### **Holishor Association**

### **Board of Directors Meeting**

### **Open Session Minutes**

### **July 23, 2025**

**Call to Order**

John Crotty called the meeting to order at 7:31 p.m.

* **Board Members in Attendance:** Jennifer Halverson, John Crotty,Ty Van Ryswyk, Trish Yates, Ben Kelley, Jim McCann
* **Association Office Present:** Angie Webster, Karla Suttles
* **Members Present:** 7
* **Board Members Excused:** Tony Harris

Pledge of Allegiance recited.

**Approval of Minutes**

* **Ty Van Ryswyk** *motioned* to approve noted changes for the July 9, 2025, meeting minutes **Trish Yates** seconded, all in favor, motion passed.

**Transfers of Property**

* There was 1 transfer of property with an initiation fee. Membership is 1273

**Old Business**

* **Restaurant Committee Update** – The restaurant committee reported that the ceiling tiles in the restaurant need to be replaced to meet code, with an estimated cost of around $1,000. A preliminary lease was presented to the board for review and is expected to be finalized by the next meeting. In addition, approval was received from Coca-Cola to remove the old, unsanitary soda machine, and Angie is coordinating the removal. The restaurant committee agreed to replace the slippery latex floor with a non-skid epoxy floor for safety. We have one interested party in the restaurant currently. Angie will be placing ads in the River Benders and on Loopnet with a target of August 13. The committee will be meeting on August 12 & 26. **Angie Webster:** Bids have been received for cleaning, and work is underway to address several issues, including an electrical repair, removal of the smoke eater, fixing a gas line leak and its broken cover, and deep cleaning the kitchen. Ceiling tile replacement materials are being ordered, with 60 panels planned for installation.

**New Business**

* **Hearing Committee Members** – The board formally appointed members to the hearing committee for 2025–2026. Ty Van Ryswyk will remain chairperson, John Crotty will serve as vice chair, and Jim McCann will be the alternate board member. Members at large are Dave Decker, Jerry Theodore, and Lexi Dona. **Ben Kelley** *motioned* to approve the new Hearing Committee members, **Trish Yates** seconded, all in favor, motion passed.
* **Social Committee Updated Officers** – The Social Committee shared an updated list of officers. **Trish Yates** *motioned* to approve the new Social Committee officers, **Ben Kelley** seconded, all in favor, motion passed.
* **HSBAR Variance (672Y)** – Current is a 24x30 floating dock and would like to replace with a fixed 24x28 dock. The placement of the new dock will be closer to the shoreline. Our rules require boat docks to not exceed 20 feet. **Jim McCann:** Asked if the current shoreline is riprap and asked if there was a compelling reason to approve the variance. **Mike Bitzer (672Y):** The current shoreline is riprap. Noted that the prior dock was 30 ft and likely put in in the 1970s. Would like to ensure that there is a roof the boat slip for a future boat. Installing a longer boat dock would require equipment access across a neighbor’s property, as there is no direct access to the dock. **Ben Kelley:** Noted that the roof can extend beyond the length of the dock. **Ty Van Ryswyk:** Proposed placing the lift access point parallel to the seawall, allowing for a longer dock that does not extend more than 20 feet into the lake. *Variance was not approved and a new design was recommended.*
* **CB&R Committee Update** – The committee shared the prioritized list of potential bylaw and rule changes for the board to review and provide feedback. Confirmed that for any boating rule changes, the Boating Committee should be engaged.
* **Biscay Culvert Repair** – Pro Excavating and Grading provided two options: a 12-inch pipe for $5,700 and a 15-inch pipe for $5,850. Yates and Sons submitted a bid for a 15-inch pipe at $14,000, and Angie was asked for feedback on the significant price difference. **Angie Webster:** It was noted that Pro X is already working on-site with equipment in place, typically submits lower bids, and has delivered quality work on previous projects. **Jim McCann** *motioned* to approve bid for a 15-inch pipe for $5,850, **Ben Kelley** seconded, all in favor, motion passed.

**Correspondence**

* **Keith Chandler (606 & 609) -** A letter was received from contractor Keith Chandler regarding homes at 606 and 609 West View Drive, addressing why the homes do not meet current first-level brick and stone masonry requirements. **Keith Chandler (606/609):** The builder of 606 and 609 West View Drive explained that the lack of required first-story brick on the homes was an honest mistake during a challenging personal time following his mother’s passing. Angie had contacted him about the issue on one house to address before the siding was put on, but due to the circumstances, he missed the correction and the siding work was completed. He noted his long history of building quality homes in the community, adherence to permits and standards, and significant investments to improve the lots and surrounding drainage. It cost more to do the stone, water table, and siding. The homes are high-end, valued at over $500,000, and included extensive landscaping and drainage. He requested consideration to approve the homes as built rather than requiring $10k per house to correct. **Jim McCann:** Did the original plans that you submitted to the building committee show brick one story high on the white house? **Keith Chandler (606/609):** The builder explained that the White House was designed in a modern style with horizontal and vertical siding and a finished stone porch. While the plans showed stone or brick on the porch but not on the sides, he acknowledged missing the requirement to extend the stonework further. **Angie Webster:** Regarding the Black House, the approved plans mistakenly allowed stone or brick only halfway up the garage and inlet, though the requirement is for one-story height across the entire front, including the garage. For the White House, the submitted plans were correct, showing stone or brick one story high along the full front of the home, including the garage. **Trish Yates:** Expressed concern about setting a precedent by allowing exceptions to building requirements, which could lead other builders to seek similar allowances and expose the association to potential lawsuits. Suggested refunding permit fees to offset the cost of corrections would be preferable to permitting noncompliance. **Keith Chandler (606/609):** Indicated that the situation and resulting fines have been discouraging but emphasized that he does not want to stop working in Holiday Shores or harm relationships.

**Action Summary**

* Prior Actions:
  + Microphones have been ordered and will be installed in June. **Update: Technical team has not responded to complete installation. Will reach out to Ralph and see if he can program.**
  + Engage drone company for silt removal **Update: Working on 2 more bids. Resent scope of work to one of the companies.**
  + Office to post about the catch and release for the North properties **Update: Not posted yet, rule is effective September 7.**
  + Office to post about the North property fence and use of property. **Update: Given the recent damage again to the property, we will be installing cameras that will send a notification to a cell phone.**
  + Office to audit and update the committee members by Sept 1. **Update: Confirmations have started.**
  + Angie to review the sunset no wake guideline with Lake Patrol. **Complete**
  + Outlot Rip Rap assessment and cost: **Update: Rip Rap on outlots has been assessed, and those needing updates have been identified for review from the lake.**

New Actions: None

**Open Forum**

The following items were discussed:

* **Dave Decker (1184)**: He questioned whether the proper process for posting and approving the catch-and-release rule had been followed, as he could not find the rule posted. He expressed disappointment that children were being restricted from keeping the fish they catch. He also noted that the North pond, located on the other side of the creek, floods into the lake, allowing fish to move freely, and stated that a catch-and-release rule there is unnecessary. **John Crotty:** He noted the board viewed the catch-and-release rule as beneficial because it allows largemouth bass to grow in a safer area, potentially reducing the need to stock the main lake. **Dave Decker (1184)**: Noted that few bass are removed from the pond, as most anglers already practice catch-and-release, focusing instead on crappie and bluegill. He also mentioned that most bass caught there are too small to keep under current rules. **Ty Van Ryswyk:** Noted that we put a limit on this rule of 2 years with the assumption that we should enable the North area to be more of a fishing destination with the sediment removal.

**Adjournment**

* Motion to adjourn was made by **Ty Van Ryswyk**, **Jim McCann** seconded, all in favor at 8:28 p.m.

Submitted By: Jennifer Halverson, Holishor Board of Directors Secretary