

**Holishor Association**  
**Board of Directors Meeting**  
**Open Session Minutes**  
**February 11, 2026**

**Call to Order**

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

- **Board Members in Attendance:** Jennifer Halverson, Jim McCann, Trish Yates, Tony Harris, John Crotty, Ty Van Ryswyk, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 2
- **Non-members in Attendance:** 1
- **Board Members Excused:** None

Pledge of Allegiance recited.

**Approval of Minutes**

- **Tony Harris** *motioned* to approve the January 28, 2026, meeting minutes, **Ty Van Ryswyk** seconded, all in favor, motion passed.

**Transfers of Property**

- There were 2 transfers of property, both of which had initiation fees. Membership is 1273.

**Bills & Salaries**

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

**Treasurer's Report**

- **Profit & Loss Summary:** **Jim McCann:** Questioned carryover amount. **Angie Webster:** Carryover journal entry will be complete by next report.
- **Treasurer's report:** No questions.

**Manager's Report & Code Enforcement Report**

- **Angie Webster** read the manager's report (which can be found in full in the Holiday Times).
- **John Crotty** summarized the code enforcement report and noted 27 citations written for issues with building violations, property maintenance, signs, and boat decals.

**Old Business**

- None

**New Business**

- **HBAR Variance (980)** – Member is requesting a setback variance for a pool due to slope of the yard to avoid impacting the house foundation and to limit the size of the wall on the lakeside. **Josh Brown (contractor):** Remeasured and based on the new seawall they are at 23.6 ft from the seawall to the pool. **Jim McCann:** Noted that if they move 1.6 ft closer to the house, there would be no variance needed. **Angie Webster:** Noted county regulation requires 10 ft away from the house. **Josh Brown (contractor):** If the pool is moved closer to the house, they would be less than 10 ft from the house. **Tony Harris** *motioned* to approve the 1.4 ft variance for the pool wall to the seawall, **Trish Yates** seconded, motion passed 6-1.
- **Road Plan** – 2026 Road plan was submitted for review. Roads to be rebuilt: Waikiki, SuTwan (Ski Beach to Waikiki), and Fountainbleu cul-de-sac. Chip & Seal Roads: SuTwan, Aloha, Waikiki, Britany, Reno, San Juan, Tartuga, Trinidad, Oahu, Biscay, Carribean, Key Largo, Barbados. **Ben Kelley:** Will the Fountainbleu be replaced with concrete or asphalt. **Angie Webster:** Would remove the tree, grind up the existing concrete, and pave the entire area with asphalt instead of concrete due to the \$31k cost. **Ty Van Ryswyk:** Would like to understand the sustainability of asphalt and replacement timeframes.

**Correspondence**

- **Use of Beach (682)** – Member is asking for use of the beach for a Polar Plunge benefit on March 14. All participants have already signed a waiver. It was noted that participants must walk down the ramp into the water. **Trish Yates:** They should have a special events insurance policy for a minimum of \$1m. **Trish Yates** *motioned* to approve member's request to use the beach for the event provided the \$1m policy is provided to the office, **Jim McCann** seconded, all in favor, motion passed.

### **Action Summary**

- New Action:
  - Angie to determine the sustainability of asphalt and replacement timeframe for Foutainbleu cul-de-sac.
- Prior Actions:
  - Angie to contact the IDNR Dam Inspector and confirm the Morning Glory status and if we can put a collar on it. **Message sent, no update.**
  - Angie to obtain a bid to complete the silt removal on the basin and combine this with the bid to address the North Property Ponds. **Bids sent, no response. Tabled until March.**
  - **Complete:** Trash cans have been placed at both ends of the Dam Road.

### **Open Forum**

The following items were discussed:

- Building Rules Update: Jennifer Halverson: The CB&R Committee has completed the review of the Building rules with preliminary input from the building committee and office. The next step will be to meet with the Building committee and review the changes. The CB&R Committee has been working on the document for 8 months, meeting twice a week.

### **Adjournment**

- Motion to adjourn was made by **Tony Harris, Jim McCann** seconded, all in favor at 7:58 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary