

**Holiday Lake Owners' Association, Inc.**  
**Holiday Lake Maintenance Company**  
**Board of Directors Meeting**  
**Thursday, January 8, 2009**

President Audrey Brickman called the meeting to order at 6:30 P.M.

**Members in Attendance:** Charlie Aiels, Audrey Brickman, Jim Clayton, Jr., Larry Ehrig, Dale Howe, Amy Morrow, and Duane Selken were present.

Dale Howe read the Secretary's report from December 11, 2008.

Larry Ehrig read the Treasurer's report as of December 31, 2008.

Larry Ehrig read the current bills.

Everyone was reminded to sign in on the attendance sheet.

**Additions to the Agenda:** Take off E under Old Business. Under New Business add H Engineering Study.

**Agenda:** Jim Clayton Jr. made a motion to accept the agenda with additions, Charlie Aiels seconded, motion carried by unanimous vote.

**Maintenance Report:** Darrin Ehret reported that he had gotten the vehicles ready for winter: put chains on the grader, ordered and installed chains on the Ford, removed the bumper and hitch from the Ford and moved the sander further into the truck bed in order to get the weight more to the front. The sander and blade have worked well for the month of rain/ice and snowstorms, but the plow has some problems with losing pins and breaking the frame and support so he took the plow back to Z-line. They were going to call the manufacturer. The grader worked well for pushing the snow back, but it is not good on the ice. The plow truck definitely needed the chains. Darrin serviced the grader, which had not been done since 2004. He's been getting a bench and tool area build in the front of the shop to help with tool accountability. Most of his time has been spent on plowing snow, sanding roads, and maintaining equipment. He took a day to get bids on mowers. Most of his past experience has been on Scag mowers and feels the Scag Turf Tiger would be the best mower for the lake. His second choice would be between a Toro Z500 and a Ferris 3100. He submitted a list of all the mowers and their prices. We would get a discount, since the Lake is a non-profit organization. He also talked to Mr. Wilcox of Wilcox Bobcat who said that he could look at the Dixon, but agreed that the hydro motor is probably bad and the cost would be \$750 - \$2500 to replace. Jim Clayton, Jr. made a motion to purchase the Scag mower, Amy Morrow seconded, motion carried by unanimous vote. Audrey Brickman told Darrin that she had gotten several comments from lot owners about the good job being done on the roads.

**Hearings:**

Richard Nusbaum - stickers Richard's dad Brian spoke for him, since he is the one living in that residence and the fine was directed toward him. He said that he had no intention of paying the fine for using the ATV without a current sticker, because he had been promised car stickers by the attorney, after the charges against the property for a previous violation were dropped and had not received current car stickers. No one from the Board had received word from the attorney that such had been promised. Dale Howe made a motion to forgive the assessment for the violation of not having a current sticker on the ATV and to give the Nusbaums a 2008 sticker for that ATV, Jim

Clayton, Jr. seconded, motion carried by unanimous vote.  
Carol K. DeVilder - loose dogs Not present

**Secretary Report** In the Maintenance Report concerning the sander, it should read "box extension boards" instead of "and mounted on the truck". Under Community Center report, the sentence beginning "Duane Selken pointed " should be eliminated. Under New Business - Copy Machine "2-year" should be inserted before the "service agreement." Under Engineering Study in place of "to keep", it should read "maintain

**January 8, 2009, board minutes continued:**

and review the infrastructure of the Lake." Jim Clayton, Jr. made a motion to accept the minutes as corrected, Amy Morrow seconded, motion carried by unanimous vote.

**Treasurer's Report** Dale Howe made a motion to accept the report as read, Duane Selken seconded, motion carried by unanimous vote.

**Bills presented for payment:** Duane Selken made a motion to pay the bills, Dale Howe seconded, motion carried by unanimous vote.

**Accounting Advisory Committee:** JC Miller asked to be notified when the Board plans to begin work on the budget for next year. It would probably be February or March. JC reminded the Board that with the RIZ pending, there are tough decisions to be made.

**Community Center Report:** Wendy Schwab reported that they were looking for volunteers to help with the maintenance list, which include commercial door closers on the exterior doors; grass seeding on the lot; waxing the kitchen, hallways and bathroom floors; seal the concrete floor; purchasing and installing baby-changing stations in both bathrooms; putting shelves in the locked storage room; getting fire extinguishers. The question was asked about a recommendation for the number of fire extinguishers needed for that space. Jim Clayton, Jr. said he would find out. Dick Osborne suggested a CO<sub>2</sub> extinguisher for the kitchen. JC Miller suggested Jim talk to call Dan Boyer, a safety expert at Manatts, about the extinguishers. It was also mentioned that a CO detector should be installed. Duane Selken reported that he had gotten a call from Steve Link saying that he would continue to work on the Management Committee. Duane said he would work with Steve. Larry Ehrig suggested that someone with expertise set the door openers and Dick said he would ask Lon Fisher who has a lot of experience putting those on.

**Fish Report:** Reminder of the Valentine's Family Fun Game night on February 14, 2009, in the Community Center.

**Silt/Dredge Report:** No report.

**Rural Improvement Zone Report:** JC Miller reported that the County supervisors turned down our request. None of the reasons are legal and JC thinks we should file an appeal. Charlie Aiels made a motion to continue with this pursuit of funds and file an appeal in the District Court, Duane Selken seconded, motion carried by unanimous vote.

**Water Quality:** Amy Morrow said that she was working on applying for an Iowa Environmental Excellence Award (announced in the paper). There are several categories and she thinks we

should apply for the Water Quality Award, because our lake has tested so well and we have done several projects to attain that at Holiday Lake. Wendy Schwab said she would gather the pertinent material from the DNR and the NRCS and contact Connie Sjerven, the chair of the Committee.

**Old Business:**

- A:** Dan Fix - driveway - The Lake Attorney has filed suit. No change.
- B:** Poweshiek County Sanitarian - Gaddis septic - 10/21/08. No change.
- C:** Nuisance Complaints -No change.
- D:** Richard Samuelson - Unit 1 Lots 403, 404 The situation is the same.
- E:** Neeson Septic - 1308 Holiday Lane, 10/21/08 No change.
- F:** Wolf House - 2337 Angler Court 10/21/08 No change.
- G:** Triathlon - Nothing new, except that Brian Bock is getting the material ready to put on the WEB site. A lot of volunteers will be needed as we get closer to June 13.

**January 8, 2009, board minutes continued:**

- H:** Building - corporate assessment - the wording Jim Clayton, Jr. is working on this and will finish it after the meeting.

**New Business**

- A:** Pit Bulls - Unit 2, Lots 268,269 Gruchow A letter has been sent informing that they need to come in for a hearing.
- B:** 2009 Fees - JC Miller gathered information related to setting the 2009 fee. Audrey Brickman expressed thanks to JC for his work in doing this. Jim Clayton, Jr. read a letter that would accompany the statement sent out to lot owners. The letter states that, while the Board has attempted to keep the raise to \$10 each year, it has become necessary to raise the fee \$20 to \$190 per lot. The letter explains some of the projects that need to be taken on by the Board, including reinforcing dams and repairing roads. It also mentions the RIZ application. The fee increase is in accordance with the bylaws of the Holiday Lake Owners' Association, Inc. stating that the fees can reflect the current Consumer Price Index (CPI). Amy Morrow pointed out that the inflation rate was 8.14% this year, compared with 4% - 6% in the past. Dick Osborne commented that if the Boards had taken the CPI increase allowed in the past that our fees would be twice what they are now. Charlie Aiels made a motion to raise the lot fees to \$190 per lot for 2009, Amy Morrow seconded, motion carried by unanimous vote.
- C:** Fluer Drive - Duane Selken, Larry Ehrig and Darrin Ehret met with Arlen Faas about the 8-inch tile needed across Fluer. Arlen said he thought that that was the smart thing to do. He donated his consulting time. Darrin Ehret can take care of that project.
- D:** Corner of Lakeshore Drive and Joan Drive - The above group also discussed raising this road with double-wall plastic. It requires a fifteen-inch culvert. If they can dig deep enough (considering the telephone and water lines), they will raise the road three feet. On the east side of the road they will put in a culvert that will stop the erosion on that side. Then only surface water will run over the road. If Darrin can't do it, Arlen Faas will do it some time after July. Charlie Aiels suggested taking pictures, both before and after, for proof for RIZ spending. JC Miller said he would do the picture-taking. Harold Vokoun suggested that more help be hired for mowing to free Darrin for that project and that Darrin should keep track of the hours worked on that for RIZ. JC also recommended that maintenance develop a system for keeping track of the hours spent and the materials used on the various projects, so that when, or if, we get the RIZ money, we'll already have a system for

reporting.

- E:** Richard Samuelson property - Unit 1 Lots 403,404 - Tabled.
- F:** Ice Fishing Stickers - Larry Ehrig reported walking out on the ice the previous week and seeing six people ice fishing with no stickers, four of them permanent residents. Wendy Schwab said she tells whoever asks that any ice fishing requires a sticker. There was some discussion about whether everyone should be required to have one whether they had a tent or not. The only information found about ice fishing supported requiring a sticker for everyone.
- G:** Action for Money Judgment - SCSC006436 - Audrey Brickman read the lawsuit that Darryn J. Abben and Gina M. Abben and Douglas L. Sevey and Nancy M. Sevey are bringing against the Maintenance Company. Audrey said we should not be discussing the lawsuit at this point.
- H:** Engineering Study - Duane Selken reminded the Board that the study recommended a study being done every 2 years. It is important to do this to maintain the infrastructure of the Lake area. He recommended that the Board be sure to get that into the Covenant when it is redone in 2010 so that it would be attended to. Whatever happens with the RIZ will be a factor for that also.

**Communication received by the Board:**

There were none.

Our next board meeting will be February 12, 2009, at 6:30 P.M.

Motion to adjourn was made by Jim Clayton, Jr., seconded by Duane Selken, motion carried by unanimous vote.

**January 8, 2009, board minutes continued:**

Meeting adjourned at 7:48 P.M.

Minutes taken and typed by Dale Howe, Board Secretary.

Dale Howe - Holiday Lake Board Secretary

Attest to:

Audrey Brickman - Holiday Lake Board President

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