

**Holishor Association**  
**Board of Directors Meeting**  
**Open Session Minutes**  
**March 11, 2026**

**Call to Order**

John Crotty called the meeting to order at 7:36 p.m.

- **Board Members in Attendance:** Jennifer Halverson, Jim McCann, Trish Yates, Tony Harris, John Crotty, Ty Van Ryswyk, Ben Kelley
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 2
- **Non-members in Attendance:** 2 (Contractors for 361 & 885)
- **Board Members Excused:**

Pledge of Allegiance recited.

**Approval of Minutes**

- **Tony Harris** *motioned* to approve the February 25, 2026, meeting minutes, **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 1273.

**Bills & Salaries**

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

**Treasurer's Report**

- **Profit & Loss Summary:** No questions.
- **Treasurer's report:** No questions.

**Manager's Report & Code Enforcement Report**

- **Angie Webster** read the manager's report (which can be found in full in the Holiday Times). Additional reminder that boats on the lake or on a lift require a boat decal.
- **John Crotty** summarized the code enforcement report and noted 18 citations written for issues with building violations, property maintenance, signs, and boat decals.

**Old Business**

- None

**New Business**

- **HSBAR Variance (360)** – A variance request was submitted to allow deck stairs that extend closer to the lake than the current setback requirement. The existing deck is approximately 45 ft from the lake, and the proposed stairs would extend an additional 11 ft toward the shoreline. **Greg Frasier (360):** There are currently steps off the deck by the garage that lead to the pool area. The new set of stairs will be on the opposite side to allow direct access to the yard. **Tony Harris:** Recommended revisions to the stairs to avoid additional setback variances. **Greg Frasier (360):** Noted that a shed and lower-level window limit options for adjusting the stair placement. **Trish Yates:** Recommended shortening the length of the deck to incorporate the stairs closer to the house to remain within the setback requirements. **Integrity Pool Scapes:** Noted that this is not an option. *No motion was made, member and contractor left.*
- **HSBAR Variance (902Y)** - A variance request was submitted to expand a one-car garage to a two-car garage, requesting a 6 ft variance from the required 10 ft property line setback. **Tim Myers (902):** Would like to utilize the existing concrete pad for the 2-car garage. The current garage is right on the 10 ft line. Existing garage will remain. **Tony Harris:** Asked if the garage could be moved to be placed partially in front of the house to remain within the setback requirements. **Jim McCann:** Explained the purpose of the 10 ft easement is for utility usage. If there are lines within the requested variance space, the garage structure may be a concern. **Tim Myers (902):** Will investigate other options. *Variance fails due to lack of motion.*

- **HSBAR Variance (885)** - A variance request was submitted to allow a portion of a deck to extend beyond the 50 ft setback, with encroachments of approximately 10 ft on the north side and 5 ft on the south side. **Ty Van Ryswyk:** Noted that setback requirements for pools (25 ft) were and houses / decks (50 ft) may be a consideration for the Building Rules currently under review. **Ben Kelley:** Noted letters from neighbors expressing no concern about obstructed views. **Tony Harris:** Noted that the structure is really 2 stories. **John Crotty:** Asked if they explored the option to put the structure on the side by the grinder pump. *Continued discussion that 50 ft setbacks for homes / decks were to avoid obstructing neighbors' views.* **John Fuller (Keeton & Fuller Development):** Has not investigated the option to move the deck to the side of the house. Called out the curved shape of the lot making it not as deep as other lots. **Ben Kelley** motioned to approve the variance, **Trish Yates** seconded, 4 days, motion fails.
- **2025 Reserve Schedule Approval** – This is the final reserve schedule from 2025. **Tony Harris** *motioned* to approve the 2025 reserve schedule, **Jim McCann** seconded, all in favor, motion passed.
- **Revised 2026 Budget** – Updated budget reflects revised totals, including a \$178k carryover from incomplete projects and \$150k in revenue from legal matters that were outstanding for several years and have now been resolved. **Tony Harris** *motioned* to approve the revised 2026 budget, **Jim McCann** seconded, all in favor, motion passed. **Jennifer Halverson:** Requested that the Board evaluate spending within the approved budget to determine whether adjustments could support more competitive wages and employee retention. **Tony Harris:** Noted that while the overall budget remains approved as presented, any salary adjustments would require reducing expenditures in other areas of the budget.
- **2027 Budget** – Draft budget provided for review, with approval anticipated within the next two meetings. Discussion items include potential salary adjustments and the cost impact of employee turnover related to non-competitive wages, as well as road repair funding. \$73k from prior lot sales is allocated for road repairs, with approximately \$200k remaining in lot sale funds. As these funds are depleted and no additional lot sales remain, the Board will evaluate the financial outlook in 2027 to determine whether an assessments increase should be proposed for 2027 at the annual meeting. **John Crotty:** Requested that Angie estimate the salary levels needed to attract and retain staff. **Angie Webster:** Noted that long-term employees are aging and may not be able to continue much longer due to the physical demands of maintenance work. Recent hires have largely been younger employees who often leave after a few years for higher-paying jobs once they complete college. The Association lost three employees this year, and continued turnover increases training costs and delays project completion. Competitive wage increases would be needed to attract and retain staff, including adjustments for existing employees. Indicated that the previous road contractor sold the company and updated estimates are being obtained from the new owner, with oil prices potentially impacting costs.

## Correspondence

- **Social Committee Officer Update** – Requesting officer approval for the treasurer and secretary. Both officers are members in good standing. **Tony Harris** *motioned* to approve Emily Doyer as Treasurer and Debbie Jennings as Secretary, **Trish Yates** seconded, all in favor, motion passed.

## Action Summary

- New Action:
  - Angie to estimate staffing salaries to retain employees long-term using HOA salary data.
- Prior Actions:
  - Angie to contact the IDNR Dam Inspector and confirm the Morning Glory status and if we can put a collar on it. **Email received and distributed to the board for review.** **Jim McCann:** Expressed concerns regarding correspondence from IDNR. Recalled prior guidance that modifications to the Morning Glory were not permitted because it serves as the lake's primary overflow. Noted that the 2.5-inch difference can impact seawalls and dock construction and became a factor in 2009. **Angie Webster:** Indicated that measurements from the weight point appeared even with the Morning Glory at 505. Once water levels rise, measurements will be rechecked from the lake to the weight point. Agreed to review historical documentation.

## Open Forum

The following items were discussed:

- **Tim Myers (902):** Asked if piles of dirt at Holiday Point Parkway will be moved? **Angie Webster:** Confirmed that once backhoe is repaired, these will be moved.

## Adjournment

- Motion to adjourn was made by **Tony Harris**, **Trish Yates** seconded, all in favor at 8:43 p.m.