

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** March 24, 2021

**Board of Director Attendance: Present:** John Crotty, Tony Harris, Jerry Allen, Matt Ressler & Brian Wood **Excused:** Anthony Harrell & Dan Hopkins

**Others Present:** Rob Clarkson and Karla Suttles from the Holishor Office and Jason Armbruster with The Foundry

**Holishor Members Present:** 10

**Proceedings** Meeting called to order at 7:30pm Pledge of Allegiance recited

**Meeting Minutes – Minutes of March 10, 2021**

**Tony Harris** - Motions to approve the minutes as amended.

**Matt Ressler** – Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 7 transfers of property which all triggered initiation fees.

**Old Business**

**Roadway Improvement Proposal**

**Jerry Allen** I sent you guys all the spreadsheet that we've been working on with all the properties. I don't know if you have had a chance to review that or not or if you have any questions about it. We actually looked at every single property out here and looked at all the Holiday Shores Association lots, and all the exempt properties. So we have, I believe the total ended up being like 160,000+ feet of property owned by the membership, excluding Holiday Shores properties. Also the committee asked me to see if the Board would be okay with us sending a letter out to the membership going through all the points of the proposal again before we send it out? And if so, whether the Board would pick up the cost for mailing it out. **Tony Harris** I think we need more discussion on that. Specifically what points would be in that letter and what would be going out to the membership. We've got the one thing posted on our website, but I think we probably need more information before we send it out to the membership. **Jerry Allen** We just finished the letter today, so I'll send a copy around for you guys to take a look at. **Tony Harris** Okay. One question I had when I was looking at the spreadsheet, does the color coding mean anything specific. **Jerry Allen** Not really, the only color that means anything is the yellow and that means that there was an error that was found on the spreadsheet when comparing it to Madison County records, like if a parcel ID number was wrong, or there wasn't one noted. We put it on there and we highlighted in yellow so the office staff once they receive it, they could make those adjustments to the current record. The other ones I was doing for my own benefit. **Tony Harris** I was kind of confused. I wondered if I was supposed to be looking at something specific with the various different colors. **John Crotty** Based on that footage do you guys have a dollar amount that you think this would add to the road improvement? **Jerry Allen** Right now based off that those numbers over \$160,000. **Brian Wood** Does that take into account the difference between what they pay now. **Jerry Allen** No, that would be in addition to what they pay now. What I mean is that number is the total number if we charge \$1 per foot for the Holiday Shores membership properties. **John Crotty** I think they were going to be reduced though by.... **Jerry Allen** Correct we were initially looking at reducing it by whatever percentage of the budget we currently spend for the roads, that number does not include that. The budgetary number that we currently use, that number would go down as we add in this new number for the per foot charge. **John Crotty** I don't know what that is now. **Tony Harris** Well, it's in your packet, but I don't know off the top my head so let me look. So for 2022, let's look at the budget that we'll be approving for next year. For stormwater improvements, it's \$97,000. Have we included all of the categories, if so you'd have for road repair, and potholes, stuff like that is \$25,000 stormwater improvements is \$97,000, road resurfacing is \$40,000 and then engineering is \$28,000. So all those added together is going to be right at \$190,000. **Jerry Allen** How much of that is carryover? **Tony Harris** None. There's carryover in 2021 but not in 2022. **Jerry Allen** Yeah, I think what the committee was thinking, once we got that number of 160,000+ potentially to make it really worthwhile and to have the impact that we're looking for, we'd almost have to just charge the extra charge per foot and not do any deletion of the current budgeted dollars. **John Crotty** Any other discussion on this? **Jerry Allen** I'll send you guys the letter, and you can review it.

**Community Rules Enforcement – Unkempt Properties**

**John Crotty** Tony and Brian, you guys have been looking into that some more. **Tony Harris** So I looked at some other homeowner association rules to compare to what we have and to see about their language. What we found is, the ones I looked at this time and I think the ones Brian looked at the last time, they're all very similar language. We didn't really see anything, speak up if I am misstating anything Brian. But we really didn't see anything that we could really add to ours that would be beneficial. I think our rules currently, as their stated cover what we're trying to do. We were looking to see if maybe there was language that was more specific or that could add more clarity or something to ours, but we found that most are written very similar to ours. **Brian Wood** There's not much clarity on the ones we looked at and we looked at dozens of different homeowner associations. And most of the wording for the unkempt properties is just like ours, there are minor differences. For the enforcement of those, I think on a case-by-case basis, we look at them and try to determine whether or not they're in compliance or try to get them in compliance with the way our bylaws are already written. **John Crotty** Do you guys have any recommendation of anything?

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**Tony Harris** At this time we would just leave the rule as is, without any changes. **Matt Ressler** And enforce as is? **Brian Wood** Yes, enforce as is.

### **Fish Stocking Update**

**John Crotty** Do you have an update Rob. **Rob Clarkson** About a week ago, the fisheries people reached out to me, I copied the email and sent it to you guys. I asked him about when we would be getting the remainder of the 500 plus stripers that were owed to us. His response was it should not be a problem to get the hybrid stripers and largemouth delivered on the same day. The stripers will be ready whenever we have the bass up to size and ready to stock. It will finish growing in the next few weeks. We will harvest them and bring the fish down to you. I'll give you a weeks heads up when we're coming. **Matt Ressler** Did they give us a price on what the stripers will be per fish? **Rob Clarkson** I thought we had it back then. **Matt Ressler** It was a market price for the stripers. **Rob Clarkson** No, I didn't ask him that. But I will. **Matt Ressler** Okay. And then the other thing is the flatheads. Have you reached out to them yet? **Rob Clarkson** No. I have not. I'll do that after we know what we're spending on stripers and we know what we can spend. **Matt Ressler** I thought we had a \$ amount that we could spend. **Rob Clarkson** We do, but we can't exceed it. If the stripers went up we only had so much money. I'll know what we have left and ask him about what we're paying.

### **Grant Updates**

**Rob Clarkson** We received a rejection letter for the sustainability grant for 2021. This doesn't mean we won't hear from them later in the year if all the money hasn't been spent. There's still a possibility we may be awarded something around October, November. It has happened before. But you know, let's not bank on it. I'll update you if we hear anything back. **John Crotty** Do we have any other grants. **Rob Clarkson** A section of a 319 but we haven't heard anything from it.

### **Golf Cart Rules & Decals**

**John Crotty** We're getting into summer months and everybody's starting to get their golf carts back out. I thought we would just go over the slow-moving vehicle rules one more time and remind everybody that they need to get their stickers when they get their boat stickers and that it's a \$15 charge. Holiday Shores roads where posted speed limit is 35 miles or less. Operators and the slow-moving vehicles must meet the requirements as set out in accordance to IL statue (625 ILCS 5/11-1426.1) Vehicle operators must have a valid state driver's license. The vehicle at a minimum, must have the following: brakes, a steering apparatus, tires, a rearview mirror, red reflectorized warning devices in the front and rear, a slow-moving emblem on the rear of the non-highway vehicle, a headlight that emits a white light visible from a distance of 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear, brake lights, and turn signals. When operated on a roadway, a non-highway vehicle shall have its headlight and tail lamps lighted. The state requires proof of minimum liability insurance coverage carried within the vehicle. Members in good standing must purchase Holishor decals for the golf carts and all-terrain vehicles that meet minimum safety requirements in the Holishor Office for \$15 annually. And then we do have different fine refraction levels that are stated in the rules. Public safety is going be out there looking and trying to make sure everybody gets their stickers and their lot numbers. Anyone else on the Board have anything they want to add to that. **Tony Harris** I think it's good just to say and to remind the membership of the requirements so that everybody's aware. **Brian Wood** The main issue we're seeing or one of the main problems we're seeing are minors under the age of 16, who obviously do not have a driver's license that are operating them and remind the membership that part of the rule that will be enforced this year.

### **New Business**

#### **New Social Committee – Jennifer Gillan**

**Jennifer Gillan (2037)** What prompted me to go ahead and get this started again was the vendor fair itself, just realizing that the community needs the involvement again. And so I spoke with the office and went ahead and put it out there on social media. And I believe we also had it in the Holiday Times. And we went ahead and got a lot of people who were interested in doing it, which is great. A lot of them didn't want to be an officer, but they wanted to participate in some or all events, which is fine, because we don't need that many chiefs. So we had a meeting, and we had all unanimous selections for each of the officers. So I was elected president. We have Sarah Jacoby as our vice president. We have Travis Tutka as our secretary and Roxanne Bolla as our treasurer. So with that, we were obviously coming to you guys to seek the approval of the committee. And then to be able to get ready to get some meetings put together for the whole group and ideally, we went ahead and focus at the time because of pandemic stuff on trying to do outdoor wellness type of activities for people. And the one that we've come up with already, what we're hoping to do is, start off the whole social committee and everything with a 5k 1k Fun Run Walk. And we already have reached out to a couple people just to get feelers on what other people, what other communities have done. And there's actually people in our community that's already been involved with them. So we have a good start on it. But again, we had come to you first because we can't dive into any the funds until you guys okay the idea of the social committee. **Jerry Allen** How many members do you have, besides just the officers, **Jennifer Gillan (2037)** We have 14 total that have expressed an interest in it, which I've had a few others reach out, but they just said they would help, they didn't really specify if they would want to be on the committee, which is fine. So I know that the group and as a whole, I think, each person has a little bit of difference to bring to the

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table. Some of them, you know, want to focus on more type of the adult, mingling type of stuff. And then people like me, I want to have stuff for kids and everything, too, because that's where my interests lie as well. So I think we have a good combination of people that can bring about several different ideas, we already have a huge list. And we haven't even spoke to the office yet about things that we want to do. I don't know how I have the time to come up with that huge list and make it all possible. But the hope is that we have enough things happen, that eventually they kind of start to run themselves kind of like you know, like the events you already have up here in the clubhouse. So that's kind of the idea is just giving a little more of that to the to the community.

**Jerry Allen** How many events would you say would be a successful year for you this year? **Jennifer Gillan (2037)** This year, I would say, it would be nice to do four. I know we've talked about the fun run 5k. And then we also plan on doing the Breakfast with Santa, bringing that back, if everything's permitting for that type of thing. And if not, we'll find a way to make it happen because people did it last year so there's no reason why we can't, we just have to be more creative with the style that we do it. We have talked about the vendor fair being kicked over to the social committee so that way, if there is profit, it just goes right back into the funds. And then it also would help cover some of the costs because we wouldn't have the same cost anyways. I think the other one we talked about was trying to do the poker run with the social committee that they have, and I know down the road, I don't know what this year will allow but maybe in the years bring back lake-a-palooza and that kind of stuff. Obviously, it's a little late for Easter this year, but you know, do the egg hunt and, and just a variety of events. One person wanted to do a sand in volleyball tournament, another person wants to do a kickball tournament on the ball fields, just stuff that's kind of seemed like it's gone away. At the same time, having something like that will help to revitalize those things. So I know for myself I love playing softball. So it's one of those things like those kinds of activities, we want to see people come back and do. I know with the 1k 5k Fun Run the goal is if we have some money left, or whatever we accumulate, we can throw back in community. And I know our first focus we wanted it to be was the playground equipment. So while we will start small and go from there. We'd love to see updated swings and things like that. And instead of always having to come out of the budget, why not have a fun way of everybody getting together and then those funds be used just directly back into the community. So depending on how much we end up with, because we have no idea how much it'll bring in, we can start small with a few updated swings and see how big we can go from there. **John Crotty** Sounds good. **Matt Ressler** I'm good with it. **Tony Harris** So we need to approve the list of officers, in the way I read it in the rules and then we'll need to work with Angie to get the officer's set up as check signers for the Social Committee account.

**Brian Wood** Makes a motion to approve the officers for the Social Committee.

**Matt Ressler** Seconds

**All in favor**

**Motion carries**

### Restaurant

**John Crotty** We do have a proposal for a restaurant in the clubhouse. And we have the restaurant committee representative here. **Steve Yates (1995)** So, I'm on the restaurant committee, have been since the last people left, we've had a lot of different types of interest in the restaurant. Seems to me we would get to the point to where we would let them know that they couldn't have gaming, and people would lose interest. Well, it's probably a good thing things have worked out the way that they have. The committees finally got a recommendation for a restaurant. It's The Foundry Boathouse, that would be the name. They also own The Foundry in Edwardsville. Rodney, Allison and Jason are in attendance tonight. Rodney and Allison live in the community. They have a proposal that they had put in, it got in a little late Friday. I don't know if you guys have received it but hopefully you've had a chance to look it over. I would recommend that we move forward in the contract negotiations with them and get this restaurant open. So that's my update. Ronnie, Allison and Jason you can come up and can answer any questions.

**Rodney Lanham (1580)** Hi, I'm Rodney Lanham and this is Jason Armbruster. **Tony Harris** So my question just in general, what kind of timeframe you guys looking at if we got something approved. **Rodney Lanham (1580)** Realistically to get it open and running and running full up we're shooting for July 4. **John Crotty** When would that mean the contract would have to be in place to make that happen? **Rodney Lanham (1580)** We built the last one in about 90 days, but it was twice as big. So we have the bones downstairs, and they are a lot better than what we started with. So it shouldn't take much longer than that. So we would hope for in the next couple of weeks, that's what we would hope. **Tony Harris** Have you guys gotten a copy of our document? **Rodney Lanham (1580)** No, we have not. **Steve Yates (1995)** I didn't give him a copy, I didn't want to enter into negotiation with them because I didn't know what their ask was. As far as the lease, we talked about the shared dumpster storage, storage facilities, who's responsible of cleaning the restrooms and those types of things that are in the contract. What I didn't have was a rate. **Tony Harris** I think that part we'd have to negotiate, I think it might be good to go ahead, either us or Steve, somebody go and get them a copy of it. It's a starting point, that way we can be looking at what you sent us, you'd have a starting point what we have used in the past and then we can get together and kind of negotiate from there. **Matt Ressler** How long of a contract are you guys wanting to do? **Rodney Lanham (1580)** So that's one of our, I shouldn't say sticking points. But so for example, when we did the Foundry Public House in Edwardsville, we guaranteed the first two years, but we wanted a 10 year with a five year, that's three times of a five year. So our view is that once we build this up, and once we spend the time in doing it, we want to not be kicked out. But we can understand that you guys have risks too. So we can understand what that can be, if you guys want to come back and say we want to have certain things that we want to check out after one year, if you meet all

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these things that you get this lease, but if you don't meet these things then, so to cover everybody, all the members to. **Tony Harris** Trying to come up with ways to try to make the process go as fast as we can. We'll try to get you guys a copy of our generic document that we used in the past, if you've got items like that, go ahead and get a list to us and we can start looking at those too. We can get the ball rolling a little faster and that way we can maybe have some thoughts when we get together. Because we meet every two weeks so that way we can be looking at that stuff in the meantime, you guys can be looking at ours and then we can get together and start those negotiations and hopefully get it kicked off as soon as we can. We would be thrilled to get a restaurant in downstairs. **Rodney Lanham (1580)** And we definitely plan on having the same type of brunch, same type of everything. Only thing we'll change a little bit is making a little bit more of a boat flare and more kids. The Foundry Public House has kids, but it's not really kids centric. This one we'll have the ice creams, we'll have kids' meals, we have stuff like that because we know the audience. **Jerry Allen** Do we still have it in our contract that the restauranteur is also the caterer up here as well or has that changed? **Tony Harris** It was the last time we had a restauranteur. **Rob Clarkson** They get first right of refusal. **Steve Yates (1995)** One thing that I would like to mention is moving forward and the office probably could answer these questions sometime this week. We don't know what's booked out. If they are planning on starting July 4, there may be something in contract already with the current restaurant. **Rob Clarkson** That can all be worked out. **Matt Ressler** If Wiggler's has something, we'll let them finish it out. **Steve Yates (1995)** Just so they know that there's you know, I think the alcohol would have to, you would carry the license around. So I don't think that theirs would be good any longer after you start. But that would be a transition that we'd have to move through as well. But I just wanted to mention it on record because we didn't discuss that. **Tony Harris** One of the things that in the past, or currently, however you want to say it, it's a private restaurant for the members of the association. Do you guys have any issues with that? **Rodney Lanham (1580)** Well, one of our views is we would not advertise outside of this. Preferential treatment would be given to members. But to say that nobody but members or guests would come in, is hard to police. **Matt Ressler** I say we just he abolish that rule. I mean, really, they have to be able to...they can't survive on just the community. **Rodney Lanham (1580)** But I am a member, so they all could just be my guests. **Matt Ressler** Seriously, though, I mean, that's something that we need to look at. **Brian Wood** For survivability for the restaurant, you're going to have to open that up to the public. **Matt Ressler** Exactly. And it gets people out here as well and they'll say, I didn't realize this was here, and then they're going to buy one of our association lots, and then we don't have to mow it, and we can gain that revenue off of it. **Brian Wood** Absolutely. **Tony Harris** We have to discuss that because it's currently prohibited by rules. We just need to discuss that and change the rules. **Matt Ressler** Can we get that put on the agenda for the next meeting? **Rob Clarkson** Are you going to head that up to come up with the verbiage. **Matt Ressler** Yep, to get that removed. **Tony Harris** Well, we got to talk about that at the next meeting. I think we'll have verbiage at the next meeting unless it just goes differently than some. **Brian Wood** So before the next meeting, we're going to get them the generic contract, they're going to give us an idea where they're at. And before the next meeting, we can have an idea of what we're looking at and for discussion. **Rob Clarkson** I can get you a generic contract tomorrow. **Matt Ressler** And Steve, you'll stay the liaison between the two. **Steve Yates (1995)** I think a lot of the negotiation can happen. And, you know, anything that they have that's outside of the current contract, I mean, assuming the current contract would be okay with them outside of terms, we could probably come in and be ready to make a decision at the next meeting, unless there's something major that has to be discussed. So that would be my thought, would be to try to try to move it forward if you're interested a little quicker than two meetings away. **Matt Ressler** So try to get it done for the next meeting. That way they can get in, start getting their stuff set up. **Steve Yates (1995)** That's exactly what I would like to see. **Tony Harris** So we'll add that as an executive item for the next meeting if you could hang around because the contract negotiation would be in executive session. We'd have you guys just meet and talk about the proposals and stuff. **Steve Yates (1995)** For sure. We'll get the ball rolling. **Dave Decker (1184)** I just highly recommend you guys appoint one person on the board to be that liaison with Steve. So that he board has representation in that discussion and keep it moving faster. **Matt Ressler** Who wants to take that on, because that's a good idea. **Brian Wood** I think Matt would be great at that. **Matt Ressler** No, because I mean, what if this goes past the election? Well, I mean, something to look at, it would have to be one of you three. **Tony Harris** I am a little swamped right now. **John Crotty** I'll help, I mean, if no one else wants to, **Matt Ressler** John, it is. **Tony Harris** I can definitely help. **Matt Ressler** Alright, so John's going to be the board liaison.

### Elevator

**Rob Clarkson** We had an inspection done, our elevator maintenance people actually came out. Elevator is old, out of date, and parts are becoming obsolete quickly. We looked at the reserve schedule to see where we fell after we fell over looking at the quote. And we're severely underfunded. Basically, it was information for you guys to pick it up on the reserve schedule that we need to start adding more money to do this. There's no telling if it's a year, 10 years, just when something breaks. We've been pretty fortunate for two years. **Brian Wood** Based on the information here a new elevator is about \$90,000. **Tony Harris** One question on that one, the line about the hall fixture, this 24,000? Is that, from what I was looking at seems to be just the panel where you get your buttons? Am I understanding that correctly? **Rob Clarkson** Obviously, Rob's the one that handled this. Okay. But where are you at? **Tony Harris** It would be page two of their capital planner for Holiday Shores Clubhouse, they had recommended a multistage approach, so we weren't spending all of it at one time. They had a door edge, the sensor, there was a hall fixture. And then there's the 90,000, looks like basically the elevator replacement. That middle one appears to

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be just the fixture upgrade in that panel, where the buttons are. And my question is, if you don't do that, I mean, the buttons work fine unless it would be obsolete and wouldn't work with the new elevator. **Rob Clarkson** I don't know that technology so I couldn't give you an answer that would make me feel froggy about it. **Tony Harris** OK, if we have a chance just to ask them if our current panel would work with the new elevator just to see if we have to spend that \$24,000 because it looks to be mainly cosmetic, but I don't know the circuitry behind it. **Rob Clarkson** It could be ours and I guarantee ours is not digital technology. So that could be the difference to. **Tony Harris** Well, yeah, I'm worried that if we don't do it, we would have to do it when we replace the elevator. And that's what I was just kind of wanting to confirm. So we know what number to put in the reserve schedule, because it's either going to be somewhere around that 96 or the 96 plus the 24. And so we need to get a little clarity on that. So I'll take this one to the next finance committee meeting, we will try to get some clarification on if it's that total, which I believe that it is, but once we get that decided, and then we can look at adjusting the reserve schedule now. That really wouldn't come into play until 2023. So just as information for the board members up here.

### **2021 Ballot Approval**

**John Crotty** There was a sample ballot, should be in your packet. Comments? **Tony Harris** So on this, it's written right now for the two board member packets we have turned back in. So I'm going to make a motion in a little bit on this, but at that time, I'm going to make it to be updated after April 5, the deadline for turning in the ballots. So that wording might change but that would be the only part I would see changing on there. It says on like the third line down there are two candidates for two vacancies. It might be more than two candidates because we haven't hit that deadline yet.

**Tony Harris** Makes a motion tentatively asked to approve it with potentially updating that based on the number of validated candidates we received by April 5. The other thing we'll need to decide is the order to list the names on the ballot.

**Tony Harris** Makes a motion to just do it alphabetically by last name. **Matt Ressler** We normally draw those for the order how they get placed on the ballot. **Tony Harris** It's going to make it tight, then with those numbers, that deadline, do we have an issue with making them alphabetical. **Jerry Allen** How about we just do it by how they're turned in, one of the first ones turned in is the top line and the second one on the second line. **Tony Harris** We just need a method. I don't really have a preference. The problem is the deadline will be the fifth which pushes this out to the sixth or seventh, and we won't have another meeting till the 14th. So it's going to need to go out in the mail before our next meeting. **Brian Wood** We could approve for the office to draw the names. **Tony Harris** So I'll make that. And then the second thing you have for the ballot is the sample budget that's what's behind there. So behind you in the packet is the sample ballot or the sample budget for 2022. So this would be what we will be presenting to the membership for the annual meeting. We just need to get approval from the board on that budget. We went over this at the last finance committee meeting. Highlights would be the carryover from last year to this year. We didn't have to pull any money for roads out of reserves in 2021 so we'll be doing that in 2022. We've updated the fish stocking where we voted for either \$8200 or \$8250. **Matt Ressler** I thought it was \$8000. **Tony Harris** Was it? I think I looked it up, I just don't remember what it was off the top of my head. Yes it was \$8000. So we've updated that number. We've updated salaries for the minimum wage increases that go on. And that's basically the budget. Do we have any questions?

**Tony Harris** Makes a motion to approve the ballots that are in your package with the potential changes for the board of directors changing the number of candidates after we hit the April 5 deadline for turning in the candidate packages. And I am also going to ask that the names be listed on the ballot in the order that the office draws them out.

**Matt Ressler** Seconds

**All in favor**

**Motion carries**

### **Correspondence**

#### **Chasteen 626**

**John Crotty** I'll read the correspondence and it looks like Rob's got some response to it here. "Hello I am Brok Chasteen 626 Westview drive. I would really like some answers and a solution to my ditch and driveway problems that holiday shores created 12 months ago. Spring of 2019 out of my own pocket I fixed my own water problem. March of 2020 my property was part of the ditch plan, since then there is constantly a foot of water being held in my ditch with no escape. The culvert that crosses Ensign circle needs to be addressed. That is the escape route for the drainage and it is 3 inches of negative fall back into my property. I have four other lots drainage that run into my yard with no escape. I have spoken to Rob Clarkson about this on multiple occasions, the first time I spoke to him about this was March of 2020 when myself and stutz excavating realized the problem with the culvert. He keeps telling me it will be fixed in a month and it is the same story every time. Also my driveway has not been fixed nor replaced. It is now 12 months later and I want this addressed immediately!" **John Crotty** I believe Rob you've provided us with some responses. **Rob Clarkson** Ensign Ct Crossroad culvert was missed on 2020 ditching project. The culvert wasn't discovered until after the ditching work was being performed at Mr. Chasteen's property. There were no funds left from the ditching contract to complete this culvert replacement with funds from the 2020 project, so it was marked as Priority 1 on the 2021 ditching project which was approved in September of 2020. Engineering has got us a preliminary plan and the walking of the job was completed the week of 15-March-2021. The next step is to turn the plans over to the utility companies to have their lines lowered or re-routed and to send out to potential bidders. My conversations pertaining to "Next Month" as I recall had to

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do with having the engineer look at the issue, and as Mr. Chasteen stated to me removing the cut concrete out of his driveway and replacing with Rock only. That task was started, and we had agreed we would cut another section of his driveway out where he had a broken corner (possibly done by contractor). We had catastrophic failure of our pavement saw while undergoing this task and as it was late in the year we did not have Maintenance funds to replace it. Add to this that last year was a very wet year and we had many delays completing the cleanup portion of the project. I spoke with Mr. Chasteen on the night of 15 March 2021 after hours via telephone and he was concerned as the Board member he had contacted told him there was no ditching plan approved going forward. This is not accurate information and does nothing to help the relations with the membership. The apron section of his driveway has been removed and a proper base installed and topped off with compacted Grade 8 aggregate. When we obtain a new saw we will finish cutting the addition piece and compact with grade 8 as well. The appearance of his driveway apron throughout this did not indicate there was a issue with grade nor did I receive any calls saying there was an issue with being able to get in or out of his driveway so I decided we would wait until better weather conditions to address it. Better communication with Mr. Chasteen by myself should have been accomplished. I have provided pictures of his property at time of his correspondence and after the apron has been replaced. They show the standing water that will be addressed in 2021 ditching and the depth of the water at the crossroad culvert. **Brok Chasteen (626)** Well, first I'd like to address that is not what I spoke to you about. I didn't say that there wasn't a ditching plan. I said that we hadn't seen what was on the ditching plan. Secondly, can you give me a timeline? How long? I mean, this has been a year. **Rob Clarkson** For the culvert to be replaced? It's got to go to utility companies and everything else. **Brok Chasteen (626)** How long do you think that's gonna take? **Rob Clarkson** With the pandemic? I can't tell you, they shut us down for two months in the middle of our project. **Brok Chasteen (626)** Yeah I know, I work with utility companies, I know their game. So I'm tired of this. I've got snakes, turtles, frogs, crawdads destroying my yard. I take a lot of pride in how my yard looks. I weed eat, I get soaked in water. I mean, the water never leaves, it's mud. There's four inches of silt in the ditch, the whole ditch needs dug out basically from the first 100 feet up to the culvert that needs replaced. I spoke to you in May, probably two months after this all happened. You actually told me that you already had the culvert to replace it purchased. **Rob Clarkson** We have the pipe. **Brok Chasteen (626)** So what are the funds that you don't have. **Rob Clarkson** To get it installed. **Brok Chasteen (626)** How much does that cost? **Rob Clarkson** It's like \$8,000 or something like that. **Brok Chasteen (626)** To get a culvert installed across the road. **Rob Clarkson** Cut the street, install the culvert and engineering. It's on the plan. **Brok Chasteen (626)** How long do you expect me to deal with this? I mean, my property values affected by this, this is my money. **Rob Clarkson** Priority one on that ditching project is that culvert. It will be the first one that's put in. **Brok Chasteen (626)** That's fine but we don't know when that's gonna happen. **Rob Clarkson** No. **Brok Chasteen (626)** It's been 12 months. That's what I'm getting at. So I'd like some answers. Why our Holiday Shores couldn't replace this culvert? Please explain. **Tony Harris** We did his ditching in 2020, then. **Brok Chasteen (626)** Yes, this was last years. **Rob Clarkson** It was part of last year's project. It was one culvert that was missed out of the entire project. **Tony Harris** Didn't we do that in the fall? **Rob Clarkson** No it actually started in April and we were shut down towards the end of April because of the pandemic, and then shut down again because of utilities that we're encountering. And they had to come out and lower them before we go any further that extended through the summer. **Tony Harris** Do we need, so we've got the engineering. **Rob Clarkson** This is all part of the next plan. **Tony Harris** I saw that the engineers walked it. Do they have their..... **Rob Clarkson** We had a preliminary plan, there where a few changes that we came up with when we walked it and it'll be drawn up. When they send it to us we send it to Ameren. We send it to the all the utility companies, they clear us and then it can go out to the bidders and then the bidding process starts. **Tony Harris** So we've got everything that we need to get to the utility companies. **Rob Clarkson** Not yet, we got to get back from the engineer first. We have a preliminary plan. **Brian Wood** Did the engineer give you a timeframe when they'll have their end complete? **Rob Clarkson** He's going back to work on, I mean, he's pretty quick. A couple of weeks generally he has it back to me. **Brian Wood** So once you receive that, then you'll take it to the utility companies. **Rob Clarkson** Utility companies get notified first. **Tony Harris** The problem is we have no control of the utility companies, so it sounds like we'll get it out to them within a couple weeks. And then when they get it, they get it back to us. **Rob Clarkson** Then it goes out to bid. **Brian Wood** Is there any kind of short-term solution with digging out anything that we can use? **Rob Clarkson** No because the pipes flowing in the wrong direction. **Tony Harris** Because sound like it's running back towards his lot instead of away from it. **Rob Clarkson** His ditch wound up lower than the pipe, is what happened? **Brok Chasteen (626)** And then the pipes running backwards. Which nobody would have thought that. I mean, that was an easy miss. But that's the case and here we are. **Matt Ressler** I mean, we've had a lot of issues. **Brok Chasteen (626)** The whole road, drive down Westview Drive and tell me that the roads complete and looks good. I mean, there's no grass growing in any of the ditches. I mean, they're five feet deep. Half of them are washed out. I mean, that's not complete. And how I'm the only homeowner up here questioning it is beyond me. **Tony Harris** We'll get it done as soon as we can. But we'll get the engineering back sounds like a couple weeks, and we'll get it out and as soon as the utility companies get it back we'll get it out for bid. And then once we get that back, we can get started, so bidding shouldn't take more than..... **Rob Clarkson** We can put a time limit on it. **Brok Chasteen (626)** The utility companies that's got me crushed on this, that's the unknown, right? I mean, I work for utility companies I know how they act so that's this could take years before they come and dig everybody's services deeper and everything like that. Like they're not just gonna jump on this because Holiday Shores wants to dig a ditch that was never there to begin with. **Rob Clarkson** They had it done in a month and a half the last time. **Brok Chasteen (626)** Because you've already exposed them, they had to. They didn't want to get sued if something happened, this is

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not the same case here. **Tony Harris** Right but I mean, we can't control what they do. **Brok Chasteen (626)** Why is Holiday Shores Maintenance Department not able to fix a culvert? **Tony Harris** Fix a culvert, sounds like we have to move utilities though. **Brok Chasteen (626)** Not on this piece. This is for the rest of the plan that's going on. So this is the whole plan that you guys have here, that's what he's waiting on, because I'm in this next plan. **Brian Wood** So what would be involved to fix this? Cutting the concrete and putting a new culvert in and digging out the ditch? **Rob Clarkson** And then repaving the street. It is an asphalt section on the street. **Brian Wood** OK, so taking out the asphalt. How big of a section are we talking? **Rob Clarkson** It's probably 60-foot total probably. **John Crotty** Is that something our maintenance department can do? **Rob Clarkson** I don't have faith in them to do that. We have three guys. **John Crotty** We could just get that section bid out now. **Brian Wood** Could we contract that out. **Rob Clarkson** You would have to approve that. **Tony Harris** We would need bids for it. It's probably a lot more for them come out twice like that. **Brian Wood** I can't see it if it's asphalt. It was concrete, it'd be different. **Brok Chasteen (626)** The most expensive part, in my opinion is the culvert and we have it already. **Brian Wood** So as far as to solve this problem, is the road plan going over on that side for this year, are we planning on doing any of the roads that were in that area? Because we could rock that section we're tearing out for now and then replace it whenever we do the roads in the summer, possibly. **Rob Clarkson** I guess you could do something like that. I mean, it sounds like it would make more sense to me to have a turnkey, have them do it all. **Brian Wood** But for timeframe because with the wet weather coming up with the spring, I think it's going to create some serious issues for him. I don't know if it's something we can look at maybe try to get bids and see what the cost would be. **Brok Chasteen (626)** Well, I mean, this is the issue I have with it and why I haven't been in here sooner. So once it reaches to the point where it's about nine inches deep, it flows through there. But it's just that nine inches there at that culvert and back in my yard that doesn't ever drain and just sits there, stagnant water. That's the problem I have which you know, that's my property value. I could sell my house tomorrow and lose 20 grand because I've got a water issue. You know, there's five sump pumps that drain into this constantly all the time, never stop. **Matt Ressler** I say we get some get some bids or do it or fix it now. **Jerry Allen** I agree. I concur. **Matt Ressler** That way he does not have to continue with this. **Tony Harris** Yeah, we need to get fixed. But if you rock that 40-foot section, I wonder if you're not going to make it worse for the people on that road for six months. **Brok Chasteen (626)** Well, there's only two houses down that road but I can tell you they're probably going to complain about that. Because they're already complaining about all the rock that's left in the asphalt circle from it not being swept up when you stored the rock there on the ditching project last year. **Brian Wood** We'll we're never going to make everybody happy. **Brok Chasteen (626)** I just want my water to drain that's it. Those crawdads are destroying my yard so I just I really want this problem addressed. You know, I gave it a year, I give it the benefit of the doubt. I didn't want to have to come up here but. **Tony Harris** Well, it's good, if you don't we don't know what's going on. **Brok Chasteen (626)** Well and that's another thing, you guys oversee it or should oversee it all in my opinion. **Matt Ressler** What did we do after the email was sent out this last week or two weeks ago? **Rob Clarkson** What do you mean. **Brok Chasteen (626)** So the email was sent Monday or Sunday evening? Monday they came in tore out the remaining part of my driveway before they could saw cut it which I finished saw cutting it myself this weekend and I will have my own driveway fixed and done the way I want it done. **Rob Clarkson** We took the apron out on Monday and put a base underneath it and then choked it in with compactible aggregate. **Brian Wood** Do we all agree we need to try to maybe get a bid to get this fixed as soon as possible. **Matt Ressler** I agree, get a bid, get it fixed. **Tony Harris** Let's get the bid, see what it's going to be then we can bring it back then we can improve it and look at it. I just don't want to have something that's going to cost us five times as much to come out for a small thing. Because we definitely need to get his stuff fixed. I mean, there's no doubt about that. **John Crotty** How big is the culvert? **Brian Wood** I can't imagine like digging that out that the cost would be too astronomical, putting the culvert in if we have the culvert. **Brok Chasteen (626)** 12 inch. **Rob Clarkson** I think it needs to be a 15 when it goes back in. **Brian Wood** Well, would we still have a culvert for it. **Rob Clarkson** It wasn't specifically bought for that, but we have one that we can use. **Tony Harris** Well, we'll have to get the bid to do that and the bid to take care of the road. Then we can give you an update at that point. **Matt Ressler** Can we have that for the next meeting? **Rob Clarkson** I can send the bids out and if they come back by the next meeting you'll have them. **Matt Ressler** The other thing on this part, I would like to have it removed from the record. This paragraph I spoke with Mr. Chasteen on the night of, I want that removed, and we'll discuss that and personnel downstairs, Executive Session. Anybody see a problem with getting that removed from the record and discussing it downstairs in the executive session, personnel matters. **Tony Harris** Well, why would we not want him to say that he spoke with Mr. Chasteen on March 15? **Matt Ressler** You not see where my name is on there. That's false information. That is false information right there. It's not accurate. **Tony Harris** He did not say that. You're the only one that put your name on there. **Matt Ressler** I didn't put my name on there. I didn't type it. **John Crotty** But your name wasn't stated. **Matt Ressler** It wasn't stated, but I want it removed. **Tony Harris** We will take your name off. That's the whole point. It wasn't said. **Matt Ressler** It wasn't said, that's all, that's the point of it.

**Open Floor**

**Shane Kessinger (1719 1720 1721 1722)** I've never been to a board meeting before. So I don't know if this is the time to bring this up. I should have came up earlier but I had some questions about how this is going to affect me having 4 lots that are adjoining. As far as the difference in what we're being charged, is it if you have more lots, you're gonna pay more, then if you have one lot. **Jerry Allen** It's based off of your property frontage of your property you own. So if you own 4 lots it would be on

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each lot where the property frontage is, that's what you would be charged against. **Shane Kessinger (1719 1720 1721 1722)** So if I only own one lot, would it be the same? **Jerry Allen** It'd be the same price. Yes. **Shane Kessinger (1719 1720 1721 1722)** Okay. So how does how many lots I have anything to do with how much wear and tear I put on a road? **Jerry Allen** It doesn't but you live in the community and the community has to support the road system that we have? **Shane Kessinger (1719 1720 1721 1722)** Well, do we have an exact number of what this roadway improvement project is going to cost, do we have a total number? **Jerry Allen** Going to cost or how much revenue we're going to gain. It's a revenue generating... **Shane Kessinger (1719 1720 1721 1722)** No, do we have a total number of what improvements you want to do on these roads? Do you have a total number of what this is going to cost to fix these road issues? **Jerry Allen** We have a five-year plan we're working on right now which is based on our current budgeted dollars. And this money would be pretty much in addition to that, so that we could get to these roads faster and maybe do the ditching quicker so the five-year plan can be done sooner. And potentially down the road, if this is successful, maybe it could be a permanent way of raising revenue for the roadways. So the current budgeted dollars we have, the board has in the past had budgeted dollars for the roadways, and sometimes in cases that money is pulled back for other purposes. This way, this particular proposal will keep that money just for the roadway and the stormwater management issues we have, like Mr. Chasteen was talking about the culverts, and so forth. So every owner of property would be paying the same amount of dollar per foot right now. And if you have four lots, it'd be, if you're 75 foot across each lot, that would be 300 feet. That's how much you would pay. If you have a corner lot, it would just be the property frontage of a corner lot, you wouldn't pay for the side of that corner. **Shane Kessinger (1719 1720 1721 1722)** I guess I still don't understand, what about people who live in cul-de-sacs? What about people that live out on Prairietown Road that we don't even maintain their road? I mean, I just don't get how that justifies my wear and tear on the road? Why would this not be like the North property project where we bought that property and then they just did a blanket assessment? You guys came up with the number, everybody's paid the same amount? I mean, to me, this is no different. These are the roads that everybody in the community uses. Everybody uses them the same. I wouldn't think anybody should be paying any more than anybody else. **Jerry Allen** Well, the other thing this will take care of is the fact that currently you have four properties, you pay one assessment for all four properties. **Shane Kessinger (1719 1720 1721 1722)** We're a membership-based community. I didn't come up with that you guys did. **Jerry Allen** Well, it's been in here for decades. So what that does, so let's just take that as an example. So right now we pay \$660, for assessments. I pay \$660, you pay \$660, you have four lots, I have one. So as an example only, let's just say that 10% of that \$660 goes to the road. So \$66, I pay \$66 for my property, you pay, was it that \$15, \$16 per lot. **Shane Kessinger (1719 1720 1721 1722)** I also pay taxes on that property. **Jerry Allen** So do I. **Shane Kessinger (1719 1720 1721 1722)** That's not my fault that doesn't come back here. **Jerry Allen** That's not my fault. either. I would love to see that change, I think that would be the ideal thing to make us better. We have more money for the organization if we get that money back from the township, I would love to see that. But obviously, that's been attempted several times. And right now there's nobody pursuing it. And I would love to see that, we might be able to have a roadway district out here that could do something similar. So there's options but right now none of those options are on the table. So this option is a way to provide additional funds for the association. And at the end of the four years, the membership will say, hey, let's keep this going. Let's amend it or let's terminate it. But in the end of those four years, the goal is to have a much more improved roadway system and stormwater management for our roadways out here. **Shane Kessinger (1719 1720 1721 1722)** Well, going back to what Mr. Chasteen said and some other things I've heard. I mean, I don't know how much faith I have in what you guys have done out here already. **Jerry Allen** That just proves the point that we need more money. **Shane Kessinger (1719 1720 1721 1722)** Sounds like maybe more money and maybe better people doing the work or maybe a little bit more. **Jerry Allen** That's a whole other topic. **Shane Kessinger (1719 1720 1721 1722)** And better engineering or something because it sounds like what's been done isn't working and you're just wasting a bunch of money. **Jerry Allen** But the issue is we use our maintenance team to do the roadway improvements every year. And they can only do so much, there's only so many of them, right. So potentially this additional money we might have if this is approved, could bring in maybe a contractor to help us do a few extra roads a year. I mean, it's going to take time, but if you don't have the money you can't get better. **Shane Kessinger (1719 1720 1721 1722)** Okay, I've been here for 10 years. In my 10 years of being here, they've done nothing to the roadway in front of my street, nothing to the ditches. They've maybe put some rock on the road in front of my house. My lot 1719, I really don't even think that should ever even been a lot because it's basically a drain from the field behind my house, through the culvert to the lake. And I've spent probably \$3,000 of my own money on that lot just to get it to drain. So, I mean, I guess that's another part of my complaint is why am I paying more money, just because I own more lots even though, you know, to improve the roads that I don't use any more than anybody else does. I mean, it's a community, you know, the roads are part of the community, To me, it should all be, you know, divided up the same, just like everything else. **Jerry Allen** This makes it even, no matter if you have four lots, one lot or 20 lots. **Shane Kessinger (1719 1720 1721 1722)** But what does the lots I own have to do with the road in front of it? **Jerry Allen** Because you have a road in front of your property, who's taken care of that road in front of your property? You're spending \$15, I'm spending \$66 for my section in front of my house. So how is that fair? So this makes it the same. So now I'm going to pay \$122 for my lot. And I'm not sure on your lots. I mean we just said there were 4. So I'm going to pay a lot more as well. But I think the benefit long term to the community, especially when new people come here looking at homes to purchase, or lots to buy. First thing they notice is these roads are in terrible shape. Some people say they're in good shape. I know more people who say they're in worse shape, but it's a matter of opinion. But how else you're going to have a better community unless



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we put money into the structure of our community, which number one is the roadways, the lake obviously, is top of the list as well. But this way, we have more money to handle situations like Mr. Chasteen just brought up. And perhaps we could have gotten it done sooner. **Shane Kessinger (1719 1720 1721 1722)** I mean, me personally, I have three young kids, I live on Fountainbleu Drive, I got people going by my house 50 stinking miles an hour, I'm more worried about the people driving by my house 50 mile an hour and possibly running over my kids. I'd hate to see what happens if you actually fix the roads, they probably go 65. I mean, you know, and if I'm paying for the road in front of my house, I ought to be able to put a speed bump or something out there to slow these people down going down 55 in front of my house. **Jerry Allen** Well, we just looked at the stop signs over in that area. **Shane Kessinger (1719 1720 1721 1722)** They blow up, they don't even pay attention to them. **Jerry Allen** Well, we're going to be putting more stop signs up. We can put a stop sign on Fountainbleu, you live near Anchor, or where do you live? **Shane Kessinger (1719 1720 1721 1722)** I live at the intersection where Fountainbleu and Sextant comes in together. **Jerry Allen** So you're at the other end. But anyway, we're going to have some stop signs. And so we're trying to address some of that as well. We can't get the whole community at once but those are different things that you're bringing up to us that make us look at them harder to say, hey, maybe we do need a stop sign on Fountainbleu at whether Anchor or Sextant, one of the two. **Shane Kessinger (1719 1720 1721 1722)** Like I said, I just don't see how me owning 4 lots has anything to do with the wear and tear on the roads. If anything, I own four lots, that's three other families that aren't living there. That's less Amazon trucks on the road. That's less trash trucks on the road, that's less drivers on the road. If anything, I'm keeping people from driving on the road. And people on the lake. I mean, I see your way too. I mean, yeah, that's \$660 a year revenue, money you're losing. But I just don't see how in the world that relates to wear and tear on the road. To me that, you know, everybody uses that road. You know, I live halfway down Fountainblue, what about the people who live all the way down at the end, they go down more of the road than I go down the road. **Brian Wood** And we also have a lot of people don't live in the community at all. They don't live here, they just have a lot. I don't drive on the roads at all. But it's going to be amendable to help make the roads better. **Shane Kessinger (1719 1720 1721 1722)** Like I said, the only way I see with being in a membership-based community is we should do it like we do everything else, you find out the total number you need. You do a special assessment, we divide it up amongst everybody evenly and we get the job done. **Jerry Allen** Here's the other thing about that is, that the roads, continually need maintenance, continually need repair. So you can't just do it for a short period of time. You have to look at it long term. **Shane Kessinger (1719 1720 1721 1722)** So where do you stop I mean, the lakes the same way, the lake needs constant maintenance. **Jerry Allen** Well, that's why you live out here, you want to live in a nice community with great neighbors and a lake community. So sometimes you have to pony up a little more cash. I hate to say it, I don't want to pay either. But how else are we going to get better? I love to hear a plan. **Tony Harris** You've got valid points because I have the same thoughts and concerns. What if there's a guy that's having work done on his property that's got heavy equipment driving on the road, that's going to be more wear and tear on the road than somebody that owns more property. And the other issue is, even if you own four lots, well, this guys got a bigger lot over here. It's got the same square footage, but much less road front. Now you're going to charge him less money than you ,even though you might have the same area. So there's a lot of problems still to be addressed and worked out. And ultimately, before it could go into effect it's got to go to the annual meeting and get voted on by the membership. I mean, personally, I would agree that we're a membership-based community, our voting is based on membership, our dues, our assessments, our initiation fees, everything is on a membership basis. I think that was done so that everybody was treated on an equal basis from having a say, on how the money is spent and having to pay into the association to cover those costs. So I think like you say, I think it would be a dues increase, or a special assessment is a better way to go. But there's lots of different opinions on it. And it'll have to go to the membership ultimately and get voted on. **Shane Kessinger (1719 1720 1721 1722)** I guess my point is, you know, if we start doing this with the roads, where does it stop? Are we going to start charging everybody different amounts for how much property they got, or how much their house is worth? I mean, where do you stop it? **Tony Harris** I mean, you can do the same thing and say, well, for lake maintenance we're going to charge more to people that have a house on the lake, that's not fair either. I think that's why the original people that drafted the document did it on a membership basis, because then it was spread evenly amongst everybody. **Shane Kessinger (1719 1720 1721 1722)** Had I been told this before I purchased these lots, I might have thought twice about purchasing these lots. But when I purchased these lots. I was told that, you know, everybody pays the same membership, you know, the same membership is the same no matter how many lots you got, you pay the same fees as everybody else. **Brian Wood** So \$28 a month would make you have not bought those lots? **Shane Kessinger (1719 1720 1721 1722)** Maybe? I mean, I don't know, it's possible. **Jerry Allen** You can always sell a lot to if you didn't want to pay the extra money. **Shane Kessinger (1719 1720 1721 1722)** I could. **Brian Wood** We also have applications for the board of directors if you want to take one home. **Shane Kessinger (1719 1720 1721 1722)** I heard that to. **John Crotty** Any other questions about the roadway improvement. **Shane Kessinger (1719 1720 1721 1722)** No, like I said that the only other issue I would say is just the way people drive down Fountainblue Drive. I mean, it's crazy how fast they drive down that road. I wish we could do something about that. **Matt Ressler** So we are working on that and that is part of the executive session tonight. **Brian Wood** We get complaints about people speeding, and then we do a speed enforcement and then people complain because we're doing speed enforcement. **Shane Kessinger (1719 1720 1721 1722)** Well, I've invited the county to sit in my driveway numerous times. I tell them anytime they want to they can park in my nice concrete driveway anytime they want. **Matt Ressler** So you're more than welcome to also call Madison County and ask for a

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PR. **Shane Kessinger (1719 1720 1721 1722)** I have. **Matt Ressler** They come out once a shift. **Brian Wood** They've been so busy though, that I don't think they even have time to do it right now. **John Crotty** Anything else for open floor?

**Tony Harris** Makes a motion to adjourn to Executive Session

**Matt Ressler** Seconds

**Meeting adjourned at 8:35 p.m.**

**Meeting Minutes submitted by Karla Suttles**