

**Holishor Association  
Board of Directors Meeting  
Open Session Minutes  
January 22, 2025**

**Call to Order**

John Crotty called the meeting to order at 7:33 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Tony Harris, Sarah Jacoby, Jim McCann, Trish Yates
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 17
- **Board Members Excused:** Ty Van Ryswyk

Pledge of Allegiance recited.

**Approval of Minutes**

Changes noted to the minutes:

- Typos were noted and meeting minutes were amended

**Tony Harris** motioned to approve January 8, 2025 minutes as presented, **Jim McCann** seconded, all in favor, motion passed.

**Transfers of Property**

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

**Treasurer's Report**

- The Treasurer's report is being reviewed again because the January report was submitted with outdated information and has been resubmitted for review, with the December report included for comparison.

**Old Business**

- **Boat Rule Change** – At the November meeting, we reviewed changes to the boating rules that included updates to identify which infraction aligned to which boating rule. In the January meeting, changes were identified to remove the references to Article XIII (which will be designated in an upcoming bylaw change) and a reference to Article XI (which we are recommending to eliminate as a bylaw). Given the changes, and per the rule change process, this final approval was tabled until this board meeting to allow identification of any other adjustments.
  - **Tony Harris:** Noted on page 13 under Reckless Operation, remove “to jump the wake of another vessel”, since this is considered careless operations. Based on this change, the final approval will be deferred until the next meeting.
- **Sediment Removal Update** – Revisions to the bid request were submitted to the board at January 8 meeting for the board to review. Feedback from the board included typos and minor language changes. **Tony Harris** motioned to approve the scope with the changes made, **Sarah Jacoby** seconded, all in favor, motion passed.
- **Article IX – Penalties – Fines and Penalties Bylaw Change** - This bylaw change addresses formatting and clarity in Article IX and its related sections. With this change, the two subsections, "Fines and Penalties for Violation of Rules and Regulations" and "Holishor Association Administrative Procedure and Appeal Process for Violation of Rules and Regulations," will be formally labeled as articles, aligning with standard bylaw formatting. Additionally, the change removes boating rules from the bylaw.
  - **Tony Harris:** Asked if we should move the boating rule fine structure to the boating rules document. **Jim McCann:** Noted that per CICA, fines must be approved by the membership, which means it needs to be retained as a bylaw. **Tony Harris** motioned to approve the penalties change language to be prepared for a ballot for the annual meeting, **Jim McCann** seconded, all in favor, motion passed.
- **Article IV – Section 8 Proposed Bylaw change** – Revisions to the bylaw clarify that no refunds for prepaid dues or assessments will be issued to lessors or lessees, require owners to follow the Common Interest Community Association Act, and mandates that owners provide a copy of the lease and notify the association office of any changes.
  - **Tony Harris:** Asked why we referenced the Common Interest Community Association Act. **Jim McCann:** The purpose of referencing CICA is to ensure the bylaws automatically align with any changes in the law. Similar to the boating rules, which reference state, local, and federal laws, this approach keeps the bylaws compliant without requiring frequent reviews or legal updates. **Jennifer Halverson:** The intent of specifically referencing CICA in this section is to inform owners that certain laws directly impact them. **Tony Harris** motioned to create a ballot for this to go to the annual meeting, **Sarah Jacoby** seconded, all in favor, motion passed.
- **Article IV – Section 3 Proposed Bylaw change** – Revisions to the bylaw clarify that payment of dues and assessments is the sole responsibility of the owner, even when a lessee is involved.

- **Tony Harris:** Tony questioned the necessity of specifying "owner" before "member." **Jim McCann:** Responded that "owner member" should remain to clarify that the responsibility lies with the owner given that we have other member types (associate, employee). **Tony Harris:** Suggested to change "rental property" to "occupied property" ensuring the wording covers both rented and rent-free occupancy scenarios. **Tony Harris** motioned to create a ballot for the annual meeting with the noted change, **Trish Yates** seconded, all in favor, motion passed.

## New Business

- **Fireworks** – A proposal for the 2025 fireworks from J&M Displays is ready for review and approval. This is based on a 3-year agreement that we made with them in 2024. **Tony Harris** motioned to pay half of the fee ahead of time and the other half afterwards, **Sarah Jacoby** seconded, all in favor, motion passed.

## Correspondence

- **Ski Club** – The Ski Club is hosting their annual fundraiser on April 4 and is requesting that we waive the ballroom fee. **Trish Yates** motioned to approve waiving the clubhouse rental fee, **Jim McCann** seconded, all in favor, motioned passed.
- **Anthony Harrell (560) & Alan Boeser (188)** – Correspondence received asking the board to further discuss the option to charge for boat stickers to assist with the fish stocking costs.
  - **Anthony Harrell (560):** Biologists identified an imbalance in the lake's ecosystem due to crappie overpopulation. To address this, they proposed a \$20 boat sticker fee, with proceeds split between fish stocking and silt removal. They asked for board feedback on the proposal and whether it requires a rule or bylaw change. This fee would supplement funds raised by the Bass club and provide consistent support for these critical efforts. Today, we seek the board's feedback on whether to explore this proposal further and clarification on whether implementing it requires a rule or bylaw change. **Alan Boeser (188):** Acknowledges that the budget is under review but they believe that they need these funds and will continue to pursue the funding. They proposed a \$20 boat sticker fee as an alternative funding source, emphasizing that the fee should come from all boaters who use the lake. Questioned if this should be a rule or a bylaw. **Tony Harris:** Noted that a prior board proposed a charge for boat stickers and this was voted down at an annual meeting. At that time, the budget assumed inclusion of the additional funds. Because it was not approved, the budget had to be revised, which requires a special meeting. **Alan Boeser (188):** Asked how many signatures were required to put this on the ballot. **Jim McCann:** Recommended 150 signatures as each one will have to be verified as a member in good standing and one per household. (Current bylaw indicates 10% of the membership). **Anthony Harrell (560):** Noted that the cost of the golf cart (non-highway) decal fee is not noted in the rules. **John Crotty:** Noted that the non-highway decal fee was new, whereas the fee for a boat decal has always been free and indicated that this should be reviewed at an annual meeting. **Sarah Jacoby:** I think we might be getting ahead of ourselves. We are still reviewing the budget to determine if we can support the funding request for 2026. The sticker idea is a good long-term solution, but it may be better considered as part of future budget planning. Given the annual meeting in May, we are also tight on timing to evaluate and decide if it's appropriate to implement right now. Additionally, we may need to keep this option in our back pocket to raise funds for other community needs over the next few years. **Tony Harris:** Noted that the price of fish only went up for one type of fish and not across the board. Shocking reports also indicate that the lake is healthy. **John Crotty:** Questioned the ask for funding and reiterated that we don't have data to justify the ask. **Anthony Harrell (560):** Noted that there are records from the bass club and letters from biologist. Noted that shocking provides a snapshot of the fish population at a given time, focusing only on certain fish that are shallow, which limits its ability to represent the entire ecosystem. While it gives insight into the health and size of specific fish, it doesn't show the full picture. Overpopulation of crappie stunts the growth of bass and leads to thousands of small crappie. To address this imbalance, efforts like crappie tournaments have been held to thin the population and improve the lake's ecosystem health. **John Crotty:** Questioned stocking fish before completing structures, suggested prioritizing funding for structures, and asked how long it would take to see results. **Trenton Foiles (2109):** The tubing for fish structures is sourced as free scrap, collected, prepared, and installed in the lake by volunteers, requiring no additional funding. **Brian Wood (1305):** Ordered five to six-inch fish based on the board's recommendation, even though they cost a bit more, because they are more likely to survive. Larger fish are being added since the lake's natural reproduction is not working well, with crappie eating most of the fry. To help fix the imbalance, hybrid stripers are being stocked as predator fish to control the crappie and shad populations. These decisions are not random, they have been made after talking to biologists to make sure they are doing what's best for the lake. Asked if the board would consider sponsoring an assessment refund as a raffle item to assist with raising funds. **Sarah Jacoby:** Asked if spring stocking improves survival rates and whether data supports the change. Raised timing concerns and suggested aligning the sticker fee with future budget planning. **Brian Wood (1305):** Noted that they are working with the biologist to determine the appropriate temperature for stocking. The fish are sourced from Illinois, Missouri, and Arkansas, with Arkansas offering the best prices despite slightly higher freight costs. Significant effort has gone into finding the best deals to maximize funds raised for stocking. The survivability rate for the fish transported from Arkansas was extremely high, with no reported deaths except for an estimated 1,000 hybrid stripers. The fish farm has agreed to replace these losses and will supply an additional 2,000 fish over the 2025 order to compensate. **Jennifer Halverson:** We need to ensure alignment with our governing covenants,

rules, and bylaws, which require bids for expenditures exceeding \$15,000, even with contributions covering part of the cost. Would like to see a clear plan and regular updates, including quarterly reports on fishing tournament data (e.g., fish sizes), progress on installing fish structures with timelines, and completion tracking. Would also like to see independent assessments from three sources to better evaluate the lake's health and guide future decisions. **Brian Wood (1305)**: Noted that data is available and will share. The structure placement will occur when the lake is down. Noted that IL biologist retired, with no replacement. Agreed to ask IL if they can do an assessment. Biologist also talk to the fisherman as part of their assessment.

## Action Summary

- Prior Actions:
  - Angie to proceed with engaging an engineering group to assess the Biscay culvert (target March)
  - Angie to get bids on marquee replacement on Prairietown road (target February)
  - Angie to identify sign placement and language and put the signs in place. Once in place, this should be published on the website / social media and include pictures of the damages that were caused (target February)
- New Actions
  - Jennifer to update the boating rules to remove “to jump the wake of another vessel” and resend to the office to post.
  - Board to discuss offering assessment for their raffle and provide an answer to the fishing committee.

## Open Forum

The following items were discussed:

- **Lisa East (1302)**: Known / lost pets in our community that are outside of their yard and not on a physical leash. When we see a lost pet, who should the reports be going to? **Angie Webster**: The office does not actively handle lost animals unless code enforcement or patrol sees the animal and returns it to the owner. A pet finder book exists but has not been updated in years due to low participation. If a pet is repeatedly found out of its yard, the office issues a warning letter, escalating to fines for repeated violations. Members can report incidents by providing a photo, date, time, and lot number of the pet owner.

## Adjournment

- Motion to adjourn was made by **Tony Harris, Trish Yates** seconded, all in favor at 8:42 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary