

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** August 11, 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

Robby Lowrance–Builder for 1275

**Holishor Members Present:** 4

**Proceedings** Meeting called to order at 7:32pm

**Pledge of Allegiance recited**

**Meeting Minutes** – Minutes of July 28, 2021

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

**Shaun Diltz** Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 4 transfers of property, 3 of which 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**

**Clubhouse Boat Dock Repair/New Bumpers**

**John Crotty** Rob has provided us in your packets an update. Last meeting we talked about adding corners on to the docks along with the straight fenders that have been proposed. He provided a picture and some pricing to get the 16 corner fenders, it'll be \$416 plus tax. Straight fenders will need 32 of them and would be \$1056, so total cost to add the bumpers to the dock is \$1,472. **Tony Harris** Plus tax and then hardware. So I was estimating, I'm not sure exactly where we're buying from, but I just used 8% for sales tax. And then we talked briefly about this Monday at the finance committee. I think the number Rob, estimate is about \$200 for hardware. So about \$1800 total, tax and everything. I'm going to give you guys an update on the actual budget here during open floor to get it on the agenda. We've got the money in the budget to handle this.

**Tony Harris** Makes a motion to move forward with the project for the fenders as submitted.

**Jerry Allen** Seconds

**All in favor**

**Motion carries**

**John Crotty** Rob, when do you think we might have that done? **Rob Clarkson** After roads are done, end of September. **John Crotty** Jerry can you add that to the action tracker? **Jerry Allen** Yes.

**Culvert Replacement – Elm Drive Bids (Stutz, Yates)**

**John Crotty** We have two bids, one from Stutz and one from Yates & Sons. Both should be in your packets. The one from Yates & Sons came in at \$9,608. and the one from Stutz came in at \$11,620. **Tony Harris** I'd say for the details provided it looked pretty similar as far as all the stuff they're putting in. I don't know that we ever had any issues with either vendor so in this case I would go with the Yates bid as it's about \$2,000 cheaper than the other one. **Jerry Allen** The only thing I noticed difference was the 42' long culvert versus 48', which is only 6' so I don't think it warrants an extra \$2,000, I wouldn't think. I don't know the expense of a culvert though. **Tony Harris** Rob do we need a 48' culvert instead of a 42' culvert? **Rob Clarkson** I didn't go out measure it, they did. There's a stake on each side, one side is going down a hill. If you measure down the hill it maybe a little longer. **Tony Harris** I'd say we just want to verify that, as long as 42' covers what we need, I would say go with the cheaper bid. **John Crotty** Rob, you have any issues with either one of these companies at this time. **Rob Clarkson** Neither one. Stutz has done a lot of work for us, and Yates is local. Yates done a lot of work on the drawdown, and we haven't had any issues

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out of his permits. **John Crotty** Any other comments or thoughts from the board? **Robert Wittkamp** I would say that if the 42' is not enough, let them give another bid for the 48' if necessary. If it's still cheaper than Stutz I would say still go with Yates.

**Tony Harris** Makes a motion to approve accepting the Yates & Sons bid as long as the length of the culvert that they quoted, the 42' is sufficient for our needs. If it's not, then we need to ask them for a revised bid with the length of culvert that we need. If it is still cheaper than Stutz, I say it stays approved. If not it comes back to the board to be looked at.

**Bob Wittkamp** Seconds

**All in favor**

**Motion carries**

**Shaun Diltz** So I know this isn't exact, but I just measured existing from an aerial and it's 42'. So I wonder if they were just measuring the existing that's sitting there now. **John Crotty** Rob you'll move forward with Yates and with the new bid if it needs to be 48'. **Rob Clarkson** Most likely, what he'll give me is a per foot after the 42'.

**New Business**

**Variance Request – (1275)**

**John Crotty** The variance request is for running their storm drains or gutters, piping to the rear of the home rather than the front to the ditch per the rules. Conversation ensues.

**Tony Harris** Makes a motion to approve the variance with the condition that a swale or small ditch is placed along the southern edge of the property running east to west.

**Robert Wittkamp** Seconds

**All in favor** Ty Van Ryswyk, Tony Harris, Jerry Allen & Bob Wittkamp

**Against** Shaun Diltz

**Motion carries**

**Variance Request – (1378)**

**John Crotty** The request is asking to place a shed within five feet of the property line due to landscaping because of the trees and bushes that are currently there. **Tony Harris** The property owner owns the three lots. He's putting in the back corner between 1378 & 1379. Just like it shows on the pictures, it's a really heavily wooded area. And the guy owns all the lots it would be on, I guess the need the variance because it's not 10' away from the property behind him. I don't see any issues with it personally.

**Tony Harris** Makes a motion to approve the variance as requested.

**Jerry Allen** Seconds

**All in favor**

**Motion carries**

**Open Floor**

**Tony Harris** I just have one thing for open floor. So per our rules the finance committee has reviewed our actual vs budget spending for the second quarter. We're on track, we've got a positive variance right now, projected to the year-end so we're in good shape. **Dave Decker (1184)** Just to get this out there at the beginning, Tony said there might be some, there's a positive variance. I'd like to make a recommendation as part of the spend for that money to rock the road up to the north pond. **Rob Clarkson** Should we clarify the hill? **Shaun Diltz** The hill, not the back of the dam. We brought that up probably four years ago with overages, but we ended up doing other things with it.

**Shaun Diltz** Regarding the manager's report, I looked up the rule, the use of muscular powered watercraft, canvas or sail powered watercraft left less than 16 feet and all non-mechanical powered watercraft shall be restricted to the following areas between noon and six on Saturday, Sunday and holidays between including memorial and Labor Day. So that's all the non-wake coves and the 75' buoys. So outside of those times, like weekdays, you can go anywhere in the lake correct. **Tony Harris** But it does have the note which kind of seems interesting, below it says muscular powered watercraft, canvas or sail powered watercraft less than 16 feet in length may cross the main lake if the sole purpose of crossing the main lake is to reach a designated no wake area and crossing the main lake can be accomplished in a safe manner. I assume it's during those times, you can go across the lake, if your purpose is to get across. **Shaun Diltz** That would be my assumption. **Jerry Allen** I'd like to see if we can get the lattice work repaired on the deck that's sitting out here, it has a big hole in it. Hopefully we get that fixed before the restaurant opens up and the boat traffic starts parking over there. It doesn't look too good the way it is. **Jerry Theodore (1346)** That second variance you just approved for the shed? What was the reason that was approved? **Tony Harris** My reason was on their note they've gone through and cleared out an area back there, a number of trees.

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They would like to leave it where it is so they don't have to take out some semi-mature trees that are growing there. It's a heavily wooded area, I'm not sure the people even behind them can even see the shed. **Jerry Theodore (1346)** Okay, well, the reason I'm up here asking you is they really didn't have the right reason written down for why they were asking for it. I thought they said in the request that they wanted to have the setback only be five feet because of landscaping. Well, I would tell you that landscaping is not a reason to approve a variance. Now if it's trees in the way, then that's an altogether different, but they sure had it worded wrong. **Tony Harris** Well, the landscaping I think was from the building committee because in the top part from the homeowner it doesn't say that, but you're right where the building committee recommendation is it says building committee does recommend this variance because of mentioned landscape. I assume they're referring to the trees, so the homeowner was talking about the trees and then the note from the building committee you know says because of mentioned landscape so it is in there. **Jerry Theodore (1346)** But you see my point, you know, when you start asking for variances, there's really only two reasons. One is some environmental reason that creates a situation that common sense tells you to do it. The other is personal preference. Well, if it's just because they didn't want to tear up their landscaping, that's a personal preference. So the reason you gave probably more justifies it than what they had written down. Okay. So that's why I asked that. **Tony Harris** Questions are good. And history is also good, we appreciate it. **John Crotty** Do we want to discuss either of these items, the lattice, or the road at this time, or put it on a future agenda to discuss. **Jerry Allen** The lattice work looks like it might have been pushed in and sitting on the ground there. Might need a new piece of lattice. **Rob Clarkson** The lattice was repaired six, eight months ago, and pushed in again. We will just put it back, I don't believe we need to keep talking about it. We'll just go fix it. It's like \$30. **John Crotty** What about the discussion on the road to north pond, sounds like it's been a discussion in the past. **Tony Harris** That will be timing. **Shaun Diltz** Time and money. **Tony Harris** So we probably need to get an estimate, see how much it's going to cost. How long is the road approximately, anybody know? **Rob Clarkson** I'll go take a measurement on it and figure out rock and I'll give you a cost what the rock would run. **Tony Harris** Would that be something that a contractor would put down or would our guys be putting it down. I assume you just dump it and spread it or is there any grading that needs to be done with it? **Rob Clarkson** There's quite a bit of grading before the rock goes in, it washes out. **Tony Harris** So I guess my question with that, is timing wise, would we do it ourselves or pay someone to do it? **Rob Clarkson** If you want it done before winter, you'll pay somebody to do it. **Tony Harris** That's kind of where I was wanting to get to. **Dave Decker (1184)** I just wanted to get it on the list of things to be considered if we had access funds. I wasn't really pushing to have it done right now. I think it's great to have somebody take a look at it and maybe get an estimate, but I didn't want you guys spend a bunch of time on it tonight. Because at the end of the year, there's always well, what do we have on the list? I just want to start the list. **John Crotty** But I didn't want us to forget about it so I figured we might as we'll talk about a little bit now. **Tony Harris** So if we could get an estimate, that'd be great. We'll have an estimate for the list. **John Crotty** Jerry put that on the action item tracker, maybe give Rob four weeks or something to get some ideas, is that about right Rob or is that too soon. **Rob Clarkson** I'd go eight. **Jerry Allen** I'll go the end of September, will that work as far as a quote. **Rob Clarkson** That would be better. We got roads coming in September. **John Crotty** This would be just to get us some ideas of what it's actually going to cost.

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

**Jerry Allen** Seconds

**All in Favor**

**Motion Carries**

**Meeting adjourned at 8:15 p.m.**

**Meeting Minutes submitted by Karla Suttles**