

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** December 8, 2021

**Board of Director Attendance: Present:** John Crotty, Tony Harris, Jerry Allen, Shaun Diltz, Ty Van Ryswyk & Robert Wittkamp

**Excused:** Anthony Harrell

Others Present: Karla Suttles & Chris Galleta from the Holishor Office, Dennis Denby w/CMT & Jim O'brien w/Holiday Shores Fire Department

**Holishor Members Present:** 7

**Proceedings** Meeting called to order at 7:30pm

**Pledge of Allegiance recited**

**Meeting Minutes** – Minutes of November 10, 2021

**Jerry Allen** Motions to approve the minutes as amended.

**Tony Harris** Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 2 transfers of property, both triggered initiation fees.

**Bills & Salaries**

**Tony Harris** Makes a motion to approve Bills & Salaries as submitted

**Shaun Diltz** Seconds

**All in favor**

**Motion carries**

**Profit & Loss**

Submitted for review.

**Manager's Report**

Read by John Crotty

**Public Safety Report**

Read by John Crotty

**Old Business**

**906 Holiday Point Parkway**

**John Crotty** Drainage of water and discussion with the engineer and the homeowners. We do have a quote from the engineer who is here tonight to review what could be done to get that water off of the property. Do we have any questions for the engineer or the homeowners? So at this point, all they've done is provide us a quote for engineering work. I guess that's why your here today to kind of give us an idea what that would entail. **Dennis Denby w/CMT** Rob Clarkson had asked me to give a quote for a topographic survey at 906 Holiday Point Parkway from the culvert all the way down to the lake. **John Crotty** The amount for that work would be \$1,145.

**Tony Harris** What would the timeframe be to get that done once it's approved. **Dennis Denby w/CMT** January **Tony Harris** It's my thoughts as a board member if we spend the money and get this work done, how much are you guys as the homeowners willing to fit into this project. **Resident (906)** I don't know, what is the plan? **Tony Harris** We don't know. That cost is to develop a plan, just for the survey. **Resident (906)** I feel we've done our part, we had our property surveyed, the elevation of our property, property lines to prove it was our property, and one step further with elevation of our property. We need to know if it is your responsibility or our responsibility. **Tony Harris** Anything on your property is not Association responsibility, the Association is only responsible for Association proper. **Resident (906)** Going back to the fact whoever decided that it was okay put a larger pipe in to dump more water across our property and erode even more. I can't even mow. **Tony Harris** So it might put the same water across there faster, the larger pipe, but the same amount of water is going to flow through there either way, it might just come through at a slower pace, because what is going to be there. But you get so much water coming down, flowing through that pipe, let's just say 10,000 gallons, it may flow at a smaller rate through a smaller pipe, but the same 10,000 gallons is still going to flow across property. **Resident (906)** But when you upgraded all the culverts and everything above and then every house, every driveway that is put it in above us is increasing the water flow on top. So you've upgraded the pipe to court to take on the increasing volume that's coming across for a reason and that was to get it across the road quicker and faster. **Ty Van Ryswyk** Possibly to save the road. I mean, we could have the roads in your front yard if it sits there and undermines the road. **Robert Wittkamp** And we have to protect the roads, that's the association's job. **Resident (906)** So who cares about the water coming across our property. **Tony Harris** Your lot is probably the lowest point, that's why the water flows through there, it's going to flow through there no matter what. It's always been directed there. There was a culvert there before, there were there were ditches running down through there before this. This isn't the first ditch or culver that ever appeared there. **Shelly Acevedo (906)** Correct. There was one there in 1994, a much smaller, smaller pipe. However if you notice, you have ditches everywhere else directing the water out of your culverts, where it flows, except for my property it comes and it stays. It goes all the way across my property. Originally, you guys didn't think it was my property, which is why we kind of proved that it was my property. And now we proved it and it's still a battle. I don't understand it. **Tony Harris** It's still the lowest point, it's where it's going to flow. **John Crotty** It's the lowest point. How are we going to get from your property back uphill? You can't make water go uphill.

**Resident (906)** You cannot force water to go up a hill, , but you have 50' between our property and the property behind us that goes all the way to the lake. **Jerry Allen** Yes but that elevation is much higher than your elevation, isn't it? **Resident (906)** But if you're

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putting in a pipe it doesn't matter, the pipe goes underground. **Jerry Allen** The normal flow of the water has always been down towards your house. **Resident (906)** The water is going to go through the pipe, it doesn't matter if it's 10 foot down or on the ground it's going to flow from the top. You follow what I'm saying? **Robert Wittkamp** We're not putting a pipe in. **Shelly Acevedo (906)** We just want to know what our options are. **Tony Harris** That's where we'd have to get the survey work and stuff done to see the lay of the land. In theory you could put a ditch in, I just don't know how deep it would have to be and whether it would be realistic from that height, whatever the height of lake is, that's why we would need a survey to tell us. **Shelly Acevedo (906)** So basically you're telling me that I have to take all the associations water that is above me on my property, that's my option. **Robert Wittkamp** It's not the associations water, it goes through everybody's yards. **Resident (906)** Who controls the water? **Robert Wittkamp** God. **John Crotty** That water is going to go from where it started to the lake somehow and to save the road we have the right as the Association to cross the road with a pipe to get the water from one side to the other to save the road. Conversation ensues **Shaun Diltz** There were pipes that weren't in the 20-year flood parameters, so he went back and upgraded those to fall in line with that. Just for this engineering study does it just have to be that pipe? Could we have a couple other options as far as dirt movement because we do own a lot next to it. **Dennis Denby w/CMT** Rob just talked to me about the pipe option. **Shelly Acevedo (906)** I think that would probably be the most expensive option but maybe not. **Dennis Denby w/CMT** Generally speaking the pipe would be more expensive than anything else that we have talked about. **Shaun Diltz** I just want to know the feasibility of it because of how it's set up just because that is the low point so can we move that around to make it not so low. So anything, a bigger storm than say statistically a 25-year storm, which is once every 25 years, would possibly overflow that pipe. And so you know, if you have a smaller pipe and obviously it overflows in lower storm events or if you have a bigger pipe you have more protection for larger storm events. So that's kind of the philosophy behind the sizing of those pipes under the roadway. It's what protection you want to provide, for what storm event. I think we're set up for that 25 year around here in the community. **Shelly Acevedo (906)** Yes, generally what we've been seeing on the crossroad culverts especially the the newer ones, I think that you've been putting in, some of the old ones or you know, too small but yeah, for that storm event. **Tony Harris** Sounds like the upgrade of the pipe may have just been getting up to current standards **Shelly Acevedo (906)** Yeah, that's that's what I was trying to say. We weren't upgrading it because anything was happening. When we were working with whatever engineering company in 2014 or 15, that's when Glen was going around upgrading a lot of the culverts. **Jerry Allen** So back to your bid, would it include marking out the property all the way to the lake so we could visually see what the route of that potential pipe or any other option might be. So it doesn't include any boundary surveys, it's just a topo survey. So getting the elevations out there is what we would have, we could include getting the property corners located as well, if you need that. But whenever I talked to Rob, he was just asking about getting topo, which is the elevation difference. **Resident (906)** I don't know if you're aware, we have a topo of our property already. We paid an engineering firm to come out and locate our corners and do all that on our property. Not on the 50 foot. So I mean, that is available. I have copies of it. I don't know if y'all would like to look at that to see. Because obviously, if it could reduce some cost on. I mean, we're here to work with everybody. We're not just trying to say, look, it is what it is. I mean, but at the same time it is our yard and we don't have use of our yard and the washout is getting worse and worse every time it rains. That's what we're here for. We're not trying to be angry neighbors we're trying to be, you know, work together neighbors. The front, the Holiday Point Parkway separation between our property and the 50-foot easement stake is there, it's been there, since we had it done, I mow around it. The one in the back, potentially I think somebody didn't like it, so they removed it. But, I mean, we have that. And we will give up whatever we need. It's certified, stamped by an engineer. So, you know, whatever it takes, we're just looking to gain access of our yard so it's not a river, every time it rains. And I mean, it could be just a light rain, and it gets soft enough that you can't walk across it, you can't mow it, you can't do nothing. And you know, since we moved in here, we have talked about a pool. And we can't even do that. Because what's gonna happen with a pool, you put a pool there, it's just going to wash the bottom right off from under it. And we don't want a total above ground pool, we wanted a split pool, you know, a little bit above and then that's just gonna it'd be a disaster and we can't do nothing because we take up all we take on all the water above us across that property. And it's gotten worse since the pipe was enlarged, obviously. If anybody's seen it before, I have pictures from right after we moved in to basically the last big rainfall of the difference in the water. Like I said, last time we was here, you know, the kids across the street, are getting in a two man, a three man tube that you pull behind a boat and going across their property. But they bought that property knowing and I talked to the man knowing that it was a drain way. We didn't buy our property knowing that all the water come across our property. When we was out there we were told that the drain to get moved off of our property by Rob Frey and Bev George. It's irrelevant, but we were told that so then we're like, okay, fine. And then when the pipe was upgraded, it was put in the exact same spot as it was before. And then that's when we made our contacts and started going through this route. **John Crotty** So a question was asked earlier, if we get the survey done, and there was a plan in place and there was work that needs to be done on your property what would you guys be willing to pay for? **Resident (906)** Well, let's see. I don't want to pay for any engineering cost. Honestly. Now, when it comes down to what's going to happen, we can look at that. I mean, obviously to keep from burying it under our dirt if we need to work a deal where we got to bring in extra dirt. I don't have a problem. I would like the yard built up anyway. But I can't build the yard up. Because if I do now, well you guys won't let me for one because it'll just backing up everything. I cannot build my yard up right now. Engineering question, you've seen it? Could I build my property up? **Dennis Denby w/CMT** No, I mean, the natural drainage way comes across your property, so to the west side of your driveway, and it goes down to the lake, which is south of you. So that's the, you know, in Illinois, Illinois drainage laws that you can't block natural drainage ways. So you couldn't go in and fill that up and keep the water from flowing across. **Resident (906)** So therefore, we have no use of that property. So what I'm getting at is, you heard it the way it is. So I can't build that up. I can't put a pool in, I can't do nothing because that will restrict the water flow, which is illegal. But then it's okay for everybody else to just do what they

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want to do. And I say everybody else as in the Association to put a bigger pipe and dump more water across our property and to create more wash out and waste our property even more than what it was before. That's all we're looking for. **Tony Harris** When you bought the house, that drainage was already there. **Resident (906)** We were told it was being moved. **Ty Van Ryswyk** Well maybe you should have got that in writing. **Tony Harris** Rob Frey doesn't work here anymore. I can't tell you what he said. **Shaun Diltz** It's the lowest point so it can't be moved. **Shelly Acevedo (906)** Jack had the conversation with Rob. And actually, I think reprimanded Rob for that. Is he still around? Prior president. **Resident (906)** The prior president Dave Decker said that he had no right saying that. **Tony Harris** But he shouldn't be saying that. **Resident (906)** But does it matter who said it though, because now you're just turning around and rebuttal against it. **Dave Decker (1184)** So I had a conversation with Rob Frey. He denied he ever said that?. We had that conversation; I believe I had this conversation with you. He had no right to say that. He says he didn't say it. There was never any discussion amongst the board about moving that culvert. So there were never any plans to change that waterflow, it's the same path it's always been on. **John Crotty** Anybody else in the board have other questions for the engineer or the homeowners?

**Failed due to lack of motion**

**Salt Spreader Purchase**

**John Crotty** This is from Rob Clarkson to the board. They've been looking for options for the salt spreader to make the snow removal more efficient and replace aged equipment. They've narrowed it down to the item that's attached in your packet. The reserve item was approved for purchase back on February 24, 2021. This purchase is actually less than the money that was in the reserves so it will leave a little line item in the future. The total cost of the spreader will now be \$3,825.

**Dam Inspection**

**John Crotty** They completed the dam inspection on November 12, 2021. Present were representatives of CMT and IDNR. Everything appears to be in good shape with some minor deficiencies in the area of the overflow tubes. These items are not new and have not worsened since the last inspection. As soon as the paperwork is completed it will be available for the board to review if necessary.

**Shaun Diltz** Since we have CMT here, do you know anything about the dam inspection? I'm just curious. **Dennis Denby w/CMT** Someone else at our office had done the inspection so I'm not familiar with the report.

**New Business**

**Variance (1580)**

**John Crotty** They are installing a pool and they're getting up to the end of their six months of their permit. And they're requesting an extension due to supplies being delayed through the current situation. The building committee has recommended approval to extend this to February 28, 2022. **Ty Van Ryswyk** This is obviously a reality of the construction world, that we're all dealing with that in getting product and completing jobs on time.

**Ty Van Ryswyk** Makes a motion to accept that variance.

**Jerry Allen** Seconds

**John Crotty** Anymore discussion?

**Mark Unnerstall (34)** I'm part owner of Oasis pools and I also live out here. And we're building a pool down at 1580 Su Twan. But so, obviously, yeah, we're seeing some major delays on materials, which has delayed the timeline of the construction. In all reality, we also have winter coming up. And then you know, being a completion of February 28 is probably pretty unrealistic. Because we typically have tents we can throw over job sites, but we can't plaster in the wintertime, you know, there's fencing to go up and the grounds gonna be frozen. So it's kind of somewhat unrealistic to think that we're gonna be done by February 28, because of the ground conditions that are coming up, there's a lot of other completion work that will be done and the project will be done. But there's no way we can have plaster on the pool. Fencing up is going to be pretty dang close as well. March can somewhat become a very tough month as well, because you can get a lot of rain, have freezing conditions. I don't know what the weather is going to do. It's unforeseen conditions that we're just not aware of yet. So we'd like to probably extend that to like, April 20, to be realistic. **John Crotty** What does the board think about the requested date? **Shaun Diltz** Conversation ensues

**Ty Van Ryswyk** Amends the 1<sup>st</sup> motion to accept the variance till February 28, 2022, and then just revisit it then.

**Mark Unnerstall (34)** Yeah, no, that's no problem. As long as you guys are kind of aware. I mean, the odds are we're probably going to be back up here unless we can get more time. **Ty Van Ryswyk** That's fine, I think just keep that line of communication open.

**Shaun Diltz** If it's already unrealistic, I'm fine with pushing it. So we don't waste anybody's time, I mean, we might see him back again in April if it has to go further.

**Ty Van Ryswyk** Amends the 2<sup>nd</sup> motion to extend the date to April 20, 2022.

**Shaun Diltz** Seconds the amended motion.

**All in Favor**

**Motion Carries**

**Correspondence**

**Holiday Shores Fire Department**

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**John Crotty** The Holiday Shores Fire Department is hosting two events in the next couple of months, one being the annual trustee Christmas dinner, which will be Tuesday, December 21. Estimated attendees of 60. And then the annual chicken and beer dance, which will be February 5, with an estimated attendance of 150 to 200. They're asking that we waive the ballroom rental fees for both events, they would still pay the reservation/damage and appropriate cleanup fees.

**Tony Harris** Makes a motion to approve waiving the rental fees for both events.

**Jerry Allen** Seconds

**All in Favor**

**Motion Carries**

**Open Floor**

**Shaun Diltz** I've talked to Rob and some of the fisherman about taking all the pine trees that get dropped off here and putting them in the north ponds for bluegill structure. If it ices over, we can just take them out there and throw them in the lake. So usually they throw them out here or somewhere. **John Crotty** Would you put all of them up there? **Shaun Diltz** Yes, we'll throw them all up there. It should provide a little bit more cover for the little fish.

**Shaun Diltz** Makes a motion to approve the Christmas trees being put into the north ponds.

**Shaun Diltz** The three north ponds, the ponds above the lake. If you look at that spreadsheet for the fish stocking, we've actually pulled close to 3,000 bass out of those ponds over the last 15 years to dump into the main lake. So it just provides a little bit more forage for the little bluegill.

**Ty Van Ryswyk** Seconds

**John Crotty** And this will be just for this year, just for 2021. **Shaun Diltz** Yes

**All in Favor**

**Motion Carries**

**Shaun Diltz** I was looking at the the rules and the crappie. The crappie creel limit says it's only good till 2022 so we probably want to revisit that. IDNR said it's fine to keep it lifted. **John Crotty** Are you suggesting proposing through 2022? **Shaun Diltz** I would actually just put it for a couple, two to three years. It's not going to change. **John Crotty** Do we have another shock of the lake in 22 or 23? **Shaun Diltz** 23, we do it every two years. We can always roll it back. I don't know if that's a rule change or just a motion.

**Tabled till January 12, 2022 board meeting to gather more information.**

**Tony Harris** Makes a motion to adjourn to executive session

**Jerry Allen** Seconds

**All in Favor**

**Motion Carries**

**Meeting adjourned at 8:07 p.m.**

**Meeting Minutes submitted by Karla Suttles**