

Holiday Shores
Board of Directors Meeting Minutes

Date: January 12, 2022

Board of Director Attendance: Present: John Crotty, Anthony Harrell, Tony Harris, Shaun Diltz, Ty Van Ryswyk & Robert Wittkamp

Excused: Jerry Allen

Others Present: Karla Suttles & Rob Clarkson from the Holishor Office

Holishor Members Present: 5

Proceedings Meeting called to order at 7:30pm

Pledge of Allegiance recited

Meeting Minutes – Minutes of December 8, 2021

Tony Harris Motions to approve the minutes as amended.

Shaun Diltz Seconds

All in favor

Motion carries

Transfers of Property We had 7 transfers of property, all 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 Rob Clarkson

Public Safety Report

Read by Rob Clarkson

Old Business

Creel Limit Rule Change

PROPOSED RULE CHANGE TO CREEL LIMIT

Current creel limit

Species	Daily Limit	Size Limits
Largemouth Bass	3	14" minimum length
Smallmouth Bass	1	18" minimum length
Hybrid Striped Bass & Striped Bass	1	20" minimum length
Catfish (All Species)	3	14" minimum length
Crappie (All Species)	20	8" minimum length (Currently no limit until 2022)

Proposed creel limit

Species	Daily Limit	Size Limits
Largemouth Bass	3	14" minimum length
Hybrid Striped Bass & Striped Bass	1	20" minimum length
Channel Catfish	3	14" minimum length
Flathead and Blue Catfish	1	24" minimum length
Crappie (All Species)	20	8" minimum length (Currently no limit until 2024)

Shaun Diltz Makes a motion to accept rule change proposal as written

Robert Wittkamp Seconds

Proposed rule to be posted for 4 weeks. Vote will be held February 23, 2022 BOD meeting.

Revised Budget 2022

Tony Harris Here are some of the highlights between the revised budget and the original budget. On the income side, we increased the estimate for dues and assessments from 1,192 to 1220 members based on our 2020 and 2021 payment history. We increased dues for closing and prior year dues and assessments also based on 2021 and 2020 collections. We added in the restaurant rent, and we removed funding from reserves line and we added the carryover from 2021. On the expense side, we updated the payroll numbers for the changes to public safety, maintenance, and the addition of the code enforcement position. We adjusted expenses based on the actuals that we had for 2021. We used an inflation rate of 3% for any of the inflation adjusted items and then the carryover that we had we allocated those dollars to tennis courts, restaurant patio, the rock for the north pond, 2 culvert repairs, stormwater and ditching improvements that we carried over, updating the security system and cameras and adding a silt removal category in the reserve schedule.

Tony Harris Makes a motion to approve the revised budget for 2022

Anthony Harrell Seconds

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All in Favor
Motion Carries

Ditching Bids Opening

John Crotty We did receive 2 ditching bids that we will open. We invited five groups to come out and review, three actually came out and two bid on the job. Kamadulski Excavating bid is \$214,712.75 . Stutz's bid is \$170,178.90. The line items all line up with work to be done. **Anthony Harrell** Any differences in time frames or anything like that? **John Crotty** 60 days on both, all the line items are the same. **Anthony Harrell** So there's just \$44,000 difference basically between the 2 bids.

Tony Harris Makes a motion to accept the bid from Stutz

Shaun Diltz Seconds

All in Favor
Motion Carries

Reserve Schedule 2021

Tony Harris In your packets you have the finalized reserve scheduled for 2021. We just need the board to approve it so we can give it to the auditors.

Tony Harris Makes a motion to approve the reserve schedule as presented in the packet for 2021

Shaun Diltz Seconds

All in Favor
Motion Carries

New Business

Tornado Siren

John Crotty This has been brought up as a discussion item to start thinking about in light of the recent events if we'd be interested in putting a tornado siren in our neighborhood. Any interest from this board for us to look at this further. **Anthony Harrell** I get the alerts on my phone from the weather alert system. **Shaun Diltz** I just wanted to bring up that Holiday Shores does not have a tornado siren. So if residents thought we have one, we do not. **John Crotty** Shaun, thanks for letting us all know, at this time we will continue as we are.

