

Holiday Shores
Board of Directors Meeting Minutes

Date: January 22, 2020

Attendance

Present: Dave Decker, Ali DeVries, Monica O'Brien, Tony Harris, Anthony Harrell and Matt Ressler

Excused Absence: Steve Yates

Others Present

Rob Clarkson and Megan Jackson from the Holishor Office

Holishor Members Present: 3

Non-Members: 1, Brian Gebhardt with Gebhardt Homes.

Proceedings

Meeting called to order at 7:30PM

Pledge of Allegiance recited

Meeting Minutes of January 8, 2020

Ali DeVries – Motions to approve the minutes as amended.

Monica O'Brien – Seconds.

All in Favor.

Motion Carries.

Transfers of Property

There are four transfers of property since our last meeting. All four of which are houses with three initiation fees.

Old Business

Golf Carts/Slow Moving Vehicles

Dave Decker -

Proposed Fines Structure for Golf Carts/Slow Moving Vehicles

LEVEL 1 INFRACTION: Penalty \$50

- 1. The Holishor Member is responsible for the actions of any person within/on the member's slow-moving vehicle at all times. No guest may operate a slow-moving vehicle unless they are accompanied by a member or have a valid guest pass.***
- 2. Holishor decals and lot numbers must be affixed to the right and left sides of the vehicle. Lot numbers shall be at least three inches in height and a contrasting color to the vehicle.***
- 3. Minimum liability insurance must be carried on the vehicle.***
- 4. Vehicle operators must have a valid driver's license.***

LEVEL 2 INFRACTION: Penalty \$100

- 1. Careless or reckless operation – No person shall operate a slow-moving vehicle in a careless or heedless manner so as to endanger any person or property or cause damage to Holishor property.***
- 2. Failure to provide minimum safety equipment as listed in the slow-moving vehicle rule.***
- 3. Repeated violation of Level I infraction.***

LEVEL 3 INFRACTION:

- 1. Repeated violation of Level II infraction.***

Monica O'Brien – That's our start. **Dave Decker** – We do not have guest passes. **Matt Ressler** – They're called associate member cards. **Ali DeVries** – Are we missing anything else? **Matt Ressler** – Just that one change. **Tony Harris** – Should we incorporate something in there about driving off road. **Ali DeVries** – To me, that is careless or reckless driving because that would damage property. **Monica O'Brien** – Yes, because we didn't put anything in the rule about that.

Anthony Harrell – I feel like that would fall under damaging property. **Tony Harris** – What if it's private property that's not Holishor property. **Matt Ressler** – That is a civil matter at that point. That's on them. **Rob Clarkson** – Damaged

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property like our north property by the pond. **Dave Decker** – Should we put something about staying on the roads? **Matt Ressler** – I think we should. If not, it's going to be a free for all. **Rob Clarkson** – It does say when 'operated on the roadway with speed limits of 35mph or less' in the rule, so it does mention roads. **Ali DeVries** – Yes, I feel like that has been stated already. **Tony Harris** – Is it necessarily careless or reckless? **Ali DeVries** - If it's not their property, it is. **Tony Harris** – I'm just wondering how we would define careless. **Dave Decker** – To add to Rob's point, are they allowed to drive these up to the north property? **Matt Ressler** – No, they need to stay on the roadways. That is where we are having the problems at. **Monica O'Brien** – What about somebody who parks their boat on a Holishor out lot and they take their golf cart with their supplies to get on the boat. Do they still have to park their vehicle on the road? **Dave Decker** – We have people parking their trucks and boats on our out lots right now. **Monica O'Brien** – That's what my point is. **Dave Decker** – Should we be allowing that? **Ali DeVries** – Do you have an opinion, Rob? **Rob Clarkson** – I'm guilty to have done that in the past. **Tony Harris** – I don't have a problem with it if they are not tearing up our property. **Ali DeVries** – I feel like this fines structure covers what we needed to cover. **Anthony Harrell** – I think so too. **Dave Decker** – Just for Rob's understanding, if someone takes their golf cart and drives it down an out lot to their boat, do we issue them a citation? **Monica O'Brien** – No. **Tony Harris** – I don't think so either. If they are doing donuts or cause serious damage to our property is when I advise issuing a citation. **Dave Decker** – Now, if they drive up to the north pond, do we issue them a citation? **Monica O'Brien** – Not if they're not causing damage. **Matt Ressler** – I would only if they caused damage. **Monica O'Brien** – As long as they are following common sense and not trying to be careless. **Matt Ressler** – Common sense isn't so common. **Ali DeVries** – The only thing we need adjusted in the verbiage for this is change to associate member pass. **Dave Decker** – A valid associate member card. Does anyone have any other tweaks, adjustments or comments? **Tony Harris** – We have the safety requirements listed in the actual rule, does that need to be in the fines structure also? **Monica O'Brien** – That was also covered under failure to provide minimum safety equipment as listed in the slow-moving vehicle rule. **Dave Decker** – That's under the level two infraction list. **Tony Harris** – I was just thinking if someone doesn't have their lights turned on. **Dave Decker** – Then that would be considered careless or reckless if they are driving around without lights at night. **Jerry Theodore, 1346** – I just need a clarification. I know in the written rule it talks about all-terrain vehicles, but why is it titled Slow-Moving Vehicles? That seems misleading to people. **Dave Decker** – The actual state law is titled Slow-Moving Vehicles, and this is referencing the rules associated with that. That would be my reason for that title. **Tony Harris** – I would say that and the rule itself that we are defining all golf carts and all-terrain vehicles. **Dave Decker** – They still have to meet the requirements that we listed here. **Jerry Theodore, 1346** – Does the state include all-terrain vehicles in their rule? **Dave Decker** – Yes. **Ali DeVries** – We want to stick with their verbiage. **Ali DeVries** – We need to discuss stickers, or do we have a plan for that? **Dave Decker** – We have to buy or get some. **Rob Clarkson** – I'll have a quote at the next meeting. **Dave Decker** – Just go ahead and buy them because we are going to need them. **Matt Ressler** – How many should we order? **Dave Decker** – Rob, use your best judgement. **Matt Ressler** – I'm fine with that.

Ali DeVries – Motions to approve rule and fines structure as submitted.

Anthony Harrell – Seconds.

All in Favor.

Motion Carries.

Fishing Committee

Matt Ressler – Two months ago, the Fishing Committee discussed the stocking of our lake. After speaking with Fred at that meeting, the dollar amount we are stocking is for a fifty-acre lake. We were going to ask for an increase of our stocking funding for next year and the years after. We are nowhere where we need to be for stocking. I originally thought it was but \$6,200, but we are at \$6,500, so we are way under for the size of the lake we have. The Tiki Bar Bass Club is putting fish structure into the lake to try to preserve the hatch we are getting now. The cost for fish has gone up as you can see on the spreadsheet. In 2008, we were at a \$1.40 per fish and now we are at \$2.25 per fish. I have two proposals here that I feel we need to look into. The fishery brings a lot of people out here. **Ali DeVries** – How much more money are you looking for? **Matt Ressler** – How much do we need to have adequate stocking for our size lake? **Ali DeVries** – Yes, what are you asking for? We are going to have to find it, right? **Matt Ressler** – I have two different proposals here, one of them is \$10,000 for 2020, and a 2% increase every year after. The second proposal is \$6,500 for

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2020 with an increase of 20% and a 10% increase for 2021 with a 2% increase every year after. **Dave Decker** – How much money is that? **Matt Ressler** – About \$17,000. **Ali DeVries** – How much do we put in now? **Matt Ressler** - \$6,500. **Dave Decker** – How many acres is our lake? **Monica O'Brien** – Our lake is 435 acres. **Anthony Harrell** – I think the numbers are a lot higher than that. What we were told, we are currently stocking for a fifty-acre lake, so the total amount would be eight times higher to stock the whole lake, which is about \$48,000. I think the proposal with the 2% increase each year with either option we choose, may get us there eventually, but it's going to take some time. In addition to this, with putting in the structure to help protect the fish from the natural spawn. Hopefully we will have some increases from that as well, so we do not meet that \$48,000 requirement. **Matt Ressler** – That is why we are putting structure in the lake. **Anthony Harrell** – That is what the Tiki Bar Bass Club is paying for. **Monica O'Brien** – What other kind of structure is going into the lake? I know we've always used Christmas trees. **Anthony Harrell** – It is a PVC structure, so it has a concrete base with flexible PVC tubing. **Monica O'Brien** – That way it is more permanent. **Anthony Harrell** – Yes, it is permanent, and it will not float up. **Monica O'Brien** – Will it survive anchors being pulled in? **Anthony Harrell** – Yes. **Rob Clarkson** – I'm pretty sure these structures are being put under docks. **Ali DeVries** – I think the first question is do we have that money in our budget? **Tony Harris** – No, we don't. I know where we can find it for 2020 but I'm not sure where to look for 2021. **Dave Decker** – Basically, if you're going to take it from anywhere, you're going to take it from roads. **Matt Ressler** – I'm not saying we need it right now, but this is something we really need to look into to preserve our lake. Maybe we can figure it into next year's budget. **Dave Decker** – The 2021 budget is being created right now. Tony already has a first cut budget for 2021. **Matt Ressler** – Tony, is there a possibility you could find this in the 2021 budget? **Tony Harris** - Unless we have more members pay or something comes in under budget. I think we have nailed down a lot of our expense lines. It's going to be tough because the 2021 budget is pretty tight with the wage increase for 2021 and work to be done on the roads. I will look to see what I can do. **Dave Decker** – I think from a Board's perspective, we need to make the decision and give you direction on what to do for the 2021 budget. We have the 2020 in front of us, which we are just doing a revision based upon what I'll say, normalizing those numbers. I don't think it's appropriate for us to be changing what the membership approved specifically for that. What we've done is tweak the ones that we know better what the salaries are, the hourly rates are, what the maintenance costs are going to be, and we know what carry over we have for the roads. That is why we are doing the revised budget. If we are going to make a revision to the amount of money we are using for stocking, we have to be making that for 2021. You have to be working on that now so we can approve it for the Annual Meeting packets. I think the Board sitting here needs to make a decision to increase the amount we are funding for in 2021 and give that recommendation and direction to Tony. I'll tell you that forcing an increase on a line item in the budget is a bad idea. We don't even have a forced increase for our annual dues. That's my thought. If you guys are thinking you want to do an increase for the fishery, you need to give Tony that direction right now and not wait because by the time we start talking about the budget, it's time to approve or deny it before the Annual Meeting. **Ali DeVries** – I think we should see if we have any low hanging fruit where we don't have to move things around very much. **Dave Decker** – I can tell you from experience and having done it multiple times and I think Tony would agree, the only place you will find low hanging fruit is roads. The rest of the low hanging fruit has been picked over the years. The only adjustment you have is you adjust your maintenance based on what costs you have and what you expect to break the next year, which is most of what our budget is. Also, utilities and salaries. **Ali DeVries** – What about if we have things under budget this year or roll over? **Tony Harris** – I would say look at the carry over for 2020. **Dave Decker** – That's a potential but that is not part of the planned budget. **Monica O'Brien** – Has anyone looked for grants for fish stocking? I don't know if it's available. This also seems like something that could be a worthy fundraiser as well too at least to catch up. When we built the deck here at the clubhouse, it took a while, but we had fundraisers. I bet the community will really support that. **Matt Ressler** – The Tiki Bar Bass Club is going to have a proposal at the meeting in February for having gun raffles. For the structures we are putting in the lake, it is about \$125 per structure. That is why we have the fishing tournaments. Once we get back on board with the structures in the lake, we will go back to supplementing the stock also like what has been done in the years past. **Ali DeVries** – The real question that we need to ask is do we want to ask Tony to remove it from roads for 2021? Or do we want this to be an option if we have carry over? **Tony Harris** – Keep in mind with that thought process is if you look at the roads we have for 2020, the money that is in there is all carry over. Meaning that when we balance the budget, there is very little new money coming out of 2020 for roads. Your ditching budget for this year we are going to spend about \$142,000 only

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because we had carry over from 2019. **Ali DeVries** – We don't have to allocate the whole carry over but we can look at it if and when there is carry over. **Tony Harris** – What I'm saying is if you're wanting to put it in the budget and take money from a line item, the budget amount that was going into roads we take in from income is maybe \$5,000 or \$6,000. In the total 2019 road budget, we spent \$22,000 and carried over \$142,000 which is \$264,000. **Dave Decker** – What do you expect the 633 account to be for 2021? **Tony Harris** - About \$280,000 less than what is in the current budget. So that is about \$139,000. **Dave Decker** – You expect all of roads, ditching and storm water for next year for 2021 budget to be \$139,000. **Tony Harris** – Yes. **Ali DeVries** – So we are spending a lot more this year? **Tony Harris** – Yes. That is all categories, so that is road repairs, engineering, road resurfacing, ditching, that's everything which is a fraction of what we allocated from 2019. **Dave Decker** – Part of what we're doing for 2020 is what was allocated from 2019, it's a little skewed. The reality is with the carry overs, our money for this year would have been \$280,000. **Tony Harris** – Without the carry over, it would have been \$139,000. **Dave Decker** – Let me try that again. We have some ditching money that we carried over. With subtracting the ditching carry over, what would have our line item been? **Tony Harris** - \$277,000. **Dave Decker** – Our budget for this year would have been \$277,000 of which \$140,000 is what we would have budgeted, and the others carry over. **Ali DeVries** - What you're saying is it's already taking a hit and we cannot do the fish? **Tony Harris** – I don't think you can do the fish in 2021 and put it in the budget. If we do better than we think in 2020 and have funds left over, we can always take that carry over and allocate it for the next year. I think that's what we want to look at for 2021. I think we need to keep that on our list for carry over at the end of the year and ear mark it to use for fishing. **Monica O'Brien** – I feel like we don't need to add anything else to this budget that we're not asking our membership for directly. It's a big change and some people may see this as only benefiting those who like to fish. For that dollar amount, I feel that this needs to go to the membership first. **Tony Harris** – They are going to get the budget when the Annual Meeting information goes out in the mail so we can make notes on what was increased. I just don't think we have the availability in the budget. **Ali DeVries** – Unless there is carry over. **Rob Clarkson** – What about a fish wish list for next year? **Monica O'Brien** – That way there are numbers. **Matt Ressler** – Do you want me to make a note that if we have carry over, we'll look into putting that towards the fish stocking? **Ali DeVries** – Yes. **Tony Harris** – Yes, at the end of the year we can bring this back up to see what we have available in the budget. **Dave Decker** – I think what Rob has proposed is to be prepared for that conversation, the folks that are recommending we spend more money on fish, I think the term was used to have a fish wish list that says if we have more money this is what I'd like to spend it on. That way when the conversation comes around at the end of this year, if there is carry over, you already have it laid out. **Matt Ressler** – What month is that in? **Dave Decker** – November is usually when we start talking about potential carry over and wish lists. **Anthony Harrell** – Dave, just to pick your brain a little bit here. I'm looking at past numbers for 2002 and 2003 association dollars. The association paid quite a bit back then. Was that carry over money? In 2002, we spent \$10,000 and in 2003 it was \$9,600. **Dave Decker** – I'll have to tell you that I have no clue. I do have a vague memory that there was I'll call it a catch-up effort done at some point in the past. Whether that is it, I honestly don't know. It sounds like the direction is nothing for the 2021 proposed budget but create a fish wish list to have ready in case there is a carry over at the end of this year to talk about adding that when that time arrives. **Ali DeVries** – I would also maybe think about having some sort of fundraiser. **Dave Decker** – They are having fundraisers for structure.

By-Lot Assessment

Matt Ressler – The committee had a meeting with Rob and I last week. We needed the names of who is going to be on this committee which I have more names to add, it just wasn't approved by the Board. **Dave Decker** – The only thing the Board needs to approve is the chairman. The individual members, the Board does not typically approve on a particular committee. **Ali DeVries** – Matt, are you the chairman? **Matt Ressler** – Yes. We are currently working on this topic. Just so you guys know, we are compiling all the information to see what the dollar amount would be to see if this would be beneficial to the Association. **Anthony Harrell** – How many different ways is this being looked at? Strictly by lot? **Matt Ressler** – Several different ways, by lot, by parcel and what is recorded with the county.

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2020 Budget Revision

Dave Decker – This is the same copy of the budget we had but with minor changes from the last version. Is that correct?

Tony Harris – Yes. What we have here is a proposed revision of the 2020 budget. It's based on the assessments and dues paid by 1,172 members; we have 1,261 total members but those 1,172 members have paid.

Dave Decker – Which is going up compared to what we used to use. **Tony Harris** – Yes, due to the collection efforts and the liens, more people are continuing to pay. We have been raising that number to stay in line with that. We incorporated changes in the minimum wage increases and the carry over. The carry over items that came from 2019, we allocated some money for the restaurant assuming that when we get a new restaurateur in here, there might be some repairs and stuff we may agree to do. There was money in 2019 that was allocated which may have been a 2018 carry over, there is \$35,000 here from that.

Dave Decker – Which we carried over the same amount we had allocated from 2019, we just allocated for 2020. **Tony Harris** – Yes. We have the 2019 ditching which is \$142,000. We have maintenance building improvements that amounts to approximately \$8,000. We have \$2,600 for the replacement signs at the main gate. We had the remaining carry over was used for the 2020 ditching money, there is a note there for \$138,000. That is what makes up your carry over amount. **Dave Decker** – The approved budget was for \$11,200 but based upon historical numbers, we believe we are going to hit a higher number, so we budget for that. That is why we are doing this review and revision.

Tony Harris – Yes, what we do is go over the numbers from 2019 to see how we did and what we spent. We wait until 2019 is complete to finalize those numbers and tweak the categories if we had changes in items like insurance costs for example so we can plan for that. There are only small tweaks like that.

Ali DeVries – Motions to approve the 2020 revised budget as proposed.

Anthony Harrell – Seconds.

All in Favor.

Motion Carries.

New Business

Variance Request for Dog Pen, 675 Monaco

I am requesting a variance from a chain-link kennel to a reinforced steel welded kennel. I am a K9 Police Officer and the kennel is for a working K9. Hector, my K9 is a dual-purpose patrol/explosives working dog, not a pet. These K9's are selected based on their drive, courage and athleticism. Chain-link is not durable enough to kennel patrol dogs as one weak link can cause they whole kennel to be worthless. Our patrol dogs are required to be in welded steel kennel with a warning sign stating it is a working dog. Hector is a very friendly K9 but, chain-link will not stop him if there is a rabbit in my yard he wants to play with.

Dave Decker – In regard to the Building Committee, they have noted that this size and structure is what's needed for this officer and is recommended. Does anyone have any questions? **Matt Ressler** – Do you have a top on it?

Kyle Arakaki, 675 – I had to special order the top because they usually only sell the four sides.

Matt Ressler – Just like you, I know these dogs can climb fences. **Kyle Arakaki, 675** – These dogs can jump vertically straight to eight feet. The top will be steel also that will be clamped with eight reinforced clamps. He is not a vicious dog, but these dogs have a high drive. If he sees a ball or small animal, he's going to want to play. When we do the patrol work, it isn't military style, it's all fun for him, so it is not a high aggression issue. Not only is this kennel to keep him in, it keeps other people from coming up wanting to pet him and to climatize him to the weather since we work outside a lot. This kennel also gives him time away from me so he can relax and decompress.

Matt Ressler – Is this kennel going to be up against your house? **Kyle Arakaki, 675** – Yes. It is going to be right up against my house so I can still keep a close watch on him.

Dave Decker – It meets all the requirements with our guidelines, just not the style. Am I correct? **Kyle Arakaki, 675** – Yes.

Dave Decker – Do you have anything on what the sign looks like or what it says? **Kyle Arakaki, 675** – It says "Warning: Working Dog". It does not say danger or beware or anything. It is just a plain, smaller sign for safety purposes.

Rob Clarkson – How big is the sign? **Kyle Arakaki, 675** – It is the standard sign of a Beware of Dog sign, ten by ten inches. **Dave Decker** – Do you want a copy of it for his file? **Rob Clarkson** – That would be best.

Ali DeVries – Motions to approve the variance request for the dog pen and sign as submitted.

Matt Ressler – Seconds.

All in Favor.

Motion Carries.

Variance Request for Setbacks, 103 Shore Drive SW

I am requesting setback of approximately 41' from corner of deck to edge of water for the new home. Unable to mirror floorplan, putting the garage on the north side of lot as street/lot topography would make an unusable, steep driveway. The proposed home is at minimum square footage and pushed up against front building line with a 12' deep deck. **Dave Decker** – In regard to the Building Committee, they feel the builder has meet all criteria to fit this house on the lot except the deck. They can't move footprint of home to accommodate. The plans they have provided are the best-case scenario for this lot and we recommend this variance.

Ali DeVries – Motions to approve the variance request as submitted.

Monica O'Brien – Seconds.

All in Favor.

Motion Carries.

Shoreline Erosion Prevention Proposal

Dave Decker – We have a memo from the Lake Committee which spells out a lot of information regarding what and why. In our By-Laws, there is currently a by-law that states if somebody needs to perform erosion control work that the association can issue a requirement of a deposit for all the work which the association will hold, if they do not do the work in sixth months then the deposit is forfeited, that can be done once a year. We currently have the requirement/fine is \$3 per foot, the talking amount is \$100 per foot. The other main point of this is to require erosion control structures on seawalls on Su Twan, which they are currently not required. Also, if property is in a cove, area and is nominally affected by lake action. The suggestion is if we propose this, is to remove what's currently Section G, page number 15. I'm going to reverse things and talk about that one first. I believe based upon the Lake Committee's recommendation, if we make the changes to the Shoreline Erosion Prevention attachment, that this could go away, I think it should stay. It doesn't specifically talk about seawalls itself, it's just a general rule that all members are responsible for protecting the lake and it keeps pollution and siltation from their property. **Anthony Harrell** – If someone were to apply for new construction for a home on the lake, they would have to have the screens to protect the erosion, right? **Dave Decker** – And the people who aren't on the lake. **Roger Groth, 1027** – Dave, we really went back and forth if we should have this by-law attachment 001 like we do or if we should incorporate it into the body of by-laws more. The reason we ended up with this, we took that exact language and put it into the new by-laws 001 making it redundant. **Dave Decker** – I missed that, I apologize. **Roger Groth, 1027** – That's the only thing by-law 2G did, we put it in the opening statement. **Dave Decker** – I don't see anything in here that talks about whether this should continue as an attachment or just be another by-law. **Roger Groth, 1027** – We discontinued it's current label and it's current placement in the by-laws and call it 001. It is a by-law, there is no doubt about that. It's almost a matter of formatting it if you just wanted to change that heading and place it somewhere in the body. **Dave Decker** – The reason I ask that question is going back to that one particular section. It's more overall and not just shoreline erosion control. If we get to that point, we will get to that point. I had missed you added that in, thank you. What is the Board's general thoughts on working on this to take it to the Annual Meeting this year? **Monica O'Brien** – Well, I think one thing to consider is that it's a draw down year, it will get people thinking. **Dave Decker** – To that point, we can trigger the effective date of this as part of the conversation of the proposal because the last time this was taken to the membership, it was struck down because people were afraid it was going to take effect immediately and they were not going to have things done and immediately fined. **Roger Groth, 1027** – Which is part of this proposal is to start a couple years from now. **Dave Decker** – Learning from that, we can make sure that part of this by-law states when this will take effect. Thereby enabling no fine at that potential argument. For example, you wouldn't want to make this effective immediately or even requiring them to have something done for Su Twan lake because they haven't planned for this at all. That might be something you want to extend that, so it is not effective or forcible for them. That can be controllable. **Monica O'Brien** – I think it's reasonable trying to get it into this year's Annual Meeting. **Dave Decker** – I'm not hearing a no from the Board. The reason I ask because if we are going to do it, this is going to have to be pretty aggressively pursued, tweaked and changed in order for it to be in the packet. It is early enough for us to accomplish that, but we are going to have to aggressively do that. **Anthony Harrell** – I do have a question on this. Under this deposit, if you have unprotected

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shoreline, we're requiring a \$100 per running foot of unprotected shoreline. If I have one-hundred feet of shoreline and it's unprotected, I need to pay \$10,000? **Roger Groth, 1027** – No. The way this deposit is set up to give incentive to the homeowners to make the repairs on their existing seawall. **Anthony Harrell** – I understand that. **Roger Groth, 1027** – This would probably impact six to fifteen homeowners each draw down year. That is about the number we'll see that won't do what they need to do. Ordinarily, it's a ten-foot section but it's only done if they fail to fix it in the notice period they are given by the Association. If they get a letter that says they need to fix ten feet of their seawall, and you've got until the end of the year to do it, the deposit requirement does not kick in until they fail to do that. The deposit requirement does not apply to a current unprotected lot. This by-law would then require the seawall. The deposit does not come into play in the Building Committee rules on putting in the seawall for the first time. **Anthony Harrell** – I think that needs to be spelled out clearly because when I read it, like for Su Twan since they do not have any erosion control. If I had one-hundred feet of shoreline, I would have to pay \$10,000 plus the expenses to have it fixed. **Roger Groth, 1027** – The evolution of this started in 1984 when the Association required seawalls on the main lake, except for coves because they have limited wake action. It wasn't until 1987 they created this deposit requirement to get people to maintain those seawalls. This language is extremely difficult to write, and it ties into the building rules, even when it doesn't look like it does. It also ties into the fines structure as well. **Tony Harris** – I think the wording is fine and I think you're both saying that if you're on Su Twan with one-hundred feet of no seawall, it would be \$10,000, if you only have one foot that needs repaired, that's \$100. **Roger Groth, 1027** – The deposit requirement is not going to apply to Su Twan. **Anthony Harrell** – Are we going to use the word seawall in the verbiage? I'm not sure if I like that. **Roger Groth, 1027** – We are using the term erosion control. **Dave Decker** – I think to Anthony's point, that needs to be clarified or it's not going to pass. We'll work on it. **Roger Groth, 1027** – This is very difficult to write. I'm having trouble explaining this to guys who are also knowledgeable about this. **Dave Decker** – I think what you described needs to be a part of the by-law itself because if it's not part of the by-law then it really doesn't exist, right? **Roger Groth, 1027** – No, because it ducktails with the building rules. **Dave Decker** – I doubt anyone here has looked at the building rules and how it ties into this, which is our action item for the next meeting is to figure out how those two ducktail together. I didn't do it and I doubt the rest of them did it either. **Jerry Theodore, 1346** – A couple things. Obviously, you've touched on the dollar amount, you can change that and same goes for the actual date. If you look at the deposit and how we have that worded, when I read it with the date we put, if the members on Su Twan do not build this erosion control structure by January 1, 2021, that is when the deposit comes in. **Dave Decker** – I'm sorry, but my understanding is that is when we can write them a letter and issue a notice to tell them to get the work done by a certain date. If it's not done by the certain date, then the deposit comes in. **Jerry Theodore, 1346** – If the Board doesn't feel that is a reasonable date, then change it to 2022. We felt with the year plus before you give them any chance of it. The draw down does not affect Su Twan, obviously. Also, there is a piece in here that says rationale for change, you need to read that also and diagnose that because that explains a lot of what the whole reason for doing this. Also realize that the way this is worded, it excluded the lots on the main part of the lake on the original seawall. That and this would require erosion control. **Dave Decker** – I've heard that, and at some point I've seen that, but it's not on this original markup document. **Jerry Theodore, 1346** – The reason it is changed here, we're saying all lakefront lots. **Dave Decker** – Is it in the actual 001 attachment? **Roger Groth, 1027** – It's on page 26 of the Covenants and By-Laws, under Exemptions. **Tony Harris** – The changes would not invalidate exemptions that people already have. **Roger Groth, 1027** – Yes, it does. The By-Laws chain a blanket exception for lots that backed up on the ends of coves. You can see there is a number of lots that are backed far into coves that do not have erosion control. Those may or may not be documented sometime in a building file but there is no master list of those that we know of. A blanket exception is going to be changed if you were to get this by-law approved as written. **Tony Harris** – The blanket exception is those who are backed into a cove with limited wake action. I'm saying if we give specific exemptions to lot owners that come to the Building Committee meeting asking for an exemption for whatever reason and it was granted, they would still have that same exemption even though we changed this. **Roger Groth, 1027** – You have to understand why we are looking at this differently today than when they did back in 1987. When Rob and staff saw Su Twan in it's lowered state this past year, they saw a lot of erosion. We took that logic from what they saw on Su Twan and we applied that to the main lake. The thinking in 1987 was that it was okay, but from looking at Su Twan now, it's probably not okay to have those unprotected lots after all these years. I would say if there is an exemption in a file, we need to restart that process. **Dave Decker** – A variance or an exception

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would have been granted by the Building Committee, the Lake Committee, the Association or the Board, all of which can be revoked. **Tony Harris** – Really? **Dave Decker** – Sure. **Tony Harris** – If they were given an exemption, we have the right to change our mind and take it back? **Dave Decker** – That’s what you’re doing with the by-law. **Tony Harris** – That’s my point. If you give someone a variance, like a variance for your deck to be closer to the water, they build it and we decide we don’t like it after they spent all that money and we say they have to tear it down because it doesn’t meet our rules. **Dave Decker** – There is a difference between what you can do and what you should do. **Tony Harris** – I just don’t think you should be able to do that. **Roger Groth, 1027** - I think it’s judgmental on the Board’s part if you want to advocate on this or not. You could say that you think we should have erosion control on Su Twan but not do anything on the main lake. You can do all of that but logic that brings you to wanting to require erosion control on Su Twan then that should apply to the remainder of the main lake. **Dave Decker** – Roger, based upon this verbiage, this doesn’t need to be approved by anybody. If I go look at their property and it’s eroding; the exemption should be taken away. **Monica O’Brien** – I agree. **Anthony Harrell** – Let’s say I’m on Su Twan, obviously it’s not getting beat up like your shoreline would on the main lake. If I was on the main lake, I would use four-inch riprap or something. On Su Twan, I’d put one-inch decorative river pebble. **Roger Groth, 1027** – With soil cloth, you could get away with smaller size rock. **Dave Decker** – That’s a whole different question. **Anthony Harrell** – You’re saying erosion control, so what are we defining as erosion control in different areas? **Roger Groth, 1027** – It will vary. **Anthony Harrell** – Who approves that? **Roger Groth, 1027** – The Building Committee. **Dave Decker** – There is already a process for building a seawall or erosion control, you have to get a permit for a new structure. One of the phrases in here is that they apply for a variance through the Building Committee and it then comes to the Board for approval. *Conversation ensues.*

Process for Voting at the Annual Meeting

Dave Decker – Because we have a new process with allowing absentee voting. We need to revise what our approach is and how we are going to handle that voting and counting it. We need to document that process and get it approved by the Board. I’m looking for a volunteer from the Board to work with the office on formalizing that process to present to the Board. Do I have any volunteers? **Anthony Harrell** – I can help out with that. I will connect with Angie and Rob. **Dave Decker** – Thank you. My recommendation is to take what we do with the Board of Directors voting today and build on top of that. With the expectation that when we have the Annual Meeting, I expect us to have some conversation before we turn in any votes. I wouldn’t expect us to walk in here at the Annual Meeting and turn in our ballots. Obviously, people can do that, but I would expect us to have some conversation and then ballots are closed for by-law number one and so forth. That is the approach I would expect us to take so keep that in mind as you build the process. Does anyone disagree with that? **Tony Harris** – No, because that would allow time while for the ballot counters.

2020 Road Plan

Dave Decker – In our packets, we have a note from Rob Clarkson that describes the trap rock versus slag. Rob, what is your recommendation coming out of this? **Rob Clarkson** – The only concern I had was that the supplier that we used last year, they had an incident where they had to peel a road up due to non-adhesion. I don’t believe they used the same oil that we use, they had a chemical reaction. My visual inspection on the roads in Hartford that were using this rock, it was much quieter, much cleaner and you do not have all that loose rock on the side of the road. If you look at the two aggregates, the slag is very pointy and jagged, the trap rock has a lot of flat edges on it. To me, the trap rock would be a better bonding surface to your oil due to it having a larger flat surface. **Dave Decker** – Is it your recommendation to go with the trap rock? **Rob Clarkson** – Yes. **Dave Decker** – What is the Board’s thoughts? **Anthony Harrell** – Tony, on the budget we just approved, this was a part of that, right? **Tony Harris** – You would just have to use as much as you can for that dollar amount. Whether that be a few feet less of rock. **Anthony Harrell** – It wouldn’t affect what we just did? **Tony Harris** – No. You have the same amount of money either way. **Dave Decker** – Does anybody object to it? **Tony Harris** – No, I like this idea.

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Lien Fee Increase

Dave Decker – We have another note from Rob in our packets regarding lien fees. The county has increased their lien fees from \$37 to \$60. At the Finance Committee meeting, we were discussing this, we believe we have to increase the amount we are charging to apply a lien and remove a lien. The first thought that comes to my head is \$120 to put it on and \$120 to remove it. The cost to do so from the county is \$60. **Ali DeVries** – I’m fine with that. **Anthony Harrell** – As am I. **Tony Harris** – I was going to advise \$100 to apply it and \$100 to remove it. **Monica O’Brien** – It takes a hefty amount of time to prepare these liens too. I was thinking \$125 and \$125 to make it an even \$250. **Dave Decker** – We currently charge \$75 to apply the lien. What do we want to charge? **Ali DeVries** - \$125. **Dave Decker** – Does anyone disagree with that? **Anthony Harrell** – I’m good with that.

Ali DeVries – Motions to raise the fees for applying a lien and removing a lien to be \$125 per event.

Monica O’Brien – Seconds.

All in Favor.

Motion Carries.

Correspondence

Letter from Monica O’Brien

My husband and I are soon to be empty nesters and with that we are also downsizing for the next stages of our lives. We have accepted an offer on our last piece of Holiday Shores property with a closing date in mid-February. I will no longer be a member after the sell and therefore no longer able to serve on the Board of Directors. I will serve until the property closes. It is bittersweet feeling and hard to let go of the Shores. Thank you for allowing me the opportunity to serve you this past year. Holiday Shores is a great community that is continuing to grow and develop for the better and it is in good hands with the current leadership and employees.

Dave Decker – Monica, thank you for your service and I’m sorry to see you go. We need to start the process of looking for a replacement. **Matt Ressler** – I spoke with Shaun Diltz that if we need a filler for Monica’s position, he would do it. I think with him being a past Board member who was approved by the membership in the past, he would be a good choice for those three months. **Dave Decker** – That is name number one. Which reminds me, have we established our Nominating Committee chairman? **Rob Clarkson** – The individual who chaired last year noted that if no one else would take it, he will do it again. We put something on our online sites, and no one has responded or inquired information. Monica’s position will be up for election at this year’s Annual Meeting along with two terms that will be open. **Dave Decker** – We will post Monica’s letter on Facebook and our website to look for a member who is interested to fill Monica’s position for a three-month timeframe. **Tony Harris** – Is there anywhere in our by-laws that states we must replace a Board member in a certain amount of time? **Dave Decker** – According to our by-laws, we are required to replace them within thirty-days of their resignation.

Audit Rep Letter

Dave Decker – Does everyone agree to us using Scheffel & Boyle this year? *The Board mutually agrees.*

Tony Harris – Motions to approve using Scheffel & Boyle as our auditors.

Monica O’Brien – Seconds.

All in Favor.

Motion Carries.

Open Floor

Restaurant Committee

Matt Ressler – We are running into a brick wall. Everyone we have spoken to has wanted to have the video gambling in the facility. I know the Board has been against it in the past, but I think we need to look into it again because we are getting a lot of push back. **Ali DeVries** – Do we want to take it to the membership to see how they feel? **Matt Ressler** – Could we put it on Facebook to get some feedback? **Dave Decker** – We could put a vote on Facebook asking does the membership agree or disagree with allowing video gaming in the restaurant. **Monica O’Brien** – That’s a good start.

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Ali DeVries – Motions to adjourn to Executive Session.

Monica O'Brien – Seconds.

All in Favor.

Motion Carries.

Meeting adjourned to Executive Session at 10:02 PM