

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** March 23, 2022

**Board of Director Attendance: Present:** John Crotty, Anthony Harrell, Tony Harris, Jerry Allen, Shaun Diltz, Ty Van Ryswyk & Robert Wittkamp

Others Present: Karla Suttles & Rob Clarkson from the Holishor Office. Jason Armbruster & Ethan Coderre with the Foundry Boat House

**Holishor Members Present: 13**

**Proceedings** Meeting called to order at 7:30 pm

**Pledge of Allegiance recited**

**Meeting Minutes** – Minutes of March 9, 2022

**Tony Harris** Motions to approve the minutes as submitted.

**Jerry Allen** Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 3 transfers of property, 2 triggered initiation fees.

**Old Business**

**Budget Approval 2023**

**Tony Harris** Included in your packet is the proposed 2023 budget, what we need tonight is the approval so it can be put in the packet for the annual meeting. Revenue is projected to be pretty much the same as 2022, expenses are pretty much the same but with a slightly different number for roads. We used the 25,000' for resurfacing times the 2021 rate plus 10%. Feeling is that hopefully by 2023 oil and gas prices are more reasonable than they are today. Everything else is pretty consistent. We use a 3% inflation rate for things we inflate.

**Tony Harris** Makes a motion to approve the 2023 budget for inclusion in the annual meeting packet.

**Shaun Diltz** Seconds

**All in Favor**

**Motion Carries**

**Environmental Grant**

**John Crotty** The environmental grant we applied for through the Madison County Building Zoning was not awarded to us at this time. So we will not be getting money on that currently. Hopefully maybe something will come up later in the year.

**Foundry Boat House Patio Expansion**

**John Crotty** The owners and manager of the Foundry Boat House are here to answer any questions. **Tony Harris** Can I have an example of what you guys are looking to put out on the patio. **Rodney Lanham (1580)** So, one thing we're going to put out there is the similar type of patio furniture that we have on the other one to match, and we will put a couple wooden picnic tables out there for more of a family environment on that piece towards the end, that's what our plans are right now. **Tony Harris** There was some talk about some fire tables, **Rodney Lanham (1580)** There's a little bit of problem of putting permanent fire tables out there, just because once you pick a spot, that's where they're going to be, they're not going to be able to be used all year and they're a lot more upkeep. So we are looking at maybe putting some temporary ones that will be higher. I have a problem with you know, with a lot of the kids to be running back and forth. I don't want any kind of fire tables low. So we don't know exactly where we'd want to put them so to actually put them in right now and put the gas in we'd have to pick that spot forever. And we really don't know how the traffic is going to flow this summer. So I'd really don't want to do that at this time. They will be portable ones basically like we have at the other Foundry. They don't look like they're portable, but they really are. **John Crotty** The last proposed size was about nine feet shorter and at that time they thought it could hold about 70 people, you expect that many for this. **Rodney Lanham (1580)** I think it could hold a little bit more. I think it'll hold probably close to 90. One of the things that we are doing, you can see that astroturf on the end, that's really for a bags or a games kind of lane. That's what that was laid out for. And the reason we did that is just because of that flat space there, this way there would also be kind of a transition from the concrete with the SGM on it to the little bit of the grass and then to the sand. Trying to mow that and keeping that mowed and keeping it just right, even like that, that's what we thought might be a problem for the people that they're liking the bags and do that because we are taking some of their space away. **Ty Van Ryswyk** It shows what I would guess to be 3' or something between the sidewalk going to the lake and your patio, has anybody thought about just butting that up to the sidewalk, so there's not a small mow strip. **Rodney Lanham (1580)** We have thought about it, the problem is that this is older concrete, and then you put this newer concrete and I don't care how good you are, you're going to crack one of the other, and it's more likely going to be the sidewalk that's going to crack. So we want to leave a little buffer space in there just for that, and it's about 2' so it'll be on the edge, the higher parts of the waves. And by the way, that didn't really come out as well in the drawing as I'd like, it's not going to come to that point, it's going to be more of a wave. But that's the reason why trying to get to that old concrete and those sidewalks we would have a mess. **Ty Van Ryswyk** I would suggest putting rock between the sidewalk and the new concrete. **Rodney Lanham (1580)** We could do that, I'm just worried about you know, the kids running through there and running on the rocks and falling. Because they're going to come from that side, from the playgrounds. **Robert Wittkamp** The astroturf area, is that still going to be considered part of your patio? Are you're going to do that for the Association, for the members or is that going to be part of your area?

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**Rodney Lanham (1580)** The one piece we won't set anybody there, we'll have the stuff to play with, maybe Jenga and some other stuff, but the bags lanes will be there. But it'll be for everybody to enjoy. I'm not going to, you know, trying to card somebody to say are you a member that you can do this or not do this, that's going to be the hard part. So we'll have the bags there for the enjoyment of anybody. **Shaun Diltz** So in the past, we had bags tournaments and bags nights and stuff like that, besides the 6'x9' astroturf piece, I guess do we have other areas that we can play bags more than just a few at a time? Because I mean, we had 10, 20 different bags at one point set up. **Rob Clarkson** You have the whole other side. **Shaun Diltz** Is that flat enough to play? **Rob Clarkson** Yes. **John Crotty** Do you guys have a timeframe on this? **Rodney Lanham (1580)** Some of the materials have already been starting to get lined up. We're hoping to start within two weeks, and then have it messed up for less than two weeks. **Rob Clarkson** You're aware there's a sprinkler system and everything out there? **Rodney Lanham (1580)** Yes

**Tony Harris** Makes a motion to approve the extension of patio for the restaurant per the specifications on the drawing.

**Shaun Diltz** Seconds

**All in Favor**

**Motion Carries**

### **Social Committee, Playground Equipment**

**John Crotty** Playground equipment that the social committee is proposing with some of their funds that they've raised, and where we're going to potentially put the stuff that was at the ski beach playground. **Jennifer Gillan (2037)** So as he mentioned, we are here to discuss the playground equipment. Our 2021 funds that we raised throughout the year, the goal of that was to improve on one of the beaches with what funds we could, you know, muster up from different events. With that in mind, we have spoken to a playground equipment company, actually the same one that was the ones that installed the ones here at the beach. And as you can probably guess, playground equipment is really, really expensive. So our goal for this year would be to improve Tamarack Beach being that the swings there are in poor condition, as far as the footers being stuck out of the ground and a hazard as well as the fact that only toddlers can fit into those basket style swings. So our goal would be to improve upon that one, and possibly have somebody come in and just do a nice, deep clean to the other portion of Tamarack Beach. I will have Roxanne share a little more information because she spoke with the representative. **Roxanne Bolla (644)** So I met with the representative at Tamarack Beach. And the first thing she pointed out was the very bad safety hazards with the swing set that is there now. The one footer is a foot fully above the surface of the ground. So you've got raw concrete just kind of hanging out there. Another issue is the erosion of the sand through there. So her idea, and we kind of talked about it, and the committee has tentatively agreed with it, to totally replace that swing set, move it possibly a little closer to the water to leave the amount of space in front of and behind the swings for safety, because there's like requirements that they have for that and replace the set itself, and then we can hang on to the two basket swings, put one on an extension and then have two belt swings. And then if funds are available, maybe put a climber of some sort between the current playset and the water. And then down the road we also were talking about possibly maybe putting something like a glider or some benches or something for grownups to actually sit on. But of course, all these things cost money, we were kind of shocked at how expensive these things are. Even at just what little bit we're looking at, we're looking at easily \$10,000. And that's just for minimum basic stuff. So we don't have quite that much money available, raised without draining our accounts completely. And we really kind of don't want to do that otherwise, we won't have anything to do events with. **Jennifer Gillan (2037)** And a couple of things that were questions that we brought up was the fact that like, we can't move it. Tamarack Beach, you know there's a grassy area around there. But the way that the company sets everything up as far as safety, and their warranties and so forth the sand is the best option as far as falling hazards, that kind of thing. So we can't go and move the swing over to the grass side. So I guess what we really need to come to you for is one, what does your budget look like for beach improvements? Is there anything that you can help to assist to throw at in addition to that, with what we do come up with and pay on our own, from what we've raised for this last year. We also need requirements from maintenance to make sure that they follow the guidelines with installation so that we can make sure that they're properly installed so that warranty sticks. And I want to also make sure that we keep the erosion problem from continuing to happen because otherwise our equipment will just go with it literally into the water. So we also need to find a way and I know we have plenty of brilliant people out here to help and assist with ideas with maybe changing that landscape a little bit. I do know that the maintenance department would still want to have a need to get in there and scrape away the sand and clean it up. So I know that an access point would still be needed but I'm sure we could figure out a way to make it so that playground area is safe, and it will be long lasting. **Tony Harris** When you kind of get it more finalized, it would be possible to get a drawing. Just hand drawn, where are you going to place it. **Roxanne Bolla (644)** One of the other people on the committee is actually working on a proposal that we can hand out. She just at our last meeting got the book and information so she hasn't quite got that done yet. So we're kind of feeling out from you guys where are we going to go with this too. It's going to influence our proposal, I mean, it just is, you know. Is there going to be sand dumped in, you know, to help make that cushion, because the surface that's underneath the playground equipment, sand is appropriate, or you have the rubber chips or something like that, you know, just regular grass doesn't work for them. So, we will be coming back with a proposal. **Tony Harris** Is there any thoughts or estimates right now on how much additional sand that you're needing? **Roxanne Bolla (644)** No, because I have not spoken with that representative again to see what she's come up with. I need to make contact with her again and find out how deep that needs to be. **Tony Harris** Bring us the proposal with what you'd like to have. I'm not sure how much money you're looking to need from the budget? **Jennifer Gillan (2037)** I think part of it would depend on as far as, are we just going to be able to have maintenance come and do it or is that something that we have to allot funds for out of the budget to do. Let's say we have \$8,000 we can throw at it, will

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you be able to supplement the rest of that with the maintenance department coming in, and whatever else the budget may already have, just for general upkeep of the beaches. **Tony Harris** I assume once the stuff is in we would continue to upkeep them, like we do now. Are you talking about putting some of the equipment in or just putting sand down? **Jennifer Gillan (2037)** Yeah, I think both of it, because we'd have to make sure that the maintenance can follow the guidelines for installation, which would require us to make sure that they're there whenever the equipment comes in for that. So there'll be some coordination of schedules for that purpose. **Robert Wittkamp** So you want to find out what they can do, what maintenance can do, and then that would figure out how much you have for your budget. And then we can go to our funds to see if we can help at all. **Jennifer Gillan (2037)** Right, because if we know our maintenance says, you know, that's a little out of our realm, then we need to look into other avenues and see who can assist us, maybe somebody in the community or companies that can come in and say, yeah, we can pour footers for you or we can help with leveling the ground. **Shaun Diltz** I would probably say we start there, looking at the community or other contractors for the installation piece of it, especially if there's guidelines and stuff and not depend on maintenance for that. For the sand, Rob tell me if I'm wrong or not, we throw sand on these beaches every other year, every year pretty much so I guess we probably want to know a little bit more about the erosion thing that you're talking about, **Rob Clarkson** We do need access to it, because we have to drag the beaches every week when we do water samples for public health. **Jerry Allen** It sounds like we may need a little more extra sand on this beach. **Rob Clarkson** Always do. **Robert Wittkamp** So I think what we're saying is, if you can come up with a number for installation and everything that's how it would have to come to us. **Jennifer Gillan (2037)** Sure we can do that. I think also with that, we might need to look into how we can level it out a little bit. Like where the play area is, there is a little jungle gym set. If you dig deep enough, there's actually old railroad ties there, I believe that was meant to keep it level, so we'd have to probably do something along those lines to kind of keep that erosion from continuing to happen. But we will look into the final costs and get an overall layout with dimensions so that way we can come back with that, but we wanted to at least drop that hint to you guys first on that this would be something upcoming for you guys to talk about in your budget talks. **Tony Harris** Propose things you are needing done to the ground that might be something that the maintenance department could do. We need to know how extensive it is and also timing for them is important because you get later in the summer, they're a lot busier than they are in the spring so timing might be important when they're going to have availability to be able to help. **Jennifer Gillan (2037)** The second part, we were come to by the Association about the ski club, playground area, and the fact that it wasn't being maintained anymore that the original agreement had changed. So we kind of waited on that since there was a little bit of a social media stir with that one. And then I think that has since then subsided. So we are still looking at finding a way to make sure that more members can use that equipment. So we are open to and I believe Ty had mentioned before that you'd be willing to assist, which would be great on being able to maybe split up some of that equipment, and move it into other to other areas. We were looking at Cedar Beach. I think it'd be a good place for some of that equipment to go. And then at the same time, there's a spot up on the north end, Captain's Cove, that has just a slide there from I think an old McDonald's and that I think would be a great place for the other pieces to go. So if you guys don't have any objections to that, I know that you had said that maintenance was going to go ahead and start working on taking care of moving those. **Ty Van Ryswyk** Some of them need work, is that something you guys are going to do? **Jennifer Gillan (2037)** I think we're going to need help with that one. **Ty Van Ryswyk** Yes, I will assist in any way to get it out of there. And then whatever, find people to fix it or whatever. **Roxanne Bolla (644)** She alluded to the social media stir about it and I want to elaborate on it just a little bit. Because apparently, they had two different presidents saying two different things with the Ski Club. And so it was a lot of confusion. So we don't actually know where they stand on that. We just know that they never actually did anything with it after they said they were going to. **Bill Ogden (2026)** There was confusion, the ski club President quit right before the ski club show. And they asked me to take over. So I took over, otherwise there was no ski show or ski club. So anyway, that's where we're at. There was confusion. Evidently he came and said we didn't want it while some members did want it and that was never communicated to me. **Tony Harris** So what is your current position? **Bill Ogden (2026)** As far as I'm aware, yes, that it can be taken away, that we're no longer going to maintain it. **John Crotty** So Rob, could we maybe start working on getting that pulled out. **Rob Clarkson** Yes, we actually talked about that this week. Dismantling it and pulling it all out. **John Crotty** And then we can take a look at what work needs to be done. And maybe you can reach out and see if others in the community want to help clean it up. **Jennifer Gillan (2037)** Sure. We have a community cleanup actually scheduled for April 23 for Earth Day. So you know, depending on schedules, we can even probably add that into the mix of something that we can get done. **Rob Clarkson** Where do you want that equipment placed so that you can do your cleanup? **Jennifer Gillan (2037)** I would say probably whatever works best for you with maintenance. **Rob Clarkson** The easiest for me is on the north property. **Jennifer Gillan (2037)** Okay I'd say majority of it can go to the north property and we'll just leave it there and then get it cleaned up and then we'll have maintenance move it to where it needs to have its final resting place. Thanks.

### New Business

#### **Variance Request (1679)**

**John Crotty** They are installing a shed and are asking to place the 12' by 24' shed on the west side of the driveway which is in front of the house. This is the best location for the shed due to the grade of the lot. Placing the shed in the backyard per the rule is not an option because of the house placement on the property line. The building committee did go out and look at this and has recommended to accept the variance. **Robert Wittkamp** Do you have any photos of the shed that you want to install or the exact location where you want to install it. **Gary Kluckman (1679)** Yes, I have photos. Conversation ensues.

**Jerry Allen** Makes a motion to approve the variance.

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**Tony Harris** Seconds  
**All in Favor**  
**Motion Carries**

**Variance Request 2086)**

**John Crotty** This is a garage/addition. It's going to extend 12' over from the existing structure to the east. The way the property line falls the back edge will be 6' 8" from the property line. The owner has discussed it with their neighbors and has signatures from some of the neighbors that agreed with this. This was recommended by the building committee to approve. The owner is here, does anyone have any questions. **Tony Harris** Something you need to be aware of, if somebody that uses the easement, utility company or somebody like that is going to go through there they have the right to tear out part of your stuff.

**Tony Harris** Makes a motion to approve the variance.

**Jerry Allen** Seconds  
**All in Favor**  
**Motion Carries**

**Variance Request (1876)**

**John Crotty** This is a variance for a garage. They will push it back as far as it can, but due to the sloping lot in the rear the garage will be set 6' ahead of the house. The building committee does recommend this variance. The owner is here to answer any questions. **Jerry Allen** He says it can't be pushed back any farther due to the sloping at the rear? How steep is the slope that you have? **Angela Bursell (1876)** It's a fairly substantial slope. **Rob Clarkson** It's basically a ditch behind their house. **Angela Bursell (1876)** It goes down to a creek. **Rob Clarkson** It's a major influx of water that comes through there.

**Ty Van Ryswyk** Makes a motion to accept the variance.

**Shaun Diltz** Seconds  
**All in Favor**  
**Motion Carries**

**Variance Request (1683)**

**John Crotty** This is for more time needed to complete a permit for a shed. This is related to just timing, delays and approvals from the county and getting the material and they've asked for an extension. The building committee has recommended a 30-day extension. **Ty Van Ryswyk** That's reality today.

**Ty Van Ryswyk** Makes a motion to accept the variance.

**Shaun Diltz** Seconds

**John Crotty** The owner is here, does anyone have any questions? **Robert Wittkamp** Is 30 days going to be enough? **Rob Clarkson** Yes, it looks pretty close. We drove by it, the exteriors pretty close.

**All in Favor**  
**Motion Carries**

**Oil Spill Clean Up**

**John Crotty** This is communication from Rob Clarkson to the Board of Directors. "At approximately 8:10am I received a call from the Edwardsville Fire Chief asking our assistance in sending water downstream to assist in an environmental cleanup on the Cahokia Canal at Route 143 and Route 159. A special meeting of the board of directors was called to discuss the request.

**Anthony Harrell** Motions to approve opening the morning glory as an emergency measure to assist the oil remediation project. Lake will only be lowered 3" max.

**Tony Harris** Seconds

**All in Favor** Tony Harris, Anthony Harrell, Ty Van Ryswyk, Jerry Allen

**Abstained** Shaun Diltz

**Motion Carries**

I (Rob Clarkson) had a telephone meeting at 10:30 am with the Fire Chief and the head of Security for Marathon Pipeline to discuss timeline of approximate opening of gate and when they could expect to see a rise in flow. I told them I could open gate at 1:00 pm and best guess would be one hour for them to see any change in flow. We agreed to close gate at 8:00 am tomorrow morning unless they called before that to notify the cleanup is complete. I went to Sanitary District to discuss any possible impact it could have on them, and they feel strongly they will not be impacted till lake reaches 3' below full pool. Our records indicate we will drop the lake approximately 3 inches. Currently we are 2 inches above full pool with rain heading in (heavy) Friday into Saturday. We will continue to monitor the situation and should anything change I will let you know." The board did discuss this and approve this and agreed that it was a good thing to do for environmental issues. **Shaun Diltz** Did we leave the gates open any longer than what was proposed. **Rob Clarkson** No. **Shaun Diltz** Did we get any feedback from them. **Rob Clarkson** They did call the next morning and said they greatly appreciated it, they saw the increase in flow and it helped them out tremendously. **Shaun Diltz** And who was they? **Rob Clarkson** Marathon Pipeline.

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**Correspondence**

**Ski Club**

**John Crotty** We have a correspondence from the ski club. The ski club is requesting permission to use the lake and the property at the north end of the lake for show practices and water ski clinics beginning the first Saturday in May. They would also like permission to anchor the ski jump in the north end no lake area and the option to pull it out temporarily to anchor for practice. Also requesting assistance for lake patrol for limiting boat traffic at the clubhouse during dress rehearsal practice on July 2 from 6pm to 8:30pm and on July 4, for the ski show from noon to 3pm. They thank us for our continued support through the years.

**Tony Harris** Makes a motion to approve the request.

**Robert Wittkamp** Seconds

**Ty Van Ryswyk** On the ski jump, is it going to stay in from the beginning of May through the whole season? And how often will it be pulled out into the main part of the lake? **Bill Ogden (2026)** I honestly don't know. I know that last year, it wasn't used because in the year before we had taken the whole year off, participation was limited last year. We did have the show but it was it was kind of a scaled down show. And I will tell you what I think is going to happen this year is I think we're going to have a scaled down show. And I don't know that it will be used at all, what I did was I drafted that letter from the previous year's letter. **Ty Van Ryswyk** So if you think it's not going to get used before you guys get started, will you even put it in and anchor it if you plan to put it in and anchor it no matter what? **Bill Ogden (2026)** I don't believe so. **Anthony Harrell** Ty previously years, they put the anchors in place, and then they float it in and out for practice. I didn't stay out. **Ty Van Ryswyk** I understand that. **Bill Ogden (2026)** It was not used. It was not used last year, and I don't know, depending on what participation is this year. If it's like last year, I would assume it won't be used again. And it seems like participation might be a little down from even last year. **Ty Van Ryswyk** I'm not saying I'm against it, I just wanted to know what the thoughts are.

**All in Favor**

**Motion Carries**

**Open Floor**

**Ben Firnkes (1012)** I am looking for some guidance, my wife and I recently built a house here on Hawk Island and moved in. And we communicated with you guys via email, some safety concerns that we have with our street and neighborhood with, I guess, unused vehicles parked permanently right at the intersection that I've noticed really creates a safety hazard with the amount of kids, families, foot traffic, side by side traffic, four wheeler traffic, you know, we noticed a lot of close calls and looking for guidance from the board, because I know there's no specific rule that addresses this. But you know, it is a safety concern, my wife and I have to be careful getting in and out of our driveway, because it's a narrow street, but it's also a high traffic area, because it's between Holiday Point Parkway and Bermuda so we do get a lot of traffic through there. And then I noticed the first warm day, which really excites us, that's why we built out here and moved out here is just the amount of people that walk and ride bicycles, side by sides and golf carts and just creates a safety hazard where somebody could get hurt. And just looking for guidance from you folks is to is there anything that can be done, when you've got a permanent vehicle that never moves, that's just there, you know, creating a hazard. **Tony Harris** So I did read your email that you sent and last week, one of the warm days, I took a bike ride over there, just kind of to see what it looks like. And he has parked it off the road and on his side of the lot. I don't know exactly how far the lot goes around, they were parked in the grass. There's not a lot we can do unless he doesn't have tags. If the tags are current it doesn't meet the requirements of derelict vehicle. So under our current rules, we really don't have a lot we can do with that. **Ben Firnkes (1012)** No, I completely understand that. You know, the reason we're here is because of the atmosphere and the lake and you know, to enjoy the outdoors. But when it's a safety hazard, I'm not sure it's not maybe time to consider something just because, like you said, you know, they're technically within the rules, but also, you know, we watched a kid bounce off the side of the vehicle, come around the corner, you know. Conversation ensues **Anthony Harrell** My primary concern would be as long as emergency vehicles can get through and if they're completely, or mostly off of the road and emergency vehicles can get through, I don't see where we would have anything to do. **Tony Harris** Have you talked to the neighbor to ask him about moving them? **Ben Firnkes (1012)** He's a nice enough guy, I've talked to him, he moved in when we were in the middle of building. And had, you know, several discussions, but it's legal. Conversation ensues **John Crotty** So unfortunately, there's not much we can do. Just continue to build a relationship with him and maybe he'll come around, **Tony Harris** We can keep an eye out to make sure that he keeps his tags up to date. As long as he does that, he's playing by the rules.

**Tony Harris** Makes a motion to adjourn to executive session

**Jerry Allen** Seconds

**All in Favor**

**Motion Carries**

**Meeting adjourned at 8:19 p.m.**

**Meeting Minutes submitted by Karla Suttles**