

Holishor Association

Board of Directors Meeting Open Session Minutes September 10, 2025

Call to Order

John Crotty called the meeting to order at 7:35 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:** 3
- **Non-members in attendance:**
- **Board Members Excused:**

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** motioned to approve the August 27, 2025 meeting minutes with the noted changes, **Jim McCann** 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.

Bills & Salaries

- **Ty Van Ryswyk** motioned to approve the bills & salaries, **Trish Yates** seconded, all in favor, motion passed.

Treasurer's Report

- **Profit & Loss Summary:** **Jim McCann:** We have collected 98.7% of our 2025 assessments and this typically is not that high. **Jennifer Halverson:** Do we know what funds may be available to spend by end of year? **Angie Webster:** Would like to address the sand on Tamarach and the main beach. **Tony Harris:** Noted that will also have to see how the sediment removal project goes and if additional funds will be needed to complete.
- **Treasurer's report:** No questions presented.

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 17 incidents reported last month, resulting in 25 citations written. Noted issues on the lake pertained to no wake, no lights, and careless operations. Property related incidents included signs and maintenance of properties. One derelict vehicle was reported and several building code reoccurring violations.

Old Business

- **Committee & Club Review** – The office has completed the committee and club assessment, verified all members are in good standing, and updated the list of chairs and members. The governance document will be sent to all groups.
- **Restaurant Committee** – Final version of the contract has been shared with the board with no additional feedback. **Jim McCann** motioned to approve the restaurant lease as presented, **Ty Van Ryswyk** seconded, all in favor, motion passed. The contract will be reviewed by our attorney.
- **Associate Member Rule** – **Ben Kelley** discussed the rule change with the Ski Club and recommends removing the note that excludes Associate Members. The club agrees participation should be first come, first serve. **John Crotty:** The Ski Club's request to allow Associate Members this year was approved, but there is concern a future board may not grant the same variance. **Tony Harris:** Agreed that if the rule is removed, it should remain that way and not change with each new Ski Club board. **Ty Van Ryswyk:** Understood the purpose to protect the Ski Club from Associate Members taking spots that should go to members first. **Jennifer Halverson:** Recalled the timing of this rule with the Ski Club's competition team to prevent Alton and St. Louis club members from joining and taking member spots. **Dave Decker (1184):** This rule was established when associate memberships were created. Removal of the rule would allow first come, first serve, but members should have priority over associates. It was put in place since the Ski Club is the only club with limited resources. Asked whether the Ski Club plans to set guidelines to ensure members retain priority if the rule is removed. **Trish Yates:** Would like for the protection to remain in place. **Tony Harris:** Before removing the Association rule, the board should review the Ski Club's governing documents. If those documents are updated to give members priority, the association rule change could be considered, and

updates to the Ski Club's governing documents would require board approval. **Jennifer Halverson:** Recommended that this be addressed as a new change.

New Business

- **Article V, Directors, Section 9 – Nominating Committee Bylaw Change** – Given the inability to secure volunteers for the last several years, this bylaw will be removed. The Committee will be established as needed going forward. **Jim McCann:** Noted that we do not want a bylaw that we would be in violation of and that cannot enforce. **Jim McCann** *motioned* to approve the proposed bylaw change for the annual meeting, **Tony Harris** seconded, all in favor, motion passed.
- **HSBAR Modifications & Landscaping Addition** – Two options were presented to address material storage and damage to Association roads. **Option 1:** Updates the introduction to state that materials may not be staged on Association or neighboring property, requires pre-project road pictures, adds a landscaping section with permit requirements, and establishes new infraction levels. **Option 2:** Updates the introduction to state that materials may not be staged on Association or neighboring property, without requiring pictures. It also includes the proposed new infraction levels. **Angie Webster:** Noted that most landscaping projects until recently have not been an issue with storing materials on the roads. Concerned that we do not have adequate staff for pictures. **Jennifer Halverson:** Asked for a paper trail after the verbal notification. **Angie Webster:** Recommended sending an email as the follow-up. **Ty Van Ryswyk:** Recommended that we work with the member and have them address the issue with the contractor. The member should be responsible for the contractor and their activity. **John Crotty:** Indicated that members should be aware of all documented rules regardless if a permit is required. **Ray Garber (1822):** Asked if a copy of the incident report could serve as the documentation and be given to the member. **Angie Webster:** Noted that the incident report is an internal document. Once processed, they get a warning or fine letter. **Dave Decker (1184):** Expressed concern that requiring a permit for landscaping work. **Jim McCann:** Indicated that we must have a rule to drive enforcement and protection of the roads. Noted a contractor that was a repeat offender. **Jennifer Halverson:** Asked how we would hold the contractor accountable for the repeat offenses. **Tony Harris:** Suggested that we add the ability to ban a contractor for more than just fines. Recommended that we clarify continued non-compliance and loss of membership rights. **Trish Yates:** Requested that requiring the member to fix the roads be added to option 2. **Ty Van Ryswyk:** Indicated that cost to repair the roads is important to recoup. Suggested sharing the rule update on all available sources. **Jennifer Halverson:** Summarized that ongoing non-compliance or unpaid damages will result in suspension of membership rights until resolved. Will make revisions and bring to the next meeting.
- **Silt Removal Request from Members** – Members have asked if the association could provide a place to dump sediment. Currently, we are not allowing use of association property for this purpose. The member is on their own to remove sediment.

Correspondence

- None

Action Summary

- New Action:
 - None
- Prior Actions:
 - Association Lot Riprap Requirements – Determine how much riprap is needed for Association lots so Tony can determine financial impact. **Estimating 100-200 tons, may need a contractor to do this due to the grade of the land (closed).**
 - Obtain cameras for the North property and post about the fence and prior damages. **Update: Per the signs, cameras are installed and Angie has been reviewing footage, which shows multiple ATVs and golf carts, many unregistered.**
 - Street sign replacement at Fountainblue & Sextant. **Update: Sign has been ordered.**

Open Forum

The following items were discussed:

- None

Adjournment

- Motion to adjourn was made by **Tony Harris**, **Trish Yates** seconded, all in favor at 8:48 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary