

Holiday Shores
Board of Directors Meeting Minutes

Date: March 27, 2024

Board of Director Attendance: Present: John Crotty, Tony Harris, Jim McCann, Trisha Yates & Ben Kelley

Excused:, Ty Van Ryswyk & Sarah Jacoby

Others Present: Angie Webster & Karla Suttles from the Holishor Office

Holishor Members Present: 4

Proceedings Meeting called to order at 7:34 pm

Pledge of Allegiance recited

Meeting Minutes – Minutes of March 13, 2024

Tony Harris Motions to approve the minutes as submitted.

Trisha Yates Seconds

All in favor

Motion carries

Transfers of Property We had 6 transfers of property, 5 which triggered initiation fees

Old Business

Proposed 2025 Budget

Tonny Harris Makes a motion to approve the budget for the 2025 annual meeting.

Jim McCann Seconds

All in Favor

Motion Carries

Collections Update

Dave Decker (1184) presented the Board with an update.

Tamarach Beach Playground Equipment Update

The new playground equipment purchased by the Social Committee has finally been installed. Thank you to the Social Committee and Angie for getting it installed.

HSVFD Proposal Language of Straw Vote

Tabled till 4/10/24 Board of Director's meeting

New Business

Spillway Repairs/Cleanup

John Crotty Some items still need fixed and cleaned up from our last dam permit application. 3 bids were sent and Stutz Excavating Inc. was the only company that came back with a bid @ \$19,000. It would be good for us to get this done before our next dam permit inspection.

Jim McCann Makes a motion to approve the proposal from Stutz Excavating Inc. for \$19,000 to do the work below the dam.

Ben Kelley Seconds

All in Favor

Motion Carries

Collections Write Off

John Crotty A pending balance of \$8,788.46 from a past member was wrongly charged up as the bankruptcy paperwork was not correctly submitted from Bank of America to the Association back in 2011. The recommendation of our lawyer is to write this off.

Trisha Yates Makes a motion to write off the \$8,788.46 as we have no legal recourse to collect on this.

Tony Harris Seconds

All in Favor

Motion Carries

New By Law Proposal – Sale of Outlots

Tony Harris Makes a motion to approve the following By Law proposal.

“Outlots in Holiday Shores were created as greenspace to allow members to have access to the lake. For this reason the sale or subdividing of outlots in Holiday Shores is prohibited effective upon passage of this Bylaw. To prevent any incidental incursion onto outlots any improvements to member owned property adjacent to an outlot said member will be required to provide a survey, at their expense, to verify the property lines. The Association Manager must verify the placement of the boundary stakes before any work is approved. The Board of Directors shall not have the authority to approve a variance or approve the sale of or subdividing of any outlots in Holiday Shores. In the event a sale becomes necessary in the future it will require an affirmative vote of a majority of the members voting at an annual meeting or special meeting.”

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Jim McCann Seconds
All in Favor
Motion Carries

New By Law Proposal – Trespassing

This was split into a new proposed Rule and new proposed By Law.

Jim McCann motions to accept the by law proposal as follows.

“Trespassing and Soliciting in Holiday Shores are not permitted except as written in the rules.”

Trisha Yates Seconds
All in Favor
Motion Carries

Tony Harris Makes a motion to amend our current Trespassing rule name to Trespassing & Soliciting and to add the following language to the existing rule.

“To notify nonmembers that soliciting is prohibited in Holiday Shores. Soliciting will be allowed by the families of members for schools, scouts and other non-profits for the benefit of children residing in Holiday Shores. To contact Madison County and file trespassing charges against any nonmember violating this rule.”

Jim McCann Seconds

Rule will be posted in office & website for 4 weeks and return to a Board of Director’s meeting for a vote.

New By Law Proposal – Subdividing of a Tract of Land

*“The Holiday Shores Board of Directors will not have the sole authority to approve the subdividing of a Tract of land in Holiday Shores. However, in order for it to be placed on a ballot at the annual meeting the following guidelines must be met. **These guidelines supersede any methods previously stated in the Community Instruments concerning the Changing or Addition of a Bylaw.***

No land designated as a “tract” of land shall be allowed to be subdivided without the owner first getting the express written permission of the Holiday Shores Board of Directors to begin the process. In order for a “Tract” to be considered and voted on by the membership the following guidelines must be met.

- *The Owner of the property must be a Member in Good Standing with Holiday Shores as defined in the Community Instruments.*
- *The area to be subdivided must be surveyed and must include streets, gutters and lot lines clearly marked by a licensed surveyor. Signed and sealed Platts must be provided to the board according to the schedule established for board review at a bi-monthly meeting.*
- *All Federal, State, IDNR, County, local governing bodies and Holiday Shores requirements must be met.*
- *The Platt must be approved by the legal counsel representing Holiday Shores.*

The request will then be added to the agenda of the next annual meeting for a vote of the members. Approval by the Board of Directors simply allows it to be placed on the agenda.

To pass it will require a 66% yes vote from the membership of the association.

The Board of Directors shall monitor the progress of the plan and have the right to revoke approval if it is determined the owner or developer is not adhering to all laws established by any legal governing body involved in the project to subdivide the tract. This Bylaw becomes effective upon passage at an annual meeting of the association.”

Tony Harris Makes a motion to approve the by law proposal contingent on legal approval of the language.

Ben Kelly Seconds
All Opposed

Tony Harris The By Law proposal will be given to the lawyer to be looked at and brought back to the 4/10/24 Board of Director’s meeting.

Correspondence

1281

John Crotty Summarized the letter regarding the HSVFD incentive proposal.

Ski Club

The ski club requested approval for the following.

The Ski club requests permission of the Board of Directors to use the lake and property at the North end of the lake for show practice and shows between the dates of April 1st through October 31st. The practice schedule will need to be somewhat fluid to accommodate skier availability.

Ski Practice

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May 1st - July 4th : Typically, Monday and Thursday 6PM till dusk (red light) Saturday 9:00-noon

July 5th- Ski Season end: Saturdays 9:00-noon

Put our ski club docks in the water from approximately April 1st -November 1st 2024.

We would also like permission to anchor the ski jump in the north end no wake area and the option to pull it out and temporary anchor for the duration of practice only .

The ski club also requests assistance from the lake patrol in limiting boat traffic at the clubhouse during the dress rehearsal practice on July 2nd from 6 pm to 8:30 pm and for the July 4th ski show from noon to 3 pm.

The Ski Club also would like to host again this year the Missouri Disabled Water Ski Association on Saturday September 7th, 2024 from 7:00am till 5:00pm.

Tony Harris Makes a motion to approve the request.

Jim McCann Seconds

All in Favor Tony Harris, Jim McCann, Trisha Yates

Abstained Ben Kelley

Motion Carries

Jim McCann Would if be possible to store the ski club trailer in the secured area behind the maintenance shed as opposed to it sitting on ski beach during non-ski season. **Angie Webster** I don't see a problem with that. I will look and check to see if there is room.

1384

Member presented the board with a letter and pictures regarding a neighbor's tree that he would like deemed a hazard for removal.

Tony Harris Makes a motion to deem the tree a hazard.

Jim McCann Seconds

All in Favor

Motion Carries

Tony Harris Makes a motion to adjourn to executive session.

Trisha Yates Seconds

All in Favor

Motion Carries

Meeting adjourned at 9:11 p.m.

Meeting Minutes submitted by Karla Suttles