

Holiday Shores
Board of Directors Meeting Minutes

Date: June 24, 2020

Attendance

Present: Anthony Harrell, Tony Harris, Matt Ressler, John Crotty, Jerry Allen and Dan Hopkins

Excused: Ali DeVries

Others Present: Rob Clarkson from the Holishor Office

Holishor Members Present: 10

Proceedings

Meeting called to order at 7:30PM

Pledge of Allegiance recited

Meeting Minutes of June 10, 2020

Tony Harris - Motions to approve the minutes as amended.

Matt Ressler - Seconds.

All in Favor.

Motion Carries.

Transfers of Property

We have seven transfers of property, five of which required initiation fees.

Old Business

Correspondence for Signage at the Boat Launch

No update at this time.

By-Lot Assessment

Jerry Allen last meeting we had some discussion around parcels and lots, and how it was noted on the information that was presented to the committee and board. I went back to double check that the numbers the committee submitted were correct, I believe they were accurate. The issue was lot verses parcel. The definitions are noted in our community instruments, on page 9. A definition of a lot shall mean and refer to any marked piece of land shown upon any recorded subdivision maps of Holiday Shores. The definition of parcel means the lot or lots or tract or tracts of land described in the community instruments as part of common interest community. Reason why I say that is on the spreadsheet that the board has copies of in the column that has the numbers where we are trying to sum, this is the property that each owner has, noted as parcels. The main thing that we want to follow is what the county has however, on the website under the legal description which will have vacant lot and the lot number. So we can call it parcel or lot, on this exercise we call it parcel so everyone is clear. Based on the information that was provided to the board back in March and focused on again last meeting we came up with 5 scenarios, 3 of the 5 are potential fees to charge multiple lot owners. Because currently multiple lot owners only pay one set of fees. In an effort to raise money to have our roads in much better shape. There are only 2 scenarios left that really are viable, Incorporation of Holiday Shores, charge every property owner a fee per lineal foot of their property that touches the roadway. If we proceed with down that path what would the issues and hurdles be?

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Matt Ressler I like the linear foot over all five scenarios, thinks that is the best route to go. **Jerry Allen** we need to start the conversation as far as what the price would be based on an annual basis per foot, for what ever road projects we have going, we have a 5 year road plan in place now and obviously we have many roads out here that need a lot of attention, and this would raise money for that. **Matt Ressler** I personally think that we contact the committee and ask them to look at again and see what we would need to change in our Covenants, Bylaws. **Tony Harris** I think there is a lot more conversation needed on we actually go about this. I am not necessarily in favor of it, just need to have more information, in order to vote on. **Anthony Harrell** so should we start with a draft that we can work off of? **Tony Harris** yes I think that we could have the committee come up with a draft proposal of what they would recommend, and talking points. **Jerry Allen** I would be happy to discuss with committee and come up with some talking points hopefully for next meeting.

Fireworks

Anthony Harrell basically fireworks are going to be after the state moves to Phase 4, which allows 50 people. Insurance company has given its blessing to go ahead with the fireworks. Fireworks will take place as scheduled.

Beach Openings

Anthony Harrell again right along with the fireworks, and with the state moving to Phase 4, the beaches will be opening Friday June 26th.

Road Plan Update

Rob Clarkson Stutz has completed their work in the south east quadrant. We have begun our road repairs preparing for the renewing of the roads surface in late July early August of 2020. Maintenance is concentrating on the 2020 roads as priority one repairing potholes are road edges. Then the remaining sections after the 2020 plan is completed.

New Business

Correspondence – anonymous – requesting surveillance cameras

Anthony Harrell – We have a correspondence which is anonymous asking for surveillance cameras on Tamarach Beach. My understanding after reading this they are willing to donate some surveillance cameras to cover the beach. We would probably have to put up some signage for that to be legal.

Jerry Allen I like the idea, concerned about the data collected and where it would be stored, who would manage it and how would Public Safety get access to it quickly if needed. **John Crotty** also flood lights installed? **Rob Clarkson** there are game cams that are wifi enabled download to your phone, or pull SD card out of it. Also some have night vision too. When you get into the wifi ones they are night vision, no need for flood light. **Tony Harris** are these cameras wifi enabled or do we know what type these cameras are?

