyk Seconds

All in Favor

Motion Carries

Correspondence

(721) Members noting that there are questions on the boundaries of the lot between them and 720 and what they could do to proceed to resolve any issues on property lines. The homeowner explained that the property next to them will be coming up for sale and wanted to understand where the property lines are before it is sold. It seems that at some time in the past someone filled in an area in the lake with fill to extend the property and give them more shoreline. There is also a dock in disrepair at the 720 property. Conversation ensues.

Board response: Advises member to obtain a certified lot survey. **Rob Clarkson** If the dock is in disrepair the Association has the right to condemn and remove it.

Open Floor

Ray Garber (1822) I'm on the real estate commission. Some time ago, it may have been Shaun or somebody from the board who had asked the real estate committee to check into a couple of lots on Woodland, 267 & 268. I believe those were not listed for sale and they were wondering what the reasoning was behind that. The real estate committee recommends that lots 267 & 268 Woodland not be offered for sale for reason #3, I'll give you some background. Years ago, the committee was asked by the board to recommend what lots were to be offered, for sale and to price. The group of lots not to be offered for sale were for the following reasons. 1) Lots abutting farmland. In the future, there may be a desire to acquire additional property for reasons not yet envisioned. It would necessitate road access from Holiday Shores. And a road could go through the property to give access to that property. 2) For future community safety reasons or others, there may be a need for a transition to a gated community. Lots adjacent to St. James, Possum Hill Road, Damn Road, or current entrances may be needed. If there is no property to put a gate, but there are two properties together you could put a road through and put a gate of course, you'd shut off the other ones. 3) This is the one that applies to those Woodland lots. Preferably adjacent lots in all four of Holiday Shores quadrants may be needed for yet imagined various reasons such as new technologies, etc. Those are the only two lots that we own that are adjacent to each other in that quadrant. I was reviewing the whole map and looking at all the lots, and I noticed that it appears it's 647 and 648 Tamarach probably should be changed to not for sale for reason #2 & 3. **Tony Harris** Requested the list of members not current on dues and assessments at the 1st board meeting in June and that letters are sent to them by the middle of June requesting payment or asking them to contact the office within the next 30 days or liens will be filed against their property in July.

Tony Harris Makes a motion to adjourn to executive session.

Trisha Yates Seconds

All in Favor

Motion Carries

Meeting adjourned at 8:24 p.m.

Meeting Minutes submitted by Karla Suttles