

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** November 10, 2021

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

**Excused:** Anthony Harrell

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

**Holishor Members Present: 3**

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

**Pledge of Allegiance recited**

**Meeting Minutes** – Minutes of October 27, 2021

**Jerry Allen** Motions to approve the minutes as submitted

**Tony Harris** Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 4 transfers of property, all triggered initiation fees.

**Bills & Salaries**

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

**Jerry Allen** 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**

**Adding Donation Line to Statement**

**John Crotty** We discussed at the last meeting to potentially add a section to the statement that will go with the annual dues that would allow the membership to donate. Initially it was to donate to fish stocking if they chose. We have expanded to potentially donate to other clubs. In your packets, you should have two options. Option one is the statement would stay as it is and we will put an additional sheet of paper stapled to the statement that has the information on the amount you want to donate to the fish stocking or numbers to call for the other clubs. Option 2 puts that same information that was on the additional sheet in option one at the bottom of the statement, so we have just one page. And the assumption is they would cut that bottom part off and send it in with their payment.

**Tony Harris** We did talk about the additional clubs, but would we want to for the first year just put the fish stocking on there and add the other clubs later since we haven't had that request from the clubs themselves. **Robert Wittkamp** I say we put it on there. **Shaun Diltz** We just got the contacts down there. They're not mailing us any money directly for the garden club donation. **Ty Van Ryswyk** As far as what we end up putting at the bottom can be discussed with those clubs, we could make calls find out what they want. To me, it's option one with another sheet or option two is what we're talking about right now. And me I would do option two, so it doesn't waste the paper. It's cleaner. So to me, the motion would be to for option two and the verbiage at the bottom could be pending. **Shaun Diltz** Me too. **Robert Wittkamp** Makes a motion to accept option two as is.

**Shaun Diltz** Seconds

**John Crotty** I think it might be nice to also add some verbiage about why it's on there. Typically that members have requested that. People might wonder why we're putting that down there. **Shaun Diltz** I think the people that are apt to donate already know. I think it's simple as the way it is. **John Crotty** Is there a concern that the clubs contact on there would change? **Shaun Diltz** I would say you have to update the committee chairs. **Jerry Allen** I would think just having a box we can check which club you'd like to donate then let it go to the clubs instead of having a person's name on there would be better. **Shaun Diltz** I think that overcomplicates something pretty simple. Because then we're dealing with these clubs money. We don't have any of those clubs' money at the moment. They deal with their own money. **Robert Wittkamp** I would like to leave it as it is. Keep it nice and simple. We don't get involved with any transactions besides one for the fish stocking. **John Crotty** Instead of putting the people's names and numbers, refer them to the website? The website as all that same information. **Karla Suttles** I was going to contact the committee's and see who they would want as a contact person before we finalized that. **Tony Harris** I like that idea. **Ty Van Ryswyk** I guess that's what I was explaining when I first said it, when she makes that call to find out who they really want or if they want a phone number or an email. If that club doesn't want donations, just take them out. That's what I'm meant by depending upon the verbiage at the bottom, we can change that this week with a couple of phone calls. **Tony Harris** That seems fine. **John Crotty** We'll leave it to Karla then to get what those groups want for the contact information.

**All in favor**

**Motion carries**

Holiday Shores  
Board of Directors Meeting Minutes

**906 Holiday Point Parkway**

**John Crotty** They have had some water issues going from the culvert that kicked water across the road and through their yard. In past meetings they came to us asking for some help or advice on what to do. We talked to our engineer and basically it's going to be a bigger project than just the engineer could give without getting paid. So you guys have a quote in your packet for engineering fees to provide details and estimates on what it would take to get the water to no longer go across their property but more than likely under their property, the cost of \$1,145 would be paid to the engineering firm if we choose to do so. **Robert Wittkamp** I would like to know how much the property owners are willing to spend on this project before we go out and spend the association's money on this engineering company to do their survey. **Rob Clarkson** I talked to the engineer. He agreed to be here on December 8, to answer any questions you might have on what he would do for us. And I would reach out the homeowners at that time and have them at the same meeting so that he can hear what our engineer has to say because they inadvertently told us what their engineer said at the last meeting.

**Tabled till December 8, 2021 meeting**

**Tennis Courts/Pickleball Courts**

**John Crotty** Shaun was able to get a quote for us on resurfacing and changing the courts to have one tennis court and four pickleball courts. **Shaun Diltz** Power washing, crack filling, low area repair and tennis court resurfacing was \$18,375. There was a geotextile fabric repair system that is highly recommended. He said we should probably do it because of our court being in such bad shape. And what it is, is just fabric that they put over it and smooth it out then they paint over that and adds to your warranty on those cracks not coming back and getting any bigger. That was \$7,700. The new equipment and footings for the pickleball installation would be \$8,365. And then fencing that separates all the courts was \$17,185. He did say that per the codes of pickleball and tennis we didn't have enough room for fencing, so he didn't recommend it. And then I did talk to a couple of our pickleball players, and they wanted to at least put the one fence that separates the north and south pickleball courts. Unfortunately, I just noticed that this bid doesn't have the wind screen that we did ask for in the bid. The material for the windscreen was about \$1,800 is what Chris came up with on his own through a pickleball website. So from my perspective, I think we were at like 90% on what we got here with a couple caveats, with the fence and the windscreen, but we need to move as quick as possible, because if we call them tomorrow, we're not going to get it done until June. I don't know if we wait till December, it gets pushed back to July or if it's still June, I don't know that answer. The company is pushed out quite a bit. **John Crotty** Does anybody know more about this geo textile fabric repair system that's \$7,700, whether it is really needed? **Shaun Diltz** It is, for our court especially, I did talk to him in length about that. I called him after he sent me the bid, just because some of these cracks we have are huge. If we don't fix them, those cracks are going to show back up, even though they're filling the cracks, they're going to be back fairly quickly, because the crack filler doesn't really stop the movement, but that fabric will. **Ty Van Ryswyk** What's the extra warranty you get with it? **Shaun Diltz** It's two years. If we didn't get it, we'd be paying about the same in three to five years on cracks. **Tony Harris** So on the fabric, what's the difference between the 20" wide fabric and the 40"? I see the 12" is for cracks that have already previously been filled. Why do we need both? Why wouldn't it just be one width on the fabric. **Shaun Diltz** My guess is if they can nail two cracks with one swipe they will. **Rob Clarkson** I think it's more on your fit and finish at the end. If you put a narrow one in there, you're going to have that hump. This way they can broaden it out. That's the way I understood it when I talked to him two years ago about doing us. **Robert Wittkamp** So not knowing, what is the current condition of our court? **Shaun Diltz** On a scale of one to 10 I'd say like a 2. **Robert Wittkamp** So the longer we wait, it's only going to get worse. **Shaun Diltz** The crack, fixing and the resurfacing and that stuff, those bids would be smaller if the court wasn't in such bad shape. So if we spend the extra money on the geotextile fabric, in turn, it should just be an investment for later on that we shouldn't have to spend as much money when we resurface it again in 10 years, or 15. I don't know. He said 8 to 10 is the normal turnaround for that. **Robert Wittkamp** And how long has the court been there? **Shaun Diltz** I don't know, a long time and it hasn't been resurfaced. It's been painted but not resurfaced. **Jerry Allen** Is this the only company that does this type of work? **Shaun Diltz** As far as I know, this is the one that's done all the local stuff. Plumber Park, Bethalto Park. **Jerry Allen** Should we get several proposals just to compare the pricing. **Rob Clarkson** We tried that and McConnell was the only one that even showed up. **Shaun Diltz** And they showed up twice now, which is nice. They didn't have to, but they came back out for the pickleball stuff. **Tony Harris** Can we get them to update the fencing, for the reduction of just doing the north and south split. It'd be nice to have them just give us a definitive number on the wind fence so we know exactly what we're looking at. **Shaun Diltz** I agree. It would be around another \$7,000 based on labor and the price of the fence that's already existing. I would think that I'm pretty close on that. **John Crotty** You think the windscreen will be about \$7,000. **Shaun Diltz** Just that one fence. **Jerry Allen** Do we need to replace any of the current fence around it. **Shaun Diltz** That's not included, and I don't know that answer. **Ty Van Ryswyk** The one section of fence and the windscreen to me is separate and can be discussed at another time. Can we make a motion for the surfacing, the mesh surface repair and the pickleball layout portions to get that rolling? And then the fencing and windscreen, we might be able to find a different person for that's cheaper, maybe you could get different bids, I don't know. **Shaun Diltz** Because those you just asked for is broken up on this bit. So yes, we can do that. **John Crotty** That's \$33,000 How do we look on finances for \$33,000 Plus what we're going to need additional for the windscreen and the extra fence. **Tony Harris** Yes, we've got money in reserves.. **Rob Clarkson** It shows \$15,000. **Tony Harris** Looks like just under \$17,000 at the end of this year. There should be \$17,000 of what we put in the budget to fund this year for 2021. So you need another \$17,500 for those three items. **John Crotty** So do we have the extra funds to cover that? **Tony Harris** We do have some extra funds, it's just a matter on what we want to spend them on, so they would definitely fit in there. **Shaun Diltz** Let's say that extra fence and the windscreen cost so much. Since there is such a big pickleball presence out here, I think it wouldn't be too much to just propose a

Holiday Shores  
Board of Directors Meeting Minutes

question of some kind of fundraiser from them. Maybe a kickoff tournament or something and some of that money goes back towards that installation. I'm saying that out loud, knowing that I may end up running it. **Ty Van Ryswyk** I agree, though, I think the fencing and the windscreen could be looked at something that can be dealt with at a later date. If we get the pickleball in and there's not a windscreen, nobody's going to cry. So even if it takes another year, or whatever, to fundraise or find money. **Tony Harris** You can play without the windscreen, you could theoretically play without the fence, but it would be nice to have it but like you said, the wind screen could go on it anytime in the future. **Robert Wittkamp** I would like to see the fence in just because when they resurface everything, I don't know how it finishes, but I think probably going to be best to do the fencing at the same time, at least the polls for the fencing **Shaun Diltz** Plus, it's just turnkey, get them in and get them out. But like I said, if we pass the \$34,430 that gets us on the docket to get them here in June. And then we have some time to get that other fence. **Tony Harris** Yes, let's get on their list and we can have them update the quote before the next meeting in December and then we can pass the fence then.

**Shaun Diltz** Makes motion to accept the bid for the tennis court resurfacing, the geotextile fabric repair system and the new equipment and footings for the pickleball courts at a price of \$34,430.

**Ty Van Ryswyk** Seconds

**All in favor**

**Motion carries**

**New Business**

**Variance (1222)**

**John Crotty** There's a request to set the storage shed at the rear lot setback at 7.5' instead of 10'. **Ty Van Ryswyk** That would be due to the fact that keeps his shed and what's in it dry versus wet.

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

**Robert Wittkamp** Seconds

**All in Favor** John Crotty, Jerry Allen, Ty Van Ryswyk & Robert Wittkamp

**Against** Shaun Diltz

**Motion Carries**

**Tony Harris** And just a related topic to that. We got to think sometime to look at our rules on our rear setbacks as the county has 7 1/2'. So I would think if the county were only 7.5' to me that'd be something to entertain and look at to change our language. I was going to bring that up as a thought. We did some 5' variances before but I wouldn't recommend doing that if it's going to be in violation with what county has. **Rob Clarkson** I would say you need to talk to the former building inspector from Madison County that is on our building committee, and he can explain why that zoning part that you mentioned had nothing to do with us. He mentioned it at the meeting the other night. I didn't pay a lot of attention to what he said because it didn't concern me. **Tony Harris** Why ours is 10' versus the 7.5' you mean? **Rob Clarkson** You're 7.5' instead of the 10' doesn't make any difference. I'll give you his number and he can explain it to you.

**Variance (357)**

**John Crotty** They are past their six months that's allowed for the building permit. And they're having trouble getting in product, fencing and gates. They'd like to get an extension to try to complete this work rather than fall into the fine structure. They did say the fencing has begun this week, but they said the gates would have a longer lead time. I believe the homeowner is not here tonight. **Tony Harris** In one of the correspondence they provided us they estimated the custom gates would take an additional two to three weeks to complete after the fences installed. We got an email that said they're working on the fence so if we gave them to the end of the year that seemed like that if that information is correct, that would give them plenty of time to get the fence and the gates in. **Jerry Allen** I agree, I think that in this case, it looks it was such a large project. Due to some of the construction that was done and some of the supply issues that we're having now I would be in favor of giving you an extension to the end of the year as Tony mentioned. **Shaun Diltz** Some of the correspondence that you said Tony started in August timeframe, which is already six months past the February permit. **Tony Harris** I was just using that for the timeframe they thought it would be to get the fencing, just as a reference point. Just thinking that if they started on the fence like their correspondence we got before the meeting and this is right then it should only take them two to three weeks from now to get the gates in which they should have time to then install them by then end of the year.

**Tony Harris** Makes a motion to approve the variance with a deadline of the end of the year, December 31, 2021 to have the fence and gates installed.

**Jerry Allen** Seconds

**All in Favor** John Crotty, Tony Harris, Jerry Allen, Ty Van Ryswyk & Robert Wittkamp

**Against** Shaun Diltz

**Motion Carries**

**Correspondence**

**Steven Hep & Gloria Phillips (291)**

## Holiday Shores

### Board of Directors Meeting Minutes

They are requesting the use of the dance floor and the clubhouse ballroom. They would like to use it one or two times a week, for the purpose of practicing ballroom dancing. They would be utilizing the dance floor during daytime hours for practicing one hour at a time. Of course, at times when the ballroom was not being used by anyone else. You'd be writing their own music, and they would not need to even turn on lights since it'd be during daylight hours, they would like our consideration to do so. Any questions for them, they are here.

**Tony Harris** So it's just for the two people listed on the request. **Steven Hepp (291)** Yes, Gloria and I. We don't have a place to practice in our house. So she comes to exercise here and she says, hey, maybe we could use that whenever no one else is using it just for an hour or two. **Jerry Allen** Is this just for you two or do you have a group of people? **Steven Hepp (291)** No it's just her and I. We just thought, if it's empty, and it's available, it'd be great if we could use it. We have dance shoes so as we shouldn't affect the floor any.

**Robert Wittkamp** Does it need to be the same time every day or are you guys pretty flexible. We talked to Karla, and she suggested Monday afternoon and Wednesday afternoon, it would be available most of the time and we could just go down to the office and ask.

**Tony Harris** Personally I don't see any issues with it myself. Rob, you know of any any issues that you know from an office standpoint? **Rob Clarkson** No issue. **Steven Hepp (291)** We have an iPhone and a little speaker that goes with it so we wouldn't need anything from you. **Tony Harris** As long as you guys work through Karla for the times I'd be in favor of that. **John Crotty** I would say coordinate through Karla and make sure that it's open. And as long as we don't hear anything back that's making a mess or do anything wrong, go for it. **Steven Hepp (291)** Thank you, sir.

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

**Jerry Allen** Seconds

**All in Favor**

**Motion Carries**

**Meeting adjourned at 8:04 p.m.**

**Meeting Minutes submitted by Karla Suttles**