Rob Clarkson they were leaving the camera type up to us, they are just donating money for them. **John Crotty** If we have to download the footage, what does that do for us in real time? **Anthony Harrell**, Matt uses them he can further explain. **Matt Ressler** I can pull them up on my smart phone, I can look real time on them, or pull the images up. **Anthony Harrell** do you get a notification when there is a real time motion? **Matt Ressler** I don't, but you can set it up that way. **John Crotty** I would say you need a proposal on what time of cameras we are going to put up, and cost. **Matt Ressler** some have a yearly fee, not what the cost is of that, we can find out. **Tony Harris** maybe since we have emergency phones already out there we can piggy back the phone service if needed. **Anthony Harrell** it would definitely cover the hours that security is off and people are going to the beach after security hours. **Rob Clarkson** yes camera would be always be there. **Anthony**

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Harrell that was one of the complaints, the afterhours activities. We will agree to move forward and get pricing on cameras and see what type of technologies are out there that will cover. **Matt Ressler** would our internet provided be able to do the lights for the north end? **Rob Clarkson** I already have someone coming out about that, an electrician to get bids. **John Crotty** would be nice to have one at the Marina as well. **Rob Clarkson** has been discussed as well.

Correspondence for Buoy – Ric and Vonda Stephenson

Anthony Harrell correspondence from Ric and Vonda Stephenson requesting a buoy be placed right out from their dock, it is the double decker dock, across from clubhouse. He has had to replace his floatation's two years ago and is having to replace it again this year due to all the wake beating up his dock, boats coming too close.

Tony Harris Rob do we have any extra buoy's at this time? **Rob Clarkson** We have a few buoys little ones that is what they are requesting, 75 foot marker. We have one of our extra's that is spoken for to replace a missing one.

Kenneathia Hagen (1991) since we are on the subject of buoys, on our point, did the association move our buoy? It was more towards the other point and now around the corner from the point. If moved, why.

Anthony Harrell those are all GPS mapped locations, so if it has been recently moved it was probably just moved back to the correct GPS mapped location. **Kenneathia Hagen** It has been in the same location for 8 years, and now has moved. The reason I am asking is because the boats are now coming into the point, before they would go around it further out. So if we could get that moved back and back in place. **Rob Clarkson** we will take a look at it.

Kevin Stajkowski (45) One of those missing buoys washed up by my dock and it had a rusted chain, beyond repair. Looked like someone hit it, so threw away.

Tony Harris motions to place a buoy, 75ft no wake buoy, by the 2001 Dubloon Court

Matt Ressler seconds

Action: Motion Carried.

Correspondence – variance request for a dock extension for 883 Malibu Way

Anthony Harrell – dock is currently 20 feet long requesting 4 feet extension on each side, to make it 24 feet. This rule was brought up about 3 years ago, and the board looked at it in great detail, to allow for 24 feet docks, and when we did the study, we determined that it was going to be too congested. If we allowed 24 feet docks all around the lake. **Tony Harris** just a note the Building Committee did not recommend the variance. **Roy Lageman (883)** that is my request for variance. I live on the widest part of the fishing cove, my boat sticks out 24 feet, so it's not like I am going to present any hazard to the community, there is no congestion issues. The four feet extensions would allow me to get to the back of the boat so I can put my cover on safely, currently have to lean out. I don't swim so that is a hazard for me to do that. **Dan Hopkins** the rule states 20 foot, should go by the rule.

No Motion made, variance denied.

Political Signs

Anthony Harrell we received a complaint about a political sign. December 13th, 2000 the board approved political signs with a measurement of 26 x 16 inches. **John Crotty** only thing we need to determine is there a time line or length of time allowed. **Anthony Harrell** there currently is none. **Matt Ressler** what was the time frame on the student of the month, health care workers ones. **Anthony Harrell** we did 30 days on that. **Rob Clarkson** July 1st was the deadline and was for the graduating class. **Jerry Allen** the political season depending on which campaign is long, maybe we need to have some more discussion about a timeline that we

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can put in there so it is clear how long you want to allow those to sit in the yards. Like 30 days before and a couple of weeks after. **Matt Ressler** I am fine with that. **Jerry Allen** I will recommend that we amend our current rule to state that political signs are allowed 30 days before the election date and one week after the election date. **Tony Harris** I would almost say a little longer, the election campaigning part of it goes much longer. **Robert Rhea (48)** One person calls and complains about a sign and all of the sudden we are making a new rule? We don't have to respond to every person that complains. **John Crotty** I think a lot of it comes from all the other signs we put a time limit on, this one doesn't have a time limit. **Jerry Allen** it isn't a new rule, it is a timeline for the existing rule we already have. **Tony Harris** Just wanting to review that part of the rule, looks like current rules we have timelines for other signs, such as a party sign directing people to your house, yard sale, or real estate open houses, the day of the event. Signs in general are prohibited. **Anthony Harrell** start putting a timeline on political signs who is going to be able to monitor that? **Tony Harris** I hate to make a new rule just to be making one. If we had the place covered with signs and or sign hazard, maybe would be needed.

Jerry Allen motions to amend current rule to state that political signs are allowed 30 days before the election date and one week after the election date.

**No second
Motion Failed.**

Open Floor

Leroy Beck (315) – I am here to address a situation about a boat dock that is in violation of the rules. I submitted a letter on March 18th and I will read the letter. I submitted it and was going to be at the meeting that would have been held on the March 25th, but Covid hit. Mr. Beck reads letter.

Anthony Harrell last year the board addressed things that were built without a permit or not in the scope of approved permit. We were trying to address that exact situation and we basically came up with a rule. It was nearly impossible for us to go back through every permit and check every structure, sheds, boat docks. So we basically put the rule into effect for the day that the rule was written. **Leroy Beck** what is the rule?

Anthony Harrell the rule is anything that is newly built and does not have a permit we can go back and address those. But for things that are out of spec from the past, from years ago, it was nearly impossible to go back to all of those. **Leroy Beck** even if they don't comply with what was on the application permit? I might add that the gentleman that was just here. He has a 20 foot boat dock and he is wanting to extend it 4 feet for 24 feet total and this dock I am speaking of is over 50 feet. **Anthony Harrell** 50 feet into the cove? **Leroy Beck** yes and the cove is not a very wide cove. Rules state cannot exceed over 20% of the cove, and this dock is probably closer to 30 or 35% of cove. **Matt Ressler** asks if we have measured this boat dock? **Rob Clarkson** Rob Frey did. **Matt Ressler** and is it legal? **Rob Clarkson** I don't have Rob Frey's records here he will return on July 13th. **Jerry Allen** was the original application signed off on at the time of the permit. **Rob Clarkson** yes. **Leroy Beck** not sure if it was in compliance at that time, on the drawing there was a different configuration. In other words it was parallel to the shore not extending out into the cove. **Jerry Allen** so what you are basically saying is that they took it from being parallel to the shore line and moved it 90 degrees. **Leroy Beck** yes has been a lot of changes on this property and the dock was turned. I measured it 53 feet. **Tom Devers (297)** This boat dock is out in cove. I have maps here showing what it is. Gave Rob a google map of it. Right now it has two pontoon boats on it. Neither one has a holiday shores sticker and one hasn't in 5 years sitting in the water so illegal anyway. **Rob Clarkson** no if it is tied to a dock it is perfectly fine, it only if it is in use on the water. **Anthony Harrell** so I think at this point what we can do is pull up that old permit, review it and I don't know if we can enforce it because of the rule that was passed last year. **Jerry Theodor (1346)** I

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have looked at the file and the permits. There is a permit in the file and it has my initials on it. But the address or the date, can't remember which one has been marked out and changed with no additional notes or initials. So I consider it a completely invalid permit because if it gets changed both parties have to initial and date the change. So I have no idea how that happened. The permit that is in there is not for the dock that is currently there. Complete mystery. No one knows when or how or where it came from. **Anthony Harrell** so it is not a 28ft dock anymore? So even if they take it and turn it back around, like the original permit, it still wouldn't be right. **Jerry Theodor** the permit that is in there says 24 feet. I don't think that is for that lot. **Rob Clarkson** between 2011 and 2012 that dock changed. Google earth shows that it changed during that time. Which is 8 years ago. **Tony Harris** so it has been this way for 8 years. **Dan Hopkins** so this dock has been this way for 8 years and you're just now bringing it up? I am new to the board so I was just asking. **Tom Devers (297)** I have complained about this dock being in the middle of the cove, take a look and you will see what we are talking about. **Tony Harris** so at the beginning we were having a discussion on violation of rules, basically if you are violating a rule we have the ability to fine a member if they are violating a rule, that is really the only recourse we have. We were looking at what we do for people that say built a fence or a boat dock and they never got a permit. What was put in place was that we would go back and charge that person the permit fee and they wouldn't get any refund. As we discussed it, we discussed what to do about other structures previously built, what was decided it would be grandfathered in, and the language anything built prior to January 1st, 2019 was approved, because we have no way of telling when or how it was built. Anything after that date would fall under the new rule. It sounds like this dock in question was moved to that position prior to that date. We cannot fine for anything put in place before that date. **Leroy Beck (318)** I appreciate what we are saying another aspect of that should be looked at. If someone fills out a building permit fraudulently document, it should be addressed. **Tony Harris** we can look into it, but we would have no way of knowing who did that. **Anthony Harrell** so even if we can't go back on the permit issue we still have the 20% of the cove rule. **Tony Harris** we need to double check with attorney to see with the new current rule in place what we can do. **Rob Clarkson** Just curious have you talked to the new owners yet? The original people that moved it there are no longer here or involved any longer. **Mae McNamee (688)** If someone is getting a permit, part of that cost is following up on that permit and make sure that work was done correctly. Doesn't matter if it was 8 years ago. **Rob Clarkson** the original permit that is down there was from 20 years ago. The dock moved 8 years ago.

Conversation ensues

Mae McNamee (688) if we are concerned about boat dock safety we should also be concerned with boating, and jet ski safety and everything that is happening on the lake. We can see in and out of swim cove/fishing cove/party cove. We were here at a board meeting a while ago and it was discussed at that meeting on how to get the boating rules out to new members. Obviously, what we are doing is not working, because it's worse than I have ever seen it. We are seeing people that flying in that cove so fast that you don't even know what kind of boat it was. People on front of pontoons holding their children while moving. People driving the wrong way on the lake. Someone is going to get hurt. **Anthony Harrell** that is a topic we have been addressing since Memorial Day. Rob had a number of citations that went out right after that. Rob has adjusted the Security schedule to get Security out on the water longer. It is an issue that we are aware of and we are trying to come with solutions. I know you say it's not your job, but if you could call security whenever you see that, it helps. **Tony Harris** I think you have pretty much covered it, we are trying to get more time on the water, we only have the one boat. Sometimes very hard to catch things, because by the time you call and security gets down the lake the offender might not be doing it anymore and we have to catch them in the act. **Rob Clarkson** another thing to keep in mind is we can only enforce Holiday Shores rules, the person on the front of pontoon, stupid as stupid can be, however that is a state law, I can stop them and say what are you doing, but I can't tell them to

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stop the act. That is not something I can ticket for. **Kenneathia Hagan (1991)** while she sees the fishing/party cove I am on the main lake, if security was sitting in the cove by my point for 2 hours. They would see something wrong every time. Boats traveling at night making a wake, so many things. We need more discussion on this. **Anthony Harrell** the other option is have IDNR out here more, come out and enforce the rules that Holiday Shores cannot. **Kenneathia Hagan (1991)** so how were the rules enforced years ago. 5 years ago **Matt Ressler** I can tell you the difference was that security was more aggressive than they are now. I made a recommendation last meeting that Rob bring his security staff in and educate them on what to look for on the lake. **Kenneathia Hagan (1991)** Who is the person that should be training Lake Patrol. **Matt Ressler** there again it is on our agenda for executive session to discuss Public Safety tonight. **Rob Clarkson** there is also a public safety committee, get involved and help rewrite their handbook. **Mae McNamee (688)** so one thing, just a thought, maybe rewrite the rules to have them enforced. **Anthony Harrell** the rules are there, the enforcement has to come from IDNR. State rules. **Mae Namee (688)** but you could make additional rules, change rules for holiday shores. **Tony Harris** do you make a rule for every single person that is doing something stupid? We could potentially have 100 rules out here. **Mae Namee (688)** we have lived here 4 years so when new people come to the lake, why not have someone assigned, such as public safety and take the new people out on the lake and show them the rules. Physically use a boat and show them. **Tony Harris** or have a boaters training day where the IDNR or Coast Guard comes out and does training and state rules.

Maynard Jett (1659) have been here 27 years, we don't need more and more rules. Boaters test every year, that is just bull. Another question that I would like to ask how is that I can buy a boat get it permitted with you for free. Golf cart stickers \$15, why is there a charge for them, why not included with my dues. **Tony Harris** prior to the rule change golf carts were actually illegal to drive on the roads, so when we chose to adopt the new rule conforming with Illinois State Law, we looked at it as an additional way to help fund the roads. **Maynard Jett (1659)** I pay dues and assessments like everyone else, you are being unfair to Golf cart owners, it used to be only \$400 when I moved out here 27 years ago **Matt Ressler** you do realize that we have the lowest dues and assessments in the state.

Robert Rhea (48) On the boat safety issues I think that whether we have jurisdiction or not to fine them. I think going up and talking to them, and let them know something is unsafe, I think that would work. I think communication alone will work. I would also like to say, I think the 5 year road plan that I have heard discussed is a great plan. I think the by lot by lot assessment research is great as well. I think one of those options needs to be is everyone happy with the 5 year plan. Mentioned at the last meeting, I think we have a good plan going, do we need to charge more money to make that go quicker. We voted down last year a \$300 increase more road spending. People, about 95% are generally happy with the roads and don't want to spend more. **Jerry Allen** of all the people I have spoke to and the people on the committee, the number is much lower than 95% of the people happy with the roads. **Robert Rhea (48)** most people out here do complain about the roads, however they don't want to spend an extra \$300 for roads to fix them. I don't think people know that the 5 year road plan will touch every road out here.

Kenneathia Hagan (1991) Just out of curiosity how many phone calls or complaints have come in on boaters safety or people on the beaches. **Matt Ressler** I have 5 this week so far. **Kenneathia Hagan (1991)** with this being a draw down year, we have approximately 8 weeks left of boating season I really hope we can get this figured out rather quickly before there is an injury.

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Jerry Theodor (1346) I don't think the board can make boating rules, I think they are handled differently. They have a separate procedure and are voted on by the people you will have to check that out. We rode the shoreline Friday, we got about 1/3 of it completed. We will be riding it again this week, I don't know if we will have it all done. Hopefully we can give you what we have completed to get those letters out. We have identified some outlots that need rip rap.

Matt Ressler I have one thing, Dawn Schmidt contacted me they are going to be having a poker run August 1st. Wanted to know if they can use the Clubhouse a stop for their Poker run. Just the outside patio area.

Tony Harris I will make a motion to allow Dawn Schmidt and the group to use the outside facilities for their poker run August 1st.

Dan Hopkins 2nds

Motion carries

Robert Rhea (48) You used to go over the budget each meeting saying what funds were spent on what. **Rob Clarkson** that is during the first meeting of each month. **Robert Rhea (48)** I know it was discussed about putting up on overhead screen so everybody can see it. **Tony Harris** we don't normally go line by line.

Robert Rhea (48) would like to see the information get to the people quicker.

Anthony Harrell one of the things that we started last year was putting items on our facebook page. We would cover things at a board meeting then someone would complain about it on Next Door, need to get the correct information communicated to people sooner. We have been trying the facebook page, at Holishor Association Inc. **Jerry Allen** while we have a great group here tonight, normally we have 1 or 2 people. Encourage your neighbors to attend.

Conversation ensues

Kenneathia Hagen (1991) So the last meeting I had heard that there was some discussion about banning wake/hydrofoil surfing. **Anthony Harrell** great example, last meeting we had received a letter about wake/hydrofoil surfing so we remembered that the board had passed that there was no wake surfing allowed. So we reached out to Dave Decker, since he has been here for so long for clarification. He researched it and it was in fact passed in 2014, that no wake surfing was allowed. **Kenneathia Hagen (1991)** so if someone writes a letter do we automatically go into research to ban that item. **Anthony Harrell** no we just look into and address concern. Somehow the wake surfing did not get into the rules.

Conversation ensues.

Tony Harris - Motions to adjourn to Executive Session.

Matt Ressler - Seconds.

Meeting adjourned to Executive Session at 8:43 p.m.

Meeting Minutes submitted by Angie Webster.