

Holishor Association
Board of Directors Meeting
Open Session Minutes
July 10, 2024

Call to Order

John Crotty called the meeting to order @ 7:30.

- **Board Members in Attendance:** John Crotty, Tony Harris, Jennifer Halverson, Jim McCann, Trish Yates, Ty Van Ryswyk,
- **Association Office Present:** Angie Webster, Karla Suttles
- **Members Present:** 7
- **Board Members Excused:** Sarah Jacoby

Pledge of the Allegiance recited

Approval of Minutes

Changes noted to the minutes:

- Typos were noted and corrected.

Tony Harris motion to approve June 26, 2024 minutes as presented, Jim McCann seconds, all in favor.

Transfers of Property

- There were 6 transfers of property, all had initiation fees. Membership is 1303.

Bills & Salaries

- **Tony Harris** motioned to approve the bills and salaries as presented. **Trish Yates** seconds, all in favor, motion passes. **Jim McCann:** Requested to double check the line items for United Health Care on 5/3 and 5/31 to ensure it was not a duplicate.

Treasurer's Report

- **Tony Harris** submitted the treasurer's report and profit and loss statement for board review. We are on track with the budget, including the additional projects that have been added and higher than expected maintenance fees. Suggested to hold off any new unplanned expenses until later in the year.
- CDs have been closed and funds are in Carrolton Bank with the process started to move these into CDars.
- **John Crotty:** Recommendations to move to a quarterly Treasurer's report. **Dave Decker (1184):** Noted that the treasurer's report is a critical document for the board to be aware of financial status. While a report has not been provided in some time, it does not diminish the value as this is one of the first places for issues to show up. Most entities do a report monthly. **John Crotty:** Asked if the office could assist with the monthly report. **Angie Webster:** Agreed to have Stephanie produce a report.

Manager's Report & Code Enforcement Report

- Angie read the manager's report (which can be found published in full in the Holiday Times). **Jim McCann:** Are the roads listed on the Holiday Shores Website? **Angie Webster:** No, but they will be published once the order is determined.
- John Crotty read the code enforcement report, 21 incidents for the current period, 14 citations were issued, 151 incidents for the year. Also of note was removal of over 100 non-members from the main beach.

Old Business

- **Beach closing hours:** In the prior meeting, closure of the beach was brought up and asked that the board consider options. **Jim McCann:** Noted that those living by the beaches would like for them to be closed. The board attempted to do this in the past and received significant pushback. This topic was brought up due to people on the main beach after hours and per a discussion with Madison County that they cannot remove people without beach closure hours posted. **Trish Yates:** Noted that there are curfews and noise ordinances that should address the significant issues vs someone quietly enjoying the space. **Tony Harris:** Removal of non-members will be challenging after hours without someone to verify. **Ty Van Ryswyk:** Indicated that he would not vote for closing the beach as a result of a few bad apples. **Angie Webster:** Unless there is an issue (alarm) or cameras are monitored, we do not know if there is an issue. **Tony Harris:** Asked for the cameras to be reviewed to see if we have had issues this summer. **John Crotty:** No action currently unless Angie finds issues after reviewing the cameras.

New Business

- **Maintenance of property (3 structures):** 3 properties with docks that are in hazardous condition have been brought to our attention for review. The Holishor Association Building & Architectural Requirements indicates: structures that have deteriorated into disrepair a hazardous condition, or cause an eyesore to the community shall be subject to a repair or removal order by the Holishor Association Board of Directors. The board agreed that the docks did appear hazardous and are in violation of our rules and building codes. **Jim McCann:** *Motioned* that the board allow Angie to move forward with these three properties in accordance with the rules and regulations of the Association, **Ty Van Ryswyk** seconds, all in favor, motion passes.
- **Privacy Fence Variance (427):** The building committee reviewed the request for a 6 ft fully enclosed fence to accommodate a k9. The building committee is recommending that the board not approve the variance request. **Christopher Nicholas (427):** Stated that per agency's requirements, he must install a 5 ft fence with locking gates. **Jim McCann:** Noted a property along the Dam Road has a fence that met requirements and will likely meet the requirements set by the agency for the k9. **John Crotty:** Variance request fails due to lack of motion.
- **Decals for watercraft on private docks / property:** In prior years, we did not cite members for lack of current stickers whether on a dock or on a lot. **Ty Van Ryswyk:** Recommended that any boat on the water should be insured and have a sticker. Given that we have not enforced this rule for several years, letters should be sent out now providing ample warning with fines starting in 2025. **Tony Harris:** Believes that 30 days notice to comply is ample notice and is not of significant hardship to enforce this year. **Jim McCann:** Lack of enforcement in prior years is not a reason to delay enforcement. **Dave Decker (1184):** Removal of the boat would require putting it in the water, at which point a sticker is necessary and enforced today. Recommended obtaining permission from the office to remove the boat without the sticker. Our goal is compliance, not penalties. **Jennifer Halverson:** Agrees that boats on the water should be insured and enforcement of rules should be consistent. **Trish Yates:** Agrees that we should work with people. *No motion necessary, the office will proceed according to the current fines and penalties.*
- **Marquee replacement bid:** The marquee on Prairietown road was damaged by the storm. Bid for \$2,475 was obtained by Everhart Sign & Lighting for a marquee that will look just like the one that we have across from the maintenance shed. **Tony Harris:** Recommends to gather more bids and defer decision until we have completed some of the planned projects.

Correspondence

- None

Open Forum

The following items were discussed:

- **Abraham Goldfarb (982):** A buoy was previously near his property and has disappeared. Was advised that a new buoy is on order. Asked to put his own buoy in place until the new one is in place. **Angie Webster:** Maintenance has one without the blue stripe that they can put in temporarily. **John Crotty:** Agreement to place the buoy temporarily. **Abraham Goldfarb (982):** Expressed concern about unsafe operation of jet skis. **Jim McCann:** Lake patrol is writing citations but are not on duty 24/7 and will not catch everything. **Trish Yates:** Encourages members to capture video / pictures and send them to the office, even if a lot number is not on the watercraft. **Jennifer Halverson:** Recommended consideration of buoys every 6 houses vs about every 8 some time in the future to assist with keeping watercraft 75 ft off shore.

Adjournment

- Motion to adjourn was made by **Tony Harris** and **Jim McCann** seconds, all in favor at 8:26 pm.

Submitted By:

Jennifer Halverson

Holishor Board of Directors Secretary