Streetlight Removal (2085)

John Crotty There was a request to potentially remove the streetlight that's on his property, I did reach out to Southwest Electric. Southwest Electric does require approval from the board to remove or move the lights. Is the homeowner here? He is not. I believe at this time the homeowner was going to approach us if he was still interested in that and discuss with the board but he's not here so I assume it is a dead issue.

2022 Environmental Grant

Rob Clarkson They've changed the name, it used to be the sustainability grant, different contact people within the county. I've sent it to the Sanitary District for their approval. We have signatures from Moro Township, who we actually apply for the grant through, and their board approved it. Basically just waiting on your signature for the resolution. I can scan it all and email it to the county and wait for the result.

Appoint Nominating Committee

John Crotty Our chair and sole member of the nominee committee has stepped down. So we will be looking for a new chair for the nominating committee. So if anybody's interested or know anybody that's interested, have them approach the office.

Security System

John Crotty Rob is looking at our security system and has some information on our current security system and some recommendations. **Rob Clarkson** The current camera system that we have is very dated, you don't get recognizable pictures out of, it takes forever to go back because it's almost like the old VHS days of rewind. So we're looking at the possibility of using some of the overage and updating our camera system. And at the same time fixing a problem that we're going to have with having somebody up here to open the doors for events. A keypad that is linked to our alarm that we can put a code in similar to what your Airbnbs do. Temporary, turned on turned off, cellular if need be. Programed that way. Chris has had a couple business out and is putting all the information together. He'll have that and the bids for you at the next board meeting. **Tony Harris** We are looking around a ballpark of a little less than \$5000. And then early estimates that we discussed Monday it should also save us about \$200 to \$250 a month in monitoring.

Clubhouse Ballroom Contract

John Crotty The current ballroom contract calls for public safety to be provided if there is more than 75 people or alcohol. We no longer have public safety, so we do not have that to provide to the renters so we have to decide to remove that from the contract, or we

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have to contract with a private security company that the renter would have to pay for in those situations. **Tony Harris** I think, in conjunction with putting in the security system you have the ability to open & close the building, as long as we review or monitor what the building looks like beforehand and do it again when cleaned up, just take the language out. Rob looked into different places around that host those types of events and they don't have security there. They do have a bartender in person. We wouldn't have our own but the restaurant downstairs will be providing the alcohol in those situations so we would have somebody affiliated with us to deal with things. **Robert Wittkamp** If there's an issue they just call 911. That's what should be done. If there's an issue call 911 and let them handle it. **John Crotty** Karla and Rob, we can update the contract and remove those clauses for future going forward.

Tony Harris Makes a motion to remove public safety/security language from contract

Anthony Harrell Seconds

All in Favor

Motion Carries

Open Floor

Kris Williams (7) Just three things. First, I wanted to really thank the board for the work that they did on the pickleball courts, approving those. Everybody's just so excited. Thank you very much. And I'm sure Roger will probably say the same thing. Second, I had a question on the fencing that you guys had talked about for the pickleball court, I was just a little bit confused about it. I understand that we're not going to separate the pickleball courts. Is there still a plan to separate the north-south courts and the pickleball courts from the tennis courts or is there no fencing at all. **Shaun Ditz** We're waiting on a bid on the fencing. And we were going to use the existing tennis net as a separator from the north and south pickleball courts. Also waiting on bid for the wind screen, but that seemed to be very expensive, so we may need to find some alternatives. But we did pass the work for the courts resurfacing, nets and posts for the pickle ball courts and we're on the list for this summer with that company. **Kris Williams (7)** Okay, good. Because if it turns out, you got to tin cup it a little bit to get some extra punch for that we would probably like to know so we have a little bit of time to start planning what we may need to do assist you. **John Crotty** But I think what we talked about was only doing it between the north-south courts. **Kris Williams (7)** Yeah. And that would help a lot. The north-south court, separating it from the tennis court would probably help to too, for sure the north-south court. We actually did put a Facebook page for the pickleball people out here called Holiday Shores Pickleballers. The last thing, just a simple question. In light of all this Covid stuff., have you guys given any more thought to doing zoom meetings for the board meetings so that people who can't attend or would like to at least listen in. **John Crotty** We have not discussed it any further. I know it came up about a year ago this time. I think we just determined that we weren't going to invest in the technology to do so. If we started seeing a lot more people show up to meetings and they couldn't spread out, maybe we would consider it, but this is kind of what shows up. **Kris Williams (7)** Well, you know, it might be the opposite if you get more people that are hearing what's going on. You might get more people. Thank you. **Roger Rawson (1851)** Thank you guys again for doing the pickleball courts. I don't know if you saw us out there, we're actually playing tonight. **Shaun Ditz** We are signed up to get the courts done in June, I'm excited in the improvements too. **Roger Rawson (1851)** I'll have to claim that I did not read any of the past minutes, but I heard that you guys have eliminated public safety. Is that true? **John Crotty** Yes, that's correct. **Roger Rawson (1851)** I understand, and I agree with it. My concern is lake security, because the last two years have just been terrible. **John Crotty** We are still going to have lake patrol. We'll bring people back in to do lake patrol. Our new code enforcement officer will be overseeing their training and scheduling and ensuring there's somebody out there. **Anthony Harrell** You're actually going to have more lake patrol now than you did before. **Roger Rawson (1851)** Okay, great. So have you moved forward with hiring the code enforcement officer? **John Crotty** Yes, we have. He will actually be at our next meeting, and we'll introduce him at that meeting. **Roger Rawson (1851)** Ok. Do we have a maintenance manager now? **John Crotty** We do not. **Roger Rawson (1851)** Okay. Rob, I thought you said we're going to have one by the first of the year. **Rob Clarkson** It's kind of split between two of us. Our code enforcement is your building and whatnot. He was a maintenance guy and he and I both will be in that position. **John Crotty** It's not another position that we will be filling, basically this code enforcement officer rolled in some of the maintenance managers role as well as Rob did, and then this person will pick up a lot of stuff public safety was doing. It's kind of a hybrid of the two between public safety, code enforcement, building permits and things like that. **Roger Rawson (1851)** As far as lighting for the pickleball courts, Rob, do you know what voltage that lighting is? Is it 240? **Rob Clarkson** I don't believe it is. We had it apart. We were doing the timer and I believe it was still 110. I know we replaced the timer out there because somebody spun it all the way around. **Roger Rawson (1851)** Do you guys have an electrician? **Rob Clarkson** As needed we hire one out, we don't have one on staff. **Anthony Harrell** Are you wanting higher voltage lights? **Roger Rawson (1851)** No, no, I just want to know what's there. **Rob Clarkson** We changed the bulbs in them all last year. **Roger Rawson (1851)** I believe they're probably 240. I think that's what those lights usually run on. **Rob Clarkson** They're very dated lights. **Roger Rawson (1851)** Yes, and once they go out, they don't come back on for 20 minutes. **Rob Clarkson** Metal halogen or something they call it, something like that. **Roger Rawson (1851)** I was just wanting to know what's there. So we can try and investigate about, you know, updating the lighting system too. So, for future reference, you know, pretty much everything's LED now. So we'll see how the other systems integrate. I'll see if I can get electrician to come check us out. **Rob Clarkson** Let me know when you do and I'll get with you. **Roger Rawson (1851)** Alright. Great. Thank you.

Tony Harris Makes a motion to adjourn to executive session

Allen Harris Seconds

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All in Favor

Motion Carries

Meeting adjourned at 8:04 p.m.

Meeting Minutes submitted by Karla Suttles