

Holishor Association
Board of Directors Meeting
Open Session Minutes
June 11, 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, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles, Jackson McRae
- **Members Present:** 5
- **Board Members Excused:** Cody Kreamalmeyer (1205 builder)

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** *motioned* to approve noted changes for the May 28, 2025, meeting minutes, **Ben Kelley** seconded, all in favor, motion passed.

Transfers of Property

- There were 2 transfers of property, both of which had an initiation fee. Membership is 1274.

Bills & Salaries

- **Tony Harris** *motioned* to approve the bills & salaries, **Trish Yates** seconded, all in favor, motion passed.

Treasurer's Report

- **Profit & Loss Summary:** No questions presented.
 - **Jennifer Halverson:** Looks like some members have not paid their dues and assessments. Have we started the process to collect? Was the journal entry for reserves done? **Angie Webster:** Yes, we are about 4% short of what was projected, letters will go out in June and July, with liens starting at the end of July. Journal entry was made at the last finance meeting. This will be reflected in the July summary
- **Treasurer's report:** No questions presented.

Manager's Report & Code Enforcement Report

- **Angie Webster** read the manager's report (which can be found published in full in the Holiday Times).
 - **Jennifer Halverson:** Is the no wake light timed with sunset or a set time shortly after. **Angie Webster:** Indicated that it should be at sunset and will check the timing.
- **John Crotty** summarized the code enforcement report and noted 86 incidents reported last month, resulting in 56 citations, including issues related to lose animals, derelict vehicles, property maintenance violations, a solicitor, three sheriff assists (property damage and trespass), an alarm response at the restaurant, 40 lake-related violations (primarily boat decals), and three building permit violations. Additionally, 91 trespassers have been removed from the beaches so far this summer.

Old Business

- **Building Permit 2nd Extension (1205)** – Conor Construction is requesting a 2nd extension on building permit that was obtained in March 2024 citing the ground has been too wet to proceed. First extension was granted February 2025. **Tony Harris:** Asked about lack of progress with the house and what assurances we have that the work would be completed. Expressed concern with the quality of the building. **Cody Kreamalmeyer (1205 Key Largo):** Noted that other houses have been in progress and because they were sold, those houses took priority. He has sold this house and will have to finish it within 8 weeks. He noted that the building has passed all current inspections. **Jim McCann:** Expressed concern with the condition of the property. Indicated that he does not see a compelling reason to approve. **Cody Kreamalmeyer (1205 Key Largo):** Noted that the property has since been cleaned up. **John Crotty:** Noted that fines will start at this point. **Tony Harris:** Raised concerns with the property by Beheme's not meeting our requirements. **Cody Kreamalmeyer (1205 Key Largo):** Questioned requirement for trenching downspouts to the road. **John Crotty:** Sump pumps must be buried to the ditch, and all stormwater must be managed to prevent runoff onto neighboring properties. For new home construction, contractors are responsible for designing drainage ditches with proper slope to direct water along the natural flow toward roadways. Variance request was not approved due to lack of a motion.

- **Fishing Committee Request for Catch & Release Ponds** – Fishing committee is requesting to make both north ponds catch and release for largemouth bass. They would like to start using them as brood ponds. They will begin stocking them next year. They will put signs at each pond. Given that this is a rule change, we will have to post for 4 weeks before final approval. **Ty Van Ryswyk**: Suggested that we put a timeline for this request and if anyone sees fish being kept to report it to the office. **Tony Harris** *motioned* to approve the request to make the north ponds to be catch and release for largemouth bass through 12/31/2027, **Trish Yates** seconded. **Jim McCann**: Indicated that there are 3 ponds on the north property and that we should name them for identification purposes. **Trish Yates**: Who is reporting to IDNR that this is a brood pond? **Angie Webster**: The fishing committee is responsible for reporting and will verify this in the yearly report.
- **Trash Contract** – The final contract with Republic was reviewed with a 5.5% the first year, followed by 4% annual increase. This is a 10-year contract. **Tony Harris** *motioned* to approve the new trash contract, **Ben Kelley** seconded, all in favor, motion passed.
- **HSBAR Rule Changes** – The changes to the Building Rules were presented in the last meeting and the board was asked to review and come prepared with questions and recommend to proceed with noted changes now or wait until all changes have been identified. **Tony Harris**: Recommended that we approve all changes at once. Noted that with new seawall requirement for Su Twan, he is reluctant to raise the permit fees at this time. **Ben Kelley**: Expressed concerns about the fee increase. **Jennifer Halverson**: Noted the next CB&R meeting is June 18, 2025 and the committee will continue to work on the remaining rule revisions.

New Business

- **Building Permit 2nd Extension (56)** – Michael Russell is requesting an extension to complete final inspection findings and driveway requirements. The original permit was granted July 2024, with the first extension in February 2025. **Tonya Russell (56)**: Noted that the builder is complete with the work and the remaining work will be done by the homeowner. Contractors have been contacted, and work is scheduled to begin. The contractor plans to extend the culvert, pour concrete on either side of the driveway, and install pavers at the entrance once the culvert work is complete. There was concern that the culvert might be too high, but the subcontractor used a laser level and confirmed it is even with the surrounding ditches; another contractor, Frankie, has agreed to double-check the elevation before proceeding. A 10-inch rock base will be placed under the pavers to ensure a solid foundation. The homeowner expressed surprise at the installation of four pop-up downspout emitters, which were not requested. These will be redirected and buried so all drainage, including the sump pump line, flows to the back ditch. Although the permit only notes "fix driveway," the homeowner acknowledged it may need to be updated to reflect the full scope of the project. **Tony Harris**: Asked what was by the back ditch. **Jim McCann**: Confirmed that there is a ditch there and it backs to a street. **Ty Van Ryswyk** *motioned* to accept the extension, **Jim McCann** seconded, all in favor, motion passed.
- **HSBAR Variance (68)** – Member is asking for a variance of the dock rule requiring no more than 20 feet into the lake. Currently, the dock is at 22 feet and their boat and lift extend 29 feet into the lake. There is a notation that this structure was in place under the previous owners. **John Helmkamp (68)**: The angle is needed to match the shoreline and to allow boarding the boat. Confirmed that the boat lift will not be moved. Confirmed that the dock is being built with the same footprint as the current dock and is being replaced with a permanent dock. **Trish Yates**: Asked if he reviewed the plans with the neighbors. **John Helmkamp (68)**: Indicated that he has a letter from his neighbor and shared this with Angie. **Ty Van Ryswyk** *motioned* to approve variance request for the boat dock given the safety to board the boat, **Tony Harris** seconded, all in favor, motion passed.
- **PWC Variance (51)**: Member purchased a 2-stroke PWC from another member, which requires a variance. **Trish Yates** *motioned* to approve the variance, **Tony Harris** seconded, all in favor, motion passed.

Correspondence

- **Danger Buoy / Dry Hydrant (11)** - The Fire Department reviewed a request from Joseph Patten to remove or relocate a safety marker buoy near 11 Shore Drive SW, due to its proximity to his newly installed dock. After conducting an on-site assessment and consulting their District Attorney, the Fire District determined the buoy should remain in place to protect a submerged dry hydrant intake pipe critical for fire suppression. Relocation would pose safety risks and compromise emergency response capabilities. The Fire Department recommends the buoy remain and has requested clarification on ownership and governance of all safety buoys on the lake. **Jim McCann**: Noted that there are boats parked in the outlot and this buoy is for their benefit as well. Advised that we not move the buoy based on the recommendation from the fire department.

Action Summary

- Prior Actions:
 - Microphones have been ordered and will be installed in June **Update: Will be installed prior to the next meeting.**
 - North property fence and signs. **Update: working with contractor for an update on materials**
 - Outlot post assessment (no updates)

- Updated CB&R from annual meeting filed with Madison County **Update: CB&R committee and Angie to review for accuracy.**
- Engage drone company for silt removal **Update: Contacted one vendor with an estimate of \$2500 per visit. Waiting on 2 more bids.**
- 606 & 609 masonry deviation **Update: No response after email & text message, contractor fines have started for 606 and will start on 609 in July. Will be turned over for collections once threshold is met and contractor could be prohibited from building in the future.**
- Seawall property exceptions **Update: Su Twan letters are being finalized, the exceptions will not get letters.**
- Light at marina for the boat ramp (no updates)

- New Actions

- Angie to check no wake light timing
- Angie to check and see if Madison County website has removed the notation of public beach
- Angie to determine if the other dry hydrants should be marked. (new)

Open Forum

The following items were discussed:

- **Ty Van Ryswyk:** Gate G has a hydrant on the west side of road with landscaping on the opposite side of the road. Today they are running a hose across the street. Hawkeye Systems is donating time and materials and will be boring under the road to supply water to the landscaping.
- **Ty Van Ryswyk:** Acknowledge the improvements to the Ski Beach. Would like to see the trailer removed and possibly replaced with a shed. **Angie Webster:** Previously talked to Norm about replacing with a shed.

Adjournment

- Motion to adjourn was made by **Tony Harris, Trish Yates** seconded, all in favor at 8:26 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary