

Holishor Association

Board of Directors Meeting

Open Session Minutes

January 14, 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
- **Association Office Present:** Angie Webster, Karla Suttles, Rob Frey
- **Members Present:** 4
- **Non-members in Attendance:** 0
- **Board Members Excused:** Ben Kelley

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** *motioned* to approve the December 10, 2025, meeting minutes with noted changes, **Trish Yates** seconded, all in favor, motion passed.

Transfers of Property

- There were 5 transfers of property, 4 of which had initiation fees. Membership is 1274.

Bills & Salaries

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

Treasurer's Report

- **Profit & Loss Summary:** Tony confirmed that this is end-of-year and noted some outstanding line items. This will drop the carryover to \$166k.
- **Treasurer's report:** Tony noted that reserves will decrease by \$100k after a reserve payment is deducted. The one CD that matured in November has been rolled over and will mature in May of 2026. Potential reserve expenditures for 2026: Main Beach Dock Repairs: \$25k; Parking Lot Resurface: \$42k; Main Beach Seawall: \$12k. **Tony Harris** *motioned* to approve potential reserve spending, **Jim McCann** seconded, all in favor, motion passed.

Manager's Report & Code Enforcement Report

- **Angie Webster** read the manager's report (which can be found published in full in the Holiday Times).
- **John Crotty** summarized the code enforcement report and noted 20 citations written for issues with building violations, property maintenance, signs, and boat decals.

Old Business

- **Creel Limit Proposed Change Vote** – In the December meeting, there was a motion to extend the no crappie limit until 2027. The proposed rule change was posted for 4 weeks and is ready for a final vote. All in favor, motion passed with an effective date of March 15, 2026.
- **Boating Safety Video** – The Safety Committee has submitted an online version of IL boating rules and Holishor rules. This will be used in the Boat Safety training class and posted to the website as a reference. There is a disclaimer on the first page that it does not replace current law. There were no concerns expressed about posting on the website.
- **Restaurant Committee Update** – Confirmation of a tenant operating two existing Mexican restaurants, El Mezcal in Godfrey and Michoacan in Wood River. The new restaurant will be named *Casa Lago (Lake House)*. The lease has been signed, the special use liquor license process has begun, and the target opening is April. Thank you to the committee for their hard work on this effort.

New Business

- **HBAR Variance (982)** – A member is requesting a variance to install a kayak launch on the southwest (SW) side of their dock. The requested variance is due to the five-foot setback requirement, as the proposed launcher would extend approximately 20 inches from the property line. The member provided a written statement from the adjoining neighbor at 981, indicating no objection to the proposed placement. The member noted that while placement on the northeast (NE) side of the dock would comply with setback requirements, they believe wave conditions on that side make it unsuitable. **Jim McCann:** The Building Committee is not in favor given the setback encroachment. **Avi Goldfarb (982):** Questioned neighbor's concrete dock that is up to his property line. **Angie Webster:** Indicated that the member dug back into their property for the dock and included a concrete walkway, which is allowed. **Avi Goldfarb (982):** Indicated that he will remove the kayak lift if he moves or his neighbor at 982 moves. **John Crotty:** Asked if the dock could be reduced to include the kayak launch? **Avi Goldfarb (982):** Indicated that his neighbor plans to use the launch as well. **Jim McCann:** Reiterated the purpose of the rule and avoid setting a precedent to approve variances. *Variance failed due to lack of motion.*

Correspondence

- **Ski Club** – The Ski Club is requesting a waiver of the ballroom rental fee for an upcoming fundraiser. The Club has indicated they will cover the required cleaning fee. The event date is to be determined and will be coordinated with the Association office. **Tony Harris** *motioned* to approve waiving the ballroom rental fee for the Ski Club event, **Jim McCann** seconded, all in favor, motion passed.
- **1019 Dues Variance** – A member is requesting a partial refund of their 2026 assessment due to a delayed closing. The member's closing was originally scheduled for January 2 but did not occur until January 6. As per our bylaws, the amount is due on January 1, the member was assessed the full 2026 annual assessment and is requesting a refund of three-quarters of the assessment in the amount of \$607.50. **Tony Harris:** We do not refund any dues or assessments no matter what time of year. *Variance failed due to lack of motion.*
- **Social Committee** – The Social Committee is requesting approval to purchase and place an 8 x 12 storage shed on the ballfield, located on the first base side behind the fence. The shed would be used to store field-related items and other outdoor equipment utilized by the committee. The Social Committee indicated they will purchase the shed at their own expense. **Jim McCann:** Noted that there must be a permit and building committee approval. **Tony Harris** *motioned* to approve shed placement and waiving the permit fee provided that the building committee approves, **Jim McCann** seconded, all in favor, motion passed.

Action Summary

- New Action:
 - Angie to contact the IDNR Dam Inspector and confirm the Morning Glory state and if we can put a collar on it.
 - 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.
- Prior Actions:
 - Correction of Full Pool sign at the Marina and an indicator on the Morning Glory. The Morning Glory marker is complete. The Morning Glory and the sign at the marina will be installed when the lake comes up to 505. **Jim McCann:** noted that the line should be at 502.5 this is due to the Morning Glory sinking per the IDNR dam inspector. IDNR refused to allow us to put a collar on the Morning Glory to bring it back to 505. **Ty Van Ryswyk:** Questioned if we could have dropped the lake further. **Angie Webster:** Agreed that it could have been but there may have been an issue with the Sanitary District pipes. **Jim McCann:** Noted that Glen put in 3 weight points and that these should be used for accurate measurement. **Rob Frey:** Indicated that he was aware of 5 weight points.
 - Trash cans for the Dam Rd have been ordered.

Open Forum

The following items were discussed:

- **Dave Decker (1184):** Acknowledged success in securing the restaurant. Asked for confirmation on completion of the sediment removal. **Ty Van Ryswyk:** Indicated that for the silt pit and basin scope of work, the intent was to remove as much silt as they could from the north side to build up the area and to avoid putting equipment on the road to avoid further damage. This also drove the cost down for this scope. **Dave Decker (1184):** Indicated that removal of silt from the Gabion basket is a way to catch silt before it enters the lake and recommended that we make this a priority. **Ty Van Ryswyk:** Indicated that unless we can lower the lake further, sediment removal from the north area will be limited. **Dave Decker (1184):** Noted that the retention pond on the north property has a significant mound and should be cleaned out. **Jim McCann:** Questioned if we could extend the Gabion basket across and close it out. **Dave Decker (1184):** Confirmed that there are no member lots in this area and that we should consider closing this off. However, most silt entry is from high water events. Advised that we set up standard schedules to clean out the ponds, creeks, and Gabion basket. Data and measurements should be documented and easily accessible.
- **Tony Harris:** Working on the revised 2026 budget and should have this ready for the next meeting. Planned use of the carry-over: \$100k for repair of the roads, \$36k for the North Property ponds, \$11.5k for boat ramp at Su Tuan, and \$15k basin area clean-out. **Trish Yates:** Recommended that we address the Gabion clean out prior to road repair.

Adjournment

- Motion to adjourn was made by **Tony Harris**, **Trish Yates** seconded, all in favor at 8:25 p.m.

Submitted By: Jennifer Halverson, Holishor Board of Directors Secretary