

**Holishor Association
Board of Directors Meeting
Open Session Minutes
August 12, 2026**

Call to Order

John Crotty called the meeting to order at 7:33 p.m.

- **Board Members in Attendance:** Jennifer Halverson, John Crotty, Ben Kelley, Tony Harris, Jim McCann, John Kline
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 0
- **Non-members in Attendance:** Cody Kreamalmeyer representing EIA Contracting
- **Board Members Excused:** Ty Van Ryswyk

Pledge of Allegiance recited.

Approval of Minutes

- **Tony Harris** motioned to approve the July 22, 2026, meeting minutes with noted changes, **Ben Kelley** seconded, all in favor, motion passed.

Transfers of Property

- There were 4 transfers of property, all of which included an initiation fee. Membership is 1267.

Bills & Salaries

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

Treasurer's Report

- **Profit & Loss Summary**: No questions.
- **Treasurer 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).
- **John Crotty** summarized the code enforcement report and noted 27 citations written for issues with a golf cart, boat stickers, property maintenance, and building permit violations.

Old Business

- None

New Business

- **Variance (7160)** – EIA Construction is requesting an extension due to heavy rains and work rescheduling. **Tony Harris:** Noted that even with the rains, 7164 was completed on time and noted water drainage issues to the adjoining property. **Cody Kreamalmeyer:** Indicated that 7164 was started 2 months earlier. Noted construction material issues. Indicated that the same owners have both properties. Noted that sloping shouldn't be an issue. MadCo approved the finished building. Confirmed completion would be done within 3 months. **Tony Harris:** Noted prior extension expired 7/22 and request for 2nd extension application was 7/21. **Tony Harris** motioned to approve the extension of the building permit for 90 days from July 21, **Ben Kelley** seconded, 3 nays, motion failed due to lack of a majority vote. **Cody Kreamalmeyer:** Questioned next steps since the extension was not approved and questioned if this has happened before. **Angie Webster:** Noted that the project is considered incomplete and fines will begin immediately. Provided a summary of the fine structure.

Correspondence

- None

Action Summary

- New
 - Angie to have the gate post checked at the marina and the cable adjusted.

- Old
 - Angie to address the voicemail message on Lake Patrol phone. **Unable to turn phone on, will have to purchase a new phone and work with carrier to address voicemail message.**
 - Add a no-wake sign at the north end. – **Sign is in, will be installed in the fall after roads are addressed.**
 - Weight point check now that water level is at full pool
 - Su Twan Boat Ramp – **Bid increased due to a change in the cost of rock, will seek another bid.**
 - Light / Camera at the boat ramp – **Pole is on property waiting to be installed. We can dig the hole in the fall if not complete.**
 - Cul-de-sac repair bids **No, new bids. Continuing to investigate.**

Open Forum

The following items were discussed:

- **Jennifer Halverson:** Commended the improvements to the Ski Beach area by both the Club and the association. Acknowledged addressing the weeds at the north end along the water. Road around the north end is significantly better.

Adjournment

Motioned to adjourn was made by **Tony Harris, Jim McCann** seconded, all in favor at 7:57 p.m.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary