

Holishor Association
Board of Directors Meeting
Open Session Minutes
March 26, 2025

Call to Order

John Crotty called the meeting to order at 7:32 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Ty Van Ryswyk, Tony Harris, Jim McCann, Trish Yates, Sarah Jacoby
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 4
- **Board Members Excused:** None

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** *motioned* to approve the meeting minutes from March 12, 2025, **Jim McCann** seconded, all in favor, motion passed.

Transfers of Property

- There were 2 transfers of property, 1 had initiation fees. Membership is at 1273.

Old Business

- **Fence Rule Change Vote** – The proposed rule change is to clarify fence structure requirements, ensuring the language reflects the variety of materials now available while maintaining the original intent of the rule. A motion to approve was made at the February 26 meeting and the rule was posted for 4 weeks. All in favor, *motion* passes with an effective date of 5/25/2025.
- **Beaches (Lifeguard) Rule Change Vote** - Given that we have not been able to hire lifeguards for several years, we should remove this language from our rules. A motion to approve was made at the February 26 meeting and the rule was posted for 4 weeks. All in favor, *motion* passes with an effective date of 5/25/2025.
- **Silt Removal Update** – Bids were reviewed at the last meeting with an action to review the variance between the 2 bids. **Ty Van Ryswyk:** Confirmed that the scope of work is the same between the 2 bids. Followed up with SES (the lower bid) and he is confident in his estimate. Further discussion is recommended to finalize the scope. **Tony Harris:** Confirmed the bid from SES at \$408,500 and that we have funds in reserves to cover the cost. **Ty Van Ryswyk:** Will follow-up with SCS and Engelke (farm land for dump site) to finalize the scope.
- **Restaurant Committee Update** – The committee has been confirmed. Angie will serve as consultant. Jim McCann will chair the committee with Dan Cory, Henry Halverson, and Ken Landry as members. The committee will review prior leases (Beacon Inn & Foundry) and ensure the restaurant is clean for showing. There have been 3 interested parties. **Angie Webster:** Has a \$2k bid to clean the main dining area of the restaurant and the closet. Working with 2 vendors to get bids to clean the kitchen. **John Crotty:** Recommended that the office take control of cleaning the grease trap / hood and build this into the lease given that it was not done on a regular basis. **Jim McCann:** Agreed that the fire safety system should be included as well. **Tony Harris:** Noted late payment fees and a termination clause. **Jim McCann:** Agreed to provide an update in 1 month.
- **North Property Signs & Plan** – Given the damage to the North Property, Angie has some ideas on how we can prevent further issues and to still enable usage of the property. **Angie Webster:** Plan to rock the area at the top for parking. Will obtain bids for chain link or wood fence at the bottom. There will be a wood rail fence at the top with a locked gate to restrict vehicle access beyond the parking area. Also getting bids for picnic tables and benches to make it a park-like area for members. **Sarah Jacoby:** Asked if there is any rule or expectations about use of the property. **Angie Webster:** There are signs about no off-road vehicles. Agreed that new signs should be put in place. For the most part, members are respectful of the property, only a handful are not. **John Crotty:** Communication will be sent out to members once the plan is finalized.
 - **Angie Webster:** There is a breach on both the north & south side of the silt retention pond. The south side should be shored up with rip rap. **Dave Decker (1184):** The silt basins were done with the 319 grant and were designed as a catch basin for when the creek overflowed to catch sediment and prevent it from flowing into the lake. There is a mound of silt in the pond. The original design did not allow the north end to be connected to the creek because then we would be altering the flow of water. Over time, if the north end eroded, this would improve catching the sediment because the water would not have to get as high before it would start flowing into the catch basin. Because the south pond has a breach at both ends, the creek is now flowing through the pond. The south side of the dam should be addressed as soon as possible. If not, sediment will be pushed into the lake. Recommended to leave the north end as is to catch the sediment sooner when the water raises. **Jim McCann:** Thought that when we put the ponds in, we hit sand and that we had plans to dig out the silt but was not sure of the timeline to dig them out. **Dave Decker (1184):**

They were supposed to be deeper, but had to stop digging once we hit sand. As a result, they stopped digging and put clay in. There was no schedule to dig out because we did not know how long it would take to fill up. Noted that he does not have an as built drawing to know how deep the pond is to determine how much sediment may be in the pond. **Angie Webster:** Noted that we have a file on the plan, but will need some time to find a plan in the file. Noted that the dam is breached in two places. One is 4 feet and the other is about 18 inches. **Dave Decker (1184):** Recommends filling the breach with rip rap and not focus on rebuilding the whole dam. Agreed that the pond does need to be dredged at some point. **Angie Webster:** Waiting on the ground to dry out and then will address the breach. **Jim McCann:** Asked if addressing the breach would be an issue with the EPA. **Dave Decker (1184):** As he understood it only pertained to the inflow.

- **2009 Ford 350 Bids** – We only received one bid after posting to the membership. The bid was from Dave Decker for \$4200 with 6 safety inspections on Holishor vehicles that must be used within the next 3 years. **Tony Harris** *motioned* to accept the bid, **Trish Yates** seconded, all in favor, motion passes.

New Business

- **FDIC ByLaw Change** – The purpose of the change is to allow the association to use a brokerage firm to buy CDs or Treasury bonds versus going through a bank. With the FDIC limit, we must go through multiple banks. At the time you put money in the brokerage account and it is sitting until invested it is not covered by FDIC. The recommended change to the bylaws was to clarify that funds awaiting investment are considered insured if held in a core cash account covered by FDIC or SIPC insurance through an SIPC member brokerage firm.
 - Current: All investments will be FDIC (Federal Deposit Insurance Corporation) insured and /or guaranteed by the United States Government. Investments of the Association will be reviewed for compliance to the Financial Security Policy as part of the Annual Audit. This bylaw will take effect January 1, 2011.
 - Proposed: All investments will be FDIC (Federal Deposit Insurance Corporation) or NCUA (National Credit Union Administration) insured, and / or guaranteed by the United States Government. Cash on deposit with an SIPC member brokerage firm but not yet invested will be deemed to meet this requirement if the core cash account is covered by FDIC or SIPC (Securities Investor Protection Corp) insurance. Nothing in the aforementioned language is intended to allow the Association to invest in stocks, mutual funds or any other investments not covered by FDIC or NCUA insurance. Investments of the Association will be reviewed for compliance to the Financial Security Policy as part of the Annual Audit.
 - Discussion: **Jim McCann:** Recommended that we change the language to indicate what we will allow (CDs) to ensure that treasury bills are not used as an investment because they are not covered by FDIC. **Tony Harris:** Indicated that the first sentence covers what is allowed (insured by the government). This would include bonds issued by the government. The intent is only to cover funds not yet invested. **Jim McCann:** Indicated that US treasury bond, bills, or notes are not covered by FDIC. **Tony Harris:** The language reads covered by FDIC or guaranteed by the United States government. Which addresses US Treasury bonds, bills, or notes. The additional language will allow us to use credit unions. **Dave Decker (1184):** Agreed with Jim that we should state what we can do to prevent future investment options that may come available and investment in mutual funds. Outlined recommended changes to the language. **Jennifer Halverson:** Recommended that the proposed changes be discussed at the April CB&R committee meeting. **Tony Harris:** If we do not approve this tonight, then we are limited to banks. **Dave Decker (1184):** The intent of the proposed change is to make investment process more efficient. **Jim McCann:** Expressed concerns with the interpretation of the proposed language by future boards if we do not state specifically what investment types are allowed. **Tony Harris:** Read the revised proposed language. **Jim McCann:** Expressed concern that while we may agree with the three investment types, there may be unintended consequences in the future and we do not want to leave anything wide open when it comes to the association's money. **Dave Decker (1184):** Summarized the concern with being able to go to the bank and investing in a money market. **Tony Harris:** Stated that this would be in violation of the current rule as written. **John Crotty:** Asked if the board felt we should table it or try to move forward. **Jennifer Halverson:** Recommended tabling the discussion to allow time for additional research, stressing the importance of due diligence to ensure we use the right language and make an informed decision when handling the association's funds. **Sarah Jacoby:** Questioned the risk of not doing this change now. **John Crotty:** Indicated that if a higher interest CD is available that we may not be able to take advantage of it. **Tony Harris:** Agreed to work on the proposed language and gain agreement from the Finance Committee and then send it to the CB&R Committee.
- **2025 Road Plan**– The 2025 road plan was presented with an itemized list of what will be covered in 2025. A map was also included that showed the quadrant-based approach. **Angie Webster:** Roads were previously addressed by 2 roads here and there. The quadrant plan will be more efficient and has been separated into more equal parts. The quadrant plan will also address culverts that need to be replaced, perform extra patching, or other repairs. Patches will still be done throughout the community as it is done today. For 2025, the planned scope is higher and may have to be reduced based on the chip & seal bids. *Agreement to proceed forward with the bids.*

Correspondence

- **Worden PTO** – Elissa Almeter (398), Worden Co-PTO president is asking to waive the ballroom rental fees on January 30, 2026 for the PTO Glo-Bingo Fundraiser. **Tony Harris** *motioned* to approve the request, **Trish Yates** seconded, all in favor, motion passes.

Action Summary

- Prior Actions:
 - Tony to add the replacement cost of \$13,845 for the skid steer attachments.
- New Actions
 - Angie to determine if we have original plans from the 319 grant to determine the depth of the retention ponds.
 - Angie to riprap the south side of the pond to address the breach
 - Angie to obtain bids to clean the restaurant and proceed forward.
 - Jim to provide an update on the restaurant committee's progress on April 23.

Open Forum

The following items were discussed:

- **Jim McCann:** Raised concerns about the increasing number of young children driving go-karts, scooters, and golf carts unsafely on community roads, creating serious safety risks. There have been multiple near-collision incidents, including one that occurred just before the meeting. Discussions have taken place with the parents. Concerned about the potential liability for the association and urged the board to act before someone is seriously injured. Patrol requests have been submitted to Madison County for ongoing traffic issues in a specific area. **Angie Webster:** Indicated that there were several golf carts at Behmes with kids driving. None of the golf carts had stickers. **Tony Harris:** The association has no policing authority and must rely on the sheriff's department to handle illegal activity. Since the association cannot issue tickets or stop offenders directly. **Trish Yates:** I think from a liability standpoint; we are protected because we are not assuming responsibility – we are leaving it up to state law. If we were to take on that responsibility by enforcing rules ourselves, we could become liable. **Jennifer Halverson:** Are we at additional risk because as a private community, we allow non-highway vehicles. **Trish Yates:** Stated that we are not because we allow it per IL law. **Angie Webster:** Confirmed that we can write a citation for no sticker, but we cannot stop and detain. **Sarah Jacoby:** This is primarily a parenting issue. Parents need to talk to their kids about safe behavior. Outside of encouraging that, there may be little the association can do. **Tony Harris:** Suggested that we include in this meeting minutes, post to the website, and put in the Holiday Times. **Angie Webster:** Clarified that a citation can be written if a known underage driver is operating a non-highway vehicle. **Tony Harris:** Agreed that we can issue a citation because it is against our rules and in alignment with IL law.

Adjournment

- Motion to adjourn was made by **Tony Harris**, **Jim McCann** seconded, all in favor at 8:33 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary