

Holishor Association
Board of Directors Meeting
Open Session Minutes
March 25, 2026

Call to Order

John Crotty called the meeting to order at 7:36 p.m.

- **Board Members in Attendance:** Jennifer Halverson, Trish Yates, John Crotty, Ty Van Ryswyk, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 2
- **Non-members in Attendance:** 0
- **Board Members Excused:** Jim McCann, Tony Harris

Pledge of Allegiance recited.

Approval of Minutes

- **Jennifer Halverson** *motioned* to approve the March 11, 2026, 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 1272.

Old Business

- None

New Business

- **HSBAR Variance (885)** - A revised variance request was submitted to allow a portion of a deck to extend beyond the 50 ft setback, with encroachments of approximately 10 ft on the north side and 5 ft on the south side. The roofline has been revised, but the deck remains. **Kevin Carlie (885):** Met with both neighbors and the current plan will not obstruct their views. Placement of the deck on the side of the house to be within the variance is not preferred by one neighbor. In addition, the grinder pump would have to be moved at a cost of \$15k. Shared lot length data summary for lots on Holiday Point Parkway to Malibu Way showing that this lot is the shortest lot. **Ty Van Ryswyk:** Expressed concerns in approving the variance given other variances that have been rejected. *Variance failed due to lack of motion.*
- **CB&R, Lake, Barge Rule Change** – The as-written Content in the CB&R is duplication of what is found in the Building Permit & Architectural Requirements document. The recommendation is to replace with a referral to the Building Permit & Architectural requirements document. **Jennifer Halverson** *motioned* to approve the removal of the Barge Rule, **Trish Yates** seconded. The rule will be posted for 30 days.
- **ARTICLE XIII – FINES AND PENALTIES FOR VIOLATION OF RULES AND REGULATIONS** – Added a new subsection establishing the fine structure for marina rentals, with the fine provisions removed from the CB&R Lake and Boating Rules section. **John Crotty:** Questioned if the Marina fine structure can remain as a rule and not be added to the Fines and Penalties which are typically for members. **Jennifer Halverson:** Agreed to review with Jim to determine if there is a reason that it must be included in the Fines & Penalties section.

Correspondence

- None

Action Summary

- New Action:
 - Jennifer to review Marina fine structure with CB&R Committee for appropriate placement.
- Prior Actions:
 - Obtain revised IT contracts from SumnerOne **3/25:** Contracts have been updated, working on a spreadsheet to show upfront vs ongoing costs for board review.
 - Write off deceased/bankruptcy accounts if closure is not possible **3/25:** 3 are complete and ready to send to the board.
 - Obtain bids for silt removal at pond and basin **3/25:** Continuing to secure bids.
 - Angie to estimate staffing salaries to retain employees long-term using HOA salary data. **3/25:** Angie to finalize spreadsheet, review with Tony and then distribute to the board.

- Angie to schedule a meeting with lawyer and ATT to finalize contract. **3/25:** Reviewed with lawyer and should be ready for signature early April.
- Obtain bids to reset pavilions using donated poles **3/25:** All are dry rotting; we will need to replace all structures. Rob is looking at options.

Open Forum

The following items were discussed:

- **CB&R Committee Update:** Committee will be meeting with the Building Committee in April to begin reviewing the proposed changes to the Building Rules. Waiting on a response from the Boating Committee for a date to meet with them and review the proposed changes.

Adjournment

- Motion to adjourn was made by **Ben Kelley, Ty Van Ryswyk** seconded, all in favor at 8:08 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary