

Holishor Association

Board of Directors Meeting Open Session Minutes September 24, 2025

Call to Order

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

Board Members in Attendance: John Crotty, Jennifer Halverson, Ty Van Ryswyk, Ben Kelley, Tony Harris, Jim McCann, Trish Yates

Association Office Present: Angie Webster, Karla Suttles

Members Present: 5

Non-members in attendance:

Board Members Excused:

Pledge of Allegiance recited.

Approval of Minutes

Ty Van Ryswyk *motioned* to approve the September 10, 2025 meeting minutes, **Trish Yates** seconded, all in favor, motion passed.

Transfers of Property

There were 2 transfers of property, both of which had an initiation fee. Membership is 1273.

Old Business

Restaurant Committee – Cleaning of the kitchen area has progressed, and preparations are complete for the new flooring. Three bids were received for epoxy flooring installation, which includes cleaning, patching, applying an epoxy with a flake finish, and polishing. The bids were as follows: Marciano Concrete for \$6,000, ToonCo Painting for \$5,445, and Central Epoxy Flooring for \$3,300. Board approval was requested to select a vendor so the office can proceed with the project and begin reinstalling equipment. **Angie Webster:** Noted that the epoxy system will extend a few inches up the wall (cove base) to eliminate the floor-to-wall seam and improve cleanability. She also reported that references for Central Epoxy Flooring were checked and that the vendor was recommended by a member of the Restaurant Committee. **Trish Yates:** Has personally used Central Epoxy and would recommend his work. **Tony Harris** *motioned* to approve the bid from Central Epoxy for \$3,300, **Ben Kelley** seconded, all in favor, motion passed.

Associate Member Rule – A motion to approve was made on August 27 and the rule was posted for 4 weeks. No further discussion. All in favor, *motion* passed with an effective date of November 23, 2025.

New Business

HSBAR Introduction Rule Change – Staging of Materials – Revisions to the Building Rules are being proposed to address damages to the roads from staging of materials. Based on the prior meeting, the committee has taken the feedback into consideration and has a revised proposal. The addition includes: Materials and equipment may not be dumped, stored, or staged on Association roads, Association property, or another member's property without prior permission. Failure to comply will result in infractions under the Road/Material Storage Infraction Levels. Any damages to Association roads or property will be assessed by the Association, and the full cost of repairs will be billed to the member. **Tony Harris** *motioned* to approve the proposed rule change, **Trish Yates** seconded. The rule will be posted for 4 weeks before a final vote.

HSBAR Infraction Level Addition – A new infraction level is being proposed for staging of materials:

Road/Material Storage Infraction Levels

Upon notification, the member must correct the material storage issue within 24 hours, coordinating with the contractor as needed. A written notice will follow the initial notification via US mail or email.

If not corrected within 24 hours: a \$250 fine is assessed and membership rights are suspended. An additional \$250 fine will be assessed for each day of non-compliance until the materials are removed and compliance is verified. Membership rights remain suspended until compliance.

If road or property damage occurs: the Association will assess the cost of repairs and issue an invoice to the member. Failure to pay the invoice by the due date will result in suspension of membership rights until payment and any late fees are received in full.

Tony Harris *motioned* to approve the addition of the infraction fines to the building rule, **Jim McCann** seconded. The rule will be posted for 4 weeks before a final vote.

Bylaw Attachment 001 – Attachment 001 should be designated as Article XV in accordance with the recommended bylaw format outlined in Robert's Rules of Order. Typographical errors within the document were also corrected. **Tony Harris** *motioned* to approve the proposed bylaw change for the annual meeting, **Trish Yates** seconded, all in favor, motion passed.

Part 3 – Rules, Lake, Shoreline Protection Rule Change - A rule referencing Attachment 001 was updated to align with the newly designated Article XV. This change will become effective upon approval of the bylaw article renumbering at the 2026 Annual Meeting. **Tony Harris** *motioned* to approve the proposed article reference, **Trish Yates** seconded. The rule change will be posted for 4 weeks before final vote.

HSBAR Variance (226) – Member is requesting a 90-day extension to complete in-ground pool due to weather related delays. Target end of October to complete project. **Ty Van Ryswyk** *motioned* to approve the 90-day extension, **Jim McCann** seconded, all in favor, motion passed.

Excavator – Angie would like to rent an excavator to work on the Joulters Creek, Holiday Point Parkway, plus other areas. Estimate is for \$1600 per week. Would like to rent for up to 4 weeks. **Tony Harris** *motioned* to approve rental of the excavator not to exceed \$7,000, **Ben Kelley** seconded, all in favor, motion passed.

Correspondence

John Schulte (21) - The member is requesting a boat decal for their Sea Ray 2003 boat, explaining that it was previously used at Holiday Shores and should have been grandfathered in, but they missed completing the form when it was offered. They explained that their prior 2002 model was the same length excluding the bolt-on swim platform, while the 2003 model has a molded platform counted in the measurement, causing the registration to list it as 23 ft. **Jim McCann:** Asked why there were no lot numbers or sticker on the boat if it had been on this lake in the past. **John Schulte (21):** Confirmed that there were lot numbers and a sticker on the boat but were removed when the boat was put on another lake for the last several years. Noted that he had the 2002 model and wanted a bigger motor so he ordered the 2023 not knowing that it was changed to the molded-in platform and that would put the documented length of the boat at 23 ft. **Ty Van Ryswyk:** Asked for confirmation that when he brought the registration to the office in 2003, he was given a sticker. **John Schulte (21):** Confirmed that he did receive a sticker. **Jim McCann:** Asked if there was any record of this in the office. **Angie Webster:** Confirmed that there is a letter on file that the boat is too long. Noted that she could not find any record of prior sticker issued for 2002 or 2003. The only boat on file was prior to 2000. **John Schulte (21):** Confirmed that he had a boat prior to the 2002. Indicated that he received a letter to complete a form for approval to grandfather the boat in and did not complete the paperwork. **Tony Harris:** Noted that even if the boat would have been grandfathered in, once it was removed from the lake, it cannot be brought back. Noted that the rules make note of grandfathering in boats prior to 1989 and this boat is newer. **Jim McCann:** Confirmed that this boat is not approved to be grandfathered since we do not have paperwork on file. **John Crotty:** Concluded that since this is registered as a 23 ft boat, it will not be approved.

Garden Club – The marquee on Prairietown Rd will be purchased by the Garden Club once the Association pours a concrete pad. Thank you to the Garden Club for this donation!

Action Summary

New Action: Angie to Notify Bus, Madison County, Members in the area, and other potential impacted parties due to the sediment work at the North Property.

Prior Actions: None

Open Forum

The following items were discussed: **Ty Van Ryswyk:** Sediment Removal project has started to clear out the old silt pond. This area will be muddy and there could be delays. Members are asked to be patient, allow them to work, avoid the area, and to know the road will be muddy. **John Crotty:** Requested Angie post communication on the Website and communicate out to the bus company and others about the work. **Tim Disher (1656):** Requesting leniency regarding three golf cart violation notices he received, totaling \$350 in fines. He noted the first notice was dated August 7 but was not received until later in the month, and additional fines followed before he had an opportunity to respond. He expressed concern about the cumulative charges, especially considering already paying \$1,517.47 in outstanding HOA fees, and asked the Board to consider reducing or adjusting the penalties. **John Crotty:** Advised member to attend the Hearing committee. **Tim Disher (1656):** Asked if he was able to use his golf cart until this was resolved. **John Crotty:** Confirmed that it cannot be used until the fines are paid and he obtains a sticker and places it on the cart. **Angie Webster:** Asked for signature on the fines and she will get him scheduled.

Adjournment

Motion to adjourn was made by **Ty Van Ryswyk**, **Ben Kelley** seconded, all in favor at 8:07 p.m.

Submitted By: Jennifer Halverson, Holishor Board of Directors Secretary