

Holiday Shores
Board of Directors Meeting Minutes

Date: April 14, 2021

Board of Director Attendance: Present: John Crotty, Tony Harris, Jerry Allen, Matt Ressler, Dan Hopkin & Brian Wood

Excused: Anthony Harrell

Others Present: Rob Clarkson, Rob Frey and Karla Suttles from the Holishor Office, Jason Armbruster, Roshan & T.J. Patel

Holishor Members Present: 15

Proceedings Meeting called to order at 7:30pm Pledge of Allegiance recited

Meeting Minutes – Minutes of March 24, 2021

Tony Harris - Motions to approve the minutes as amended.

Matt Ressler – Seconds

All in favor

Motion carries

Transfers of Property We had 6 transfers of property 5 of which triggered initiation fees.

Bills & Salaries

Tony Harris Makes a motion to approve Bills & Salaries as submitted

Jerry Allen Seconds

All in favor

Motion carries

Profit & Loss

Submitted for review.

Manager's Report

Read by Rob Clarkson

Public Safety Report

Read by Rob Frey

Old Business

Roadway Improvement Proposal

Jerry Allen At the Board's executive session on March 24, 2021, the Association attorney stated that per the current bylaws, multiple lot owners could not be assessed fees based on each property they own. After the Roadway Improvement Committee (RIC) was notified of the Association attorney's opinion, Jane Unsell, who is a member of the RIC and an attorney, reached out for clarification.

Per the two attorneys' conversation, the following was revealed:

1. The Association attorney had not been asked to review the RIC proposal.
2. The Association attorney was asked only to review the current bylaws to confirm whether a multiple lot owner could be assessed fees based on each property owned. The Association attorney's opinion shared to the Board was that a multiple lot owner could contest said fees and if contested, the Board would not be able to collect per the current bylaws.

It is the committee's opinion that since the RIC proposal is an amendment to the current bylaws, a vote by the membership would be required to approve the amendment. Once the Amendment is approved by the association, the committee believes that a multiple lot owner could not contest a separate assessment based on road frontage ownership.

Based on the current state of the proposal, membership communication and education necessary for this amendment to pass, the RIC has decided to retract its proposal for consideration at the 2021 Annual Meeting.

If there are any members who would like to participate on this committee or have ideas for increasing revenue for our roadways, please feel free to reach out to me. We appreciate your comments and suggestions.

I want to personally thank the committee members for their countless hours of work and dedication to this effort.

The committee members beside myself are: Kay Slayden, Jane Unsell, Cindy Rives and Patti Brown. It should be noted that two of the RIC members are multiple lot owners. **John Crotty** Any questions or comments for Jerry?

Tony Harris Are they looking to make another proposal you think. **Jerry Allen** Yes, I think what we're going to do is reconvene and see what we need to do. Again, looking at the communications and I think one of the things that we were having issues with was education of our membership on the benefits of the actual proposal is. So we're going to work on that, and how we can get the communication out in a better manner. But we also want to see if there's people in the membership who'd be like to be part of the committee so that we could perhaps get some different ideas or just have some different input to the to the overall proposal. **Tony Harris** The covenants and the bylaws are obviously changeable, but you would have to change a significant portion of the bylaws. Pretty much the whole concept, understanding that it's a membership-based community to go forward with the current proposal. So you'd

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be changing a large portion of those to do that. **Jerry Allen** Well, the attorney that we had on the committee reviewed the bylaws and thought that the proposal we put forth would fall within the bylaws even though it's an amendment to those. Again, our association attorney reviewed what he was asked to review which was the current bylaws versus the amendment that the proposal is based on. So anyway, we're going to retract it for 2021 and hope to have something coming up for the for the upcoming Annual Meeting in 2022.

Culvert-Ensign Circle

Rob Clarkson I received bids for the culvert replacement on Ensign Circle from Stutz Excavating and Kamadulski Excavating Companies. Stutz was the low bidder at \$2360.00 and was awarded the contract to perform the work. They should have that completed within the next couple of weeks. **Tony Harris** Is that just the culvert and then we'll do the road repair later? **Rob Clarkson** No, that's culvert and road repair.

Fish Stocking

Rob Clarkson Harmon Brothers Fishery delivered the 500 largemouth bass and the hybrid stripers (1,111) on Thursday, April 1. They're working on getting us the stripers which were inquired about and will let me know as soon as this can be accomplished. After we have a market price for these fish we will order the flathead catfish and schedule the delivery of those which would complete the fish stocking for the year.

Closings

John Crotty We did close on two lots. 1205 Key Largo Terrace for \$6,500.00 on April 2, and 92 Acapulco for \$7,500.00 on April 9.

New Business

July 4th Contract

Tony Harris I would just state for the meeting minutes that the option that they had marked was the payment of 50% upfront and the other 50% after the fireworks were complete. It's item 2 on the proposal.

Tony Harris Makes a motion to approve contract as submitted

Matt Ressler Seconds

All in favor

Motion carries

Restaurant Proposal #2

John Crotty I believe the proposees here tonight to discuss with us their proposal. **T.J. Patel** My name is TJ Patel, and this is Roshan Patel. And we're in the convenient liquor store business. He has a store in Edwardsville and Worden, and I have a store in Granite City and currently building one in East Alton. And I have a friend that lives here in Holiday Shores, Brad Krome. He had mentioned about the downstairs property for rent. So that's why we came and checked it out and we have an interest of proposing a package liquor store with a bar with a little bit of like food if you guys would approve it. **Tony Harris** So the one thing that I noticed on here, number 5 is the ability to offer gaming as an entertainment. Historically, as people have asked that we pretty much deny that. We don't think that is what we really want in the restaurant. So that's probably a no go. Just to let you know about that one. And then currently, we're in negotiations with another party. So if that happens to fall through or something, we would definitely get back to you and follow up. Right now we're kind of in the middle of that so we can't start a second negotiation till we see what happens with it. **T.J. Patel** How soon you think you'll have an answer? **Tony Harris** Probably a meeting or two. We meet every other week, obviously so I would say two to four weeks we'd probably have a good feel. **T.J. Patel** Mid May. So should I check back with you. **Tony Harris** Did you guys meet with Steve Yates or someone on the restaurant committee? **T.J. Patel** We walked in, I think Rob Frey showed us the property downstairs, **Tony Harris** They have your contact information. **T.J. Patel** No, our contact information is on the letter there. **Tony Harris** So we can just let you know, that way you don't have to keep following up with us, you don't have to wonder. We can just get back with you after we know about the first negotiations. **John Crotty** Someone from the board or the restaurant committee will reach out to you.

Variance Request-Culver 1601 Waikiki

They are requesting to not put the culvert in, and the building committee does recommend the variance. **Mike DeConcini (1601)** I got pictures of it if you want to see it. **Jerry Allen** I drove that street today and I would have to agree with the building committee that we should be able to grant the variance based on what I saw.

Matt Ressler Makes a motion to grant this variance as submitted.

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Rob Clarkson Generally you put on there that if it's ever ditched and needs a culvert in it's the responsibility of the homeowner. **Tony Harris** Yes, that was the point I saw missing from the building committee, they usually had that added. I would think we want that kind of language in there. **Matt Ressler** Are you fine with that. **Mike DeConcini (1601)** Yeah, I don't have a problem with that.

Matt Ressler Makes a motion to grant this variance as submitted with a stipulation if it is every ditched and needs a ditch or culvert in the future it is the responsibility of the homeowner.

Dan Hopkins Seconds

All in favor

Motion carries

Open Floor

Roger Rawson (1851) On the fireworks are we still paying the same amount, like \$16,000? So when I got here 22 years ago, the fireworks were like an hour long. I think last year, they were 14 minutes. I've been timing them over the years, and I noticed they started getting shorter. So I guess my question is do we need to start thinking about the future. Either increasing the amount of money we spend, or it's just going to get to where it's going to be a five-minute show and it's not going to be very impressive. **Tony Harris** I didn't time it last year, I would have thought it was a little more than that, but I didn't actually time it so I can't say. **Roger Rawson (1851)** I think the year before it was like 15 or 16 minutes. So because I know we're paying the same amount and we're getting less and less because of the increase in costs. **Tony Harris** I don't have the quantities of what we've had in prior years. This one looked like a pretty good number. **Roger Rawson (1851)** I think we've been paying the same amount since I've been here. It's always been an impressive show years before, just something for you guys to consider. **Tony Harris** It is something to consider, thanks, Roger. **Jeremy Jasudowicz (1041)** I have a culvert going across on the corner of Mexico and Acapulco. And I addressed this in 2019 about eroding and having a possible culvert installed there on that corner. Because that current culvert is about 25-30 feet up, running to a neighbor's culvert, and it doesn't function very well. And it was eroding, you guys came out and added some rocks. It kind of slowed it down but now the erosion is coming back. And I was told that it was on be put on the agenda for 2020 but covid started so I didn't come back to follow up and I was just curious where that was as it's coming back to be a problem. **Tony Harris** Rob do you know where that one is. **Rob Clarkson** Yes, I know exactly where it is. It was looked at when we did the entire ditching going forward. And it wasn't as much of as priority as some of the areas that are flooding. So it basically got priority 2 instead of priority 1. And if it is eroding again then we can put some more riprap around and solve that problem for a little longer, put a bandaid on it basically until we have the money to actually get to that area. **Jeremy Jasudowicz (1041)** So we talked about, you know, like I said, it's going back from 2019. I don't know if there's a way to get that bumped up a little bit, because it is eroding and then it came back. We did try a repair job but I'm sure you know, we had to pull it back because it started flooding that corner pretty bad. So we pulled out where that black sheeting was, we pulled that back because it was flooding, but kept the riprap but it's just starting to erode again. **Rob Clarkson** Black sheeting is soil cloth. **Jeremy Jasudowicz (1041)** It was backing up way too much, so we pulled that back. **Tony Harris** We can have Rob look at and see if there's something they could do with that or see if they can address it with some more rock. Generally what we try do on the ditching and on the roads is prioritize things in worst to best and start with the worst and keep working our way forward. I'm not actually familiar with that area so I can't say how it compares to the others. These guys have been out and looked at it so we'll see what we can do, maybe do little improvements to keep it going, see if it needs some more riprap or something. **Jeremy Jasudowicz (1041)** Do you have a guesstimate idea of when you might be able to put that culvert in? **Tony Harris** I have to have the plan to see where it was ranked. I don't have that with me tonight, we can certainly look into it and let you know. I don't have that information with me. **Donna Kinder (341)** I have three questions. I received my packet this week. There was no agenda. Also, I'm concerned about just having 75 limit, wondering if it could be out in the parking lot. You know, sometimes we have pretty good weather at that time. And also, another question is, there was no envelope in the package to return the ballots. And I noticed then that we have to come up here and turn them in. So will you be receiving as many ballots that way? Or why was there a change? **Tony Harris** So the agenda, I can't really answer that one. There should have been one in there. **Donna Kinder (341)** There wasn't. **Tony Harris** We can definitely get one posted on the website. As far as the parking lot, we could consider that. Generally, what we found is, if we're not voting on something that affects the dues, we generally do good to get 40 or 50 people here. So I'm not sure that 75 will be an issue. Generally, the times we've had packed houses was when there was some proposal that was going to change the dues being paid. And then obviously its standing room only. But on the other years, when there hasn't been something that really affects a person's pocketbook or the dues it's slim. So I don't know if the 75 will really be an issue or not. The reason there was no envelope was, let's see, this is 21. **Rob Clarkson** Because you can't mail it back. **Tony Harris** Yes, you can't mail

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it back. In 19' we changed to add the absentee ballot, we inadvertently changed some of the language in the rule. And so now everything is covered in the same absentee ballot language. And so to do that, you have to bring a valid ID and get it verified that you're a member in good standing when you cast your ballot. And so you have to come up to the clubhouse. So we're going to have to propose some language changes that will go to the membership for the 2022 meeting, to change that back so they'll be able to mail in their ballot for Board of Directors only. **Donna Kinder (341)** It had our names on it you know, whenever you returned it, so you knew, **Tony Harris** Previously to the change, you could mail in your board of director's ballot, that was the only thing you could vote absentee, everything else you had to come to the meeting and vote. And we were trying to change it so that people could vote absentee if they were going to be out of town that weekend or busy or people that live out of town would be able to vote and send their ballots in. Well, when we did it, trying to make sure that we had only members in good standing voting, we had it so you had to present a valid ID at the office at the time you cast your ballots, so they could see it, check it and then put it in the ballot box. And so we need to really change that language. **Donna Kinder (341)** Okay, so what's going to be on the agenda? **Tony Harris** It's really just the board of director's vote and the budget? **Donna Kinder (341)** Okay. Thank you. **Rob Clarkson** I'm pretty sure that it was in the cover letter that stated that it was just those two. There was two positions being voted on for the board of directors and the budget for the year. **Tony Harris** And I should say that's the only items that'll be voted on. We'll have the other items that are on the agenda, which is, you know, thanking previous board members that are rolling off, invocation, those types of things. But the only items to be voted on are the board of directors and the budget. **Kenneathia Hagen (1991)** Back in October, I actually asked the question, what was the security plan for 2021? Because last year, it just wasn't a good plan, whatever that may have been because of the lack of security presence on the lake. I asked the same question in January and I received we're working on it. And now we're in boating season. I witnessed something over the weekend that was very disturbing. And I just would like to know, what is going to be changed with the security out on the lake this year? **Dan Hopkins** Security was on the lake Sunday. **Kenneathia Hagen (1991)** On Sunday, the incident happened on Friday. Yeah. So. But I was just curious as to what, what is different for 2021, then 2020 or 2019? **John Crotty** Rob or Rob, do you have any feedback on this? **Rob Clarkson** We added money to the security line. They have boat patrols quite extensively during the week. You know, they can't be out there all the time, we don't have the money for that. They have been informed that it's a nice day, nice weather, they go out until they get called off. Or their on lunch or whatever. They can't be there the whole time. **Kenneathia Hagen (1991)** I understand. So as when incidents happen. Again, I live where I get to see everything on the main lake. And I mean, just a phone call to security? I mean, is that the procedure for all? I'm not gonna do to video just because I don't have my phone always with me because we are on a lake, but I just wanted to verify what that procedure is. **Rob Clarkson** That would be the call. **Kenneathia Hagen (1991)** Okay. Thank you. **John Crotty** Anything else for open floor?

Tony Harris Makes a motion to adjourn to Executive Session

Matt Ressler Seconds

Meeting adjourned at 7:58 p.m.

Meeting Minutes submitted by Karla Suttles