

# Holishor Association

## Board of Directors Meeting Open Session Minutes August 27, 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
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 6
- **Non-members in attendance:** Nick (1790)
- **Board Members Excused:** Trish Yates

Pledge of Allegiance recited.

### Approval of Minutes

- **Tony Harris** motioned to approve the August 13, 2025, meeting minutes. **Ben Kelley** seconded, all in favor, motion passed.

### Transfers of Property

- There was 1 transfer of property, which had an initiation fee. Membership is 1273.

### Old Business

- **Article V Directors, Section 13 Financial Management Bylaw Change** – Review and approve final bylaw changes allowing the Association to invest through a brokerage firm, with clarification that funds awaiting investment remain insured under FDIC or SIPC coverage. **Jim McCann** motioned to approve the bylaw as presented, **Tony Harris** seconded, all in favor. The bylaw will be included in the 2026 annual meeting packet for approval by the membership.
- **Restaurant Committee Update** – Revised lease has been provided to the board, with any further changes due to Jim before the September 10 meeting. The attorney will review once revisions are finalized. Ceiling tile has been removed. The mini-split is operational and has been cleaned. The electrical drop in the kitchen has been fixed. The emergency gas shut off is scheduled to be fixed. Obtaining bids to sand and clean the floor in the kitchen. Estimate to clean the floors is \$2,500–\$5,000.
- **Silt Removal Measurement** – Discussions with the contractor have led to additional options for camera options to help with truck load measurements. This may include overhead cameras to capture truck contents.
- **1790 Update** – Permit expired; board to receive updates every 6 months. **Nick Sievers:** Exterior product decisions complete; stonework in progress. Interior design decisions pending, but crew is proceeding with available work. **Jim McCann:** Asked how many crew members are working on the house at a time. **Nick Sievers:** Estimated 14 crew members, depending on task. **Ty Van Ryswyk:** Asked if there was a plan in place to finalize the exterior before winter. **Nick Sievers:** Estimated 4 weeks of stonework remain, dependent on subcontractor availability. **Jennifer Halverson:** What is the goal to complete the entire project? **Nick Sievers:** Target completion by summer 2026, dependent on homeowner decisions. Additional lot being used for staging. **Tony Harris:** Asked for a list of decisions that are pending input from the homeowner. **Nick Sievers:** Will share list of pending homeowner decisions if approved. Landscaping, pool, and dock designs underway.

### New Business

- **HVAC Repair approval** - On August 17, 2025 per correspondence between the board and Angie Webster, a 2nd bid to repair the HVAC system in the maintenance shed was provided for \$6400. A prior bid from Turney was submitted for \$5223. No additional bids were obtained. Given the excessive heat, the board agreed to accept an emergency motion to repair the HVAC unit. **Tony Harris** motioned to approve the bid from Turney for \$5223, **Jim McCann** seconded, **Trish Yates**, **Ben Kelley** all approved.
- **Part 3. Rules, Membership / Associate Member Club Activities Rule Change** – Revisions remove the age requirement for operating watercraft (deferring to Illinois law) and replace 'Holishor' with 'Associate' to clarify ID card requirements. **Tony Harris:** Suggested removing the word class since the rule already requires a certificate. **Ben Kelley:** Requested that we remove the bullet stating that an associate member cannot participate in the Ski Club or add the other clubs to the list as not to discriminate against the Ski Club. **Jim McCann:** Noted that this was put in at the Ski Club's request. **Tony Harris:** Noted that removing the restriction would allow associate members to participate in the Ski Club on a first-come, first-served basis, whereas the rule was changed previously to prioritize members. **Tony Harris** motioned to approve the proposed changes with the modification to remove the word class, **Jim McCann** seconded. The rule will be posted for 4 weeks before final vote.
- **HSBAR Modifications & Landscaping Addition** – Require a permit and \$1,000 deposit for all contractor landscaping projects (\$500 refunded if no road damage). Contractors are responsible for repairs; if not, responsibility passes to the member. Contractor Infraction Level 3 clarified as a weekly fine. **Tony Harris:** Clarified that if a member is doing the

landscaping work, a permit is not required. Suggested faster and higher fines to ensure timely removal of materials/equipment. **John Crotty**: Fines should apply to the member as well. **Ty Van Ryswyk**: Recommended permits be in the member's name to coordinate material placement with neighbors/contractor. **Jim McCann**: Recommended contractors review and sign the rules. **Ben Kelley**: Concerned some members lack storage space and that the permit/refund may discourage repairs. **Ray Garber (1822)**: Questioned what fine structure exists for contractors and how it is enforced. **Tony Harris**: Confirmed fine structure for contractors and non-compliant contractors can be banned. **Anthony Harrell (560)**: Asked about builders when no homeowner is present. Noted damage to Westview from the recent builds and asked that we ensure fines are high enough to cover road repairs. **Jim McCann**: Builders usually own the lot when no homeowner contracts the work. **Tony Harris**: Recommended lowering permit fee and increasing refund. **Ty Van Ryswyk**: Suggested that we require pictures of the road within a quarter mile to be submitted with the permit. **Angie Webster**: Confirmed riprap will be delivered directly onto member's property, not the road.

## Correspondence

- **Fish Stocking Request Spring 2026** - Fishing Committee requested fish stocking for Spring 2026 (April–May) be added to the next board agenda. They anticipate \$24,200 in combined funding from the Association, Fishing Committee, Tiki Bar Bass Club, and Shores Big Bass Tuesday, with plans to stock largemouth and hybrid striped bass from Keo Fish Farms. Committee recommends larger fish to improve survival and strengthen baitfish impact. **Tony Harris**: Asked if funds were collected and when purchase would begin. **Jason Lowry (1714)**: Confirmed funds are collected. Plan is to submit request this fall so Keo can secure supply and rates. Larger fish targeted for higher survival; mixed sizes will enable growth tracking. Committee is building 100 large and 100 small fish structures, dependent on volunteer time/materials. **Jim McCann** motioned to approve stocking levels as proposed by the fishing committee, **Ben Kelley** seconded, all in favor, motion passed.

## Action Summary

- New Action:
  - Jennifer to send revised Association member rule to the office.
- Prior Actions:
  - Determine how to measure sediment removal.
  - Obtain cameras for the North property and post about the fence and prior damages.
  - Office to audit and update the committee members by Sept 1. **Update: Confirmations obtained from everyone except for the Finance committee. Tony will provide the office with a list of members.**
  - 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 **Jim McCann**, **Ben Kelley** seconded, all in favor at 8:53 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary