

**Holishor Association**  
**Board of Directors Meeting**  
**Open Session Minutes**  
**June 25, 2025**

**Call to Order**

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

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Tony Harris, Ty Van Ryswyk, Jim McCann, Trish Yates, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles, Jackson McRae, Rory Mueller
- **Members Present:** 2
- **Board Members Excused:** None

Pledge of Allegiance recited.

**Approval of Minutes**

- **Tony Harris** motioned to approve noted changes for the June 11, 2025, meeting minutes **Trish Yates** seconded, all in favor, motion passed.

**Transfers of Property**

- There were 2 transfers of property, one of which had an initiation fee. Membership is 1273

**Old Business**

- **Morning Glory Inspection** – A revised quote for the Morning Glory inspection was received, increasing from \$7,500 to \$9,000 due to subcontractor cost increases. The scope of work remains unchanged and will be completed in July.
- **Restaurant Committee Update** – The committee met on June 24 with a prospective tenant who, while lacking food service experience, left a positive impression. The committee would like to meet with two additional candidates. Committee members agreed on necessary updates to the space, including removal of the floating floor in the dining area and revisions to the kitchen, as well as continued revisions to the lease to strengthen protections for the Association. Meetings will continue twice a month. A key constraint is the three-month lead time required for a special use permit to obtain a liquor license, which could delay opening until November or December—historically a difficult time for restaurants in this location. The committee is therefore targeting a March opening but will not prevent an earlier launch if feasible. A draft lease is expected to be ready for review by the end of July. **Trish Yates:** Have the prospective tenants been asked to cover catering events over the winter? **Jim McCann:** Noted that most of these are covered by Wigglers. **Angie Webster:** Noted that these are slow months for ballroom rentals.
- **Committee & Club Governance Guide** – This document was prepared based on prior documentation provided with consideration of how we operate today. The document was presented to the board on May 14 and the board has been asked to review and provide feedback. **Ben Kelley:** Expressed concern that the Boating Rules Committee was marked as inactive and noted as dissolved. Several boating-related rules have recently been issued without the input of experienced boaters. They emphasized that the former Boating Rules Committee had that expertise, which may be lacking in the current committee, and recommended that the Boating Rules Committee not be dissolved. **Jennifer Halverson:** Asked the Board to provide direction on how the Boating Rules Committee should engage with the Board or the Covenants, Bylaws, and Rules Committee. **Ty Van Ryswyk:** Indicated that active should be when the board asks or when the committee identifies when a change is needed. Recommended to remove IT and Communication & Media Committees as these are no longer needed and Angie has been handling these items. **Jim McCann:** Recommended that the Restaurant Committee remain active and continue to engage with the restaurant. **Tony Harris:** Suggested that the restaurant work with Angie and then bring issues to the board, from there the committee can be engaged. **Ray Garber (1822):** Mentioned he is on the Real Estate Committee, which was mainly focused on selling Association lots. Now that there are very few left, the committee has not had much to do. **Jennifer Halverson:** Noted that if we have not communicated to committees that they should be actively reviewing documents, then we are failing as a Board to ensure our language stays current with Illinois law. The CB&R Committee's work over the past year uncovered several outdated sections, highlighting the importance of giving committees a clear directive to actively review and update documents—because if we are not doing that, we are not doing our job as a Board. **John Crotty:** Agreed that if a committee is listed as active that they should be meeting on a regular basis. **Angie Webster:** Noted that CAI outlines that standard committees should be meeting monthly and providing a report to the board monthly. Special committees are formed with a short-term goal. Recommended that if the committee is not active it should be noted as inactive (or whatever word we choose). **Dave Decker (1184):** Noted that the Nominating Committee must remain active given that it is called out in a bylaw. **John Crotty:** Noted other changes he recommended. **Tony Harris:** Questioned secretary as the chairperson for the CB&R. **Ty Van Ryswyk:** Questioned why we are limiting specific committees to be board chaired. (Conversation continued about specific chairs.) **Dave Decker (1184):** Questioned why we would want to prevent a board member from chairing any committee. Non-board members on a committee drive conversation and the right solution. **Jim McCann:** Acknowledged that

the most active community members are those on the board. (Recommendation to remove restriction of board members for chairing committees.) **Jennifer Halverson:** Noted that we have a statement of no more than 3 board members on a committee to address. **John Crotty:** Raised concern that when several Board members are on the same committee, any recommendation they bring forward might already have majority support, especially since there are only six voting Board members, with the president only voting in the case of a tie. **Dave Decker (1184):** Pointed out that limiting the number of Board members on a committee does not necessarily prevent a recommendation from passing, since Board members can still influence each other and gather support outside the committee to reach a majority vote. **Jim McCann:** Explained that HOAs are not subject to sunshine laws, but CICA includes guidance to follow open meeting practices when four or more Board members are present, as this creates a quorum and requires the meeting to be posted and open to members. **Dave Decker (1184):** Clarified that the language should state a majority of the Board cannot attend a committee meeting, rather than specifying a fixed number, since the actual majority may vary if a Board seat is vacant. **Ty Van Ryswyk:** Noted that in some cases, not all board members who participate in a committee will be present for the meeting. **John Crotty:** Highlighted a discrepancy between the annual review of committee members and the process for verifying their membership in good standing. (Discussion continued with a recommendation that the Association Office review and validate committee membership and notify the chair if a member is no longer in good standing at any time. Agreed to do the annual validation by June 1.)

- **Jim McCann:** Questioned what OS our current computers are on given that Windows 10 is sunsetting in October. **Angie Webster:** Confirmed that we do have computers on Windows 10 and she is working with Sumner One to ensure back-ups are in place and then will upgrade. Typically, one computer per year is upgraded.

- **Holishor BOD Responsibilities and Operational Guidelines** – This document was prepared based on prior documentation provided with consideration of current responsibilities. The document was presented to the board on May 14 and the board has been asked to review and provide feedback. **Tony Harris:** Suggested to remove support fundraising activities. Under Presidents duties, remove appointment of committee chair. Financial planning oversight should be moved to general responsibilities. **John Crotty:** Recommended changing the wording about the responsibility of meeting minutes.

## New Business

- **Road Bids** – Angie presented the 2025 road plan, which includes work on approximately 29k square feet across 16 roads for chip and seal and 5 roads for full reconstruction. Roads include Westview, Tamarach, parts of Wanda, Sextant, and Fountainblue. Bids received were limited. The total project cost is \$303,593.02, which is \$29,593.02 over budget. Angie requested approval to proceed, noting it would complete the current sector and allow for a return to the standard annual scope of around 22,000 square feet next year. **Tony Harris:** We may be able to cover the cost through operating funds, depending on income, but we will not know that until later this year. We have approximately \$260k in road reserves right now. **Tony Harris motioned** to take \$30k out of reserve for road repair, **Jim McCann** seconded, all in favor, motion passed. **Tony Harris motioned** to approve the road proposal for \$303,593, **Trish Yates** seconded, all in favor, motion passed.
- **Copier Replacement** – Noted that the current copier is over 10 years old and outdated. A new 60-month lease was proposed for an upgraded machine with lower per-copy costs, reducing the monthly payment from \$179.14 to \$168.61. **Tony Harris motioned** to approve the lease, **Ben Kelley** seconded, all in favor, motion passed.

## Correspondence

- None

## 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: Bottom fence is almost complete, top section will be complete by Friday. Signs and parking lot will be completed next.**
  - Outlot post assessment (no updates)
  - Updated CB&R from annual meeting filed with Madison County **Update: Prepared and ready for board signature.**
  - Engage drone company for silt removal **Update: Working to obtain 2 more bids.**
  - Light at marina for the boat ramp (no updates)
  - Angie to check no wake light timing **Update: This has been checked and it seems to be regulating itself. Maintenance will monitor.**
  - Angie to check and see if Madison County website has removed the notation **Update: Confirmed that our beaches are marked private.**

- New Actions

- Jim to verify the following proposed language with CICAA as in some cases, not all board members may attend committee meetings: No more than a majority of the current voting Board members may serve on any single committee to prevent quorum conflicts.
- Angie to get a trash bin installed by the Dam Rd.

## Open Forum

The following items were discussed:

- **Jennifer Halverson:** Member asked if we could get a trash bin on the dam road. Several members walk this area and pick up trash. **Angie Webster:** Made note to complete and that this would have to be put in concrete or similar.

## Adjournment

- Motion to adjourn was made by **Tony Harris, Trish Yates** seconded, all in favor at 9:00 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary