

**Holiday Lake Owners' Association Inc.**  
**Annual meeting**  
**Saturday, August 14, 2010**  
**Holiday Lake Community Center**

Vice-President Audrey Brickman called the meeting to order at 1:00 p.m.

Dee Brown read the request of Holiday Lake Lot Owners

Board members were introduced: Dale Howe (Unit 1), Larry Ehrig (Unit 2), Katie Tomlinson (Unit 3), Audrey Brickman (Unit 4), Duane Selken (Unit 5) and Dee Brown (Unit 6), Charlie Aiels-At Large  
Attorney-Tom Lacina, Maintenance Darrin Ehret, Office Wendy Schwab  
Board members absent: Dale Howe and Larry Ehrig

Vice-President Audrey Brickman noted that Written notice of the Annual Meeting and the names submitted for election by the Nominating Committee were mailed to the Association membership via the July 2010 newsletter. Note that only current paid-up lot owners have the privilege to vote.

**Proposed annual maintenance fee per lot:** Dee Brown

Annual maintenance lot fees at Holiday Lake are calculated on a base rate plus an annual inflation rate. Due to the recent economic recession, the inflation rate is down, which if applied would result in a reduction of maintenance fees and current services.

To maintain the level of current services, which lot owners have come to expect, it is critical to maintain the current maintenance fees. The Holiday Lake Owners' Association Board of Directors proposes to freeze the annual maintenance fee at the current level of \$200.00 per lot for a period ending with the fee assessed on April 1, 2014. This maintenance fee level requires approval by a majority of the members attending the annual meeting on August 14, 2010, or voting by proxy before the absentee voting deadline of August 13, 2010, 5:00 p.m. CST.

During this period, the \$200 level may be increased by approval of a majority of the members attending an annual meeting or voting by proxy. At the end of this period, the Board will either return to a maintenance lot fee no greater than the base rate plus an annual inflation rate number, or again bring forward a new annual maintenance lot fee for a vote by the members of the Association during its annual meeting in August of 2014, such fee becoming due April 1, 2015.

**Nominating Committee:** Committee chairperson, Kim Pendarvis, introduced committee members: Ron and Bev Crooks (Unit 1); Jim Mellecker (Unit 2); Bill Jensen (Unit 3); Holly Losh (Unit 4); Denny Salmon (Unit 5); and Carey Krull (Unit 6).

Kim Pendarvis asked if there were any other nominations from the floor for Unit 1, Unit 4 and for the At-Large director. Hearing no Nominations from the floor nominations were ceased.

Nominating Committee chairperson, Kim Pendarvis read the list of candidates who had submitted their papers for unit directors.

Unit 1, Dale Howe  
Unit 4, William F. Nagel  
At-Large, Charles Aiels

Kim Pendarvis asked that association members cast their ballots and hold them up so the nominating committee could pick them up.

## **August 14, 2010, Annual meeting minutes (continued)**

### **Accounting Advisory Committee:** Given by JC Miller

Asked if everyone received a copy of the financial report, this report is available at the monthly board meetings. This report compares actual for the month to the budget year to date. The accounting advisory committee consists of Jim Hamilton, Harold Vokoun and JC Miller who helps the board of directors and Wendy with the yearly budget that is in place for next year. It is now on an accrual basis, and the money paid in is not spent ahead of time.

Audrey Brickman thanked the committee for their help. Round of applause was given.

**Bathhouse and Campground:** Kathy Bennett was introduced. Kathy keeps the restrooms clean and collects camping fees. Round of applause was given.

### **Community Center Building Report:** Given by Katie Tomlinson

The Community Center was completed in 2008 with our first rental being a graduation.

In 2009, there were 19 scheduled events with 10 rentals.

In 2010, as of this date, there have been 13 events scheduled with 6 rentals.

So far there are 3 scheduled rentals for 2011, plus the regularly scheduled Lake wide events.

Our accomplishments this past year include:

- The tiled floors were stripped and sealed.
- Acoustics were installed.
- The electrical in the kitchen was upgraded to support more roasters, etc.

Need to complete the following:

- Handicapped handrails in the bathrooms.
- Diaper changing stations in both bathrooms
- Door handles on the inside of each stall
- Repair the drywall in the kitchen due to the electrical upgrade.
- Exterior doors need to be painted.

Remember the NON-RESERVED weekdays (Monday thru Thursday) are always available for your use. Just go to the office and check out a key through Wendy.

The Community Center is available for rent year round, with reservations made up to one year in advance. All reservations are on a first come basis. Deposits are required and will be returned after the event, upon returning the center to its original condition.

Holiday Lake Apparel and More is an on-going fund raiser for the community center, you can purchase apparel at the office or we will take pre-paid special orders.

### **Fish Committee Report:** Given by Dick Osborne

I would like to thank the people of Holiday Lake and the board of Holiday Lake Owners Association, Inc. for their generous donation to the fish fund. Thanks also go to Larry Ehrig and Duane Selken for their help when the fish arrived. Special thanks to the other members of the fish committee, Gene Prusha and Ernie Tomlinson.

As of Aug. 5, 2010, we have \$1,699.37 in the fish fund to be spent on fish this fall.

For the years of 2008, 2009 and so far in 2010 with the help of generous donations from the people of the lake and the board we have bought over \$16,000 in fish.

The money from the ice fishing permits added \$750 to the fish fund.

## **August 14, 2010, Annual meeting minutes (continued)**

A big thanks goes to Gene and Cindy Prusha for organizing the poker run. There were 226 people that participated in the poker run. This will add \$4,602 to the fish fund. This money was deposited in August but will not show on the account balance at this time. Round of applause was given.

### **Rural Improvement Zone Report (RIZ):** JC Miller and Duane Selken

Holiday Lake Board of Directors has retained French-Reneker-Associates to work with our contact from the Iowa DNR and a representative from Rock Island Army Corp of Engineers to evaluate our dam and spillway. While some work is needed to insure the future of our lake, it is minimal for a lake nearly 50 years old. Work required is –

- 1) One load of gabion rock to rip rap the dam against the West side of the spillway
- 2) Bracing on the Spillway side walls at Andy's Lake
- 3) Lowering the road near dam and boat ramp for emergency spillway

It is our goal to do work on the emergency spillway prior to the year end, weather permitting. If not completed this fall, the work will be done next spring.

JC Miller added that Holiday Lake is the third lake in Iowa to have the Rural Improvement Zone established.

A hearing was held with the Poweshiek County Board of Supervisors December of 2008, with a slide show showing improvements that need to be made. Board of Supervisors turned it down. Holiday Lake filed an appeal with the District court and they determined that the zone should be established. The Board of Supervisors filed an appeal with the Court of Appeals, who upheld the decision that the rural improvement zone would be established. On Tuesday, August 3, 2010, a special election was held and the following persons were elected as trustees. Rick Happe, Mark Baugh, Robert Hunt, Marvin Herman and Herb Richards. In 2008 the cost to make all of the improvements needed at the lake was  $\frac{3}{4}$  of a million dollars. It will take a long time to get everything done. The most important project is to get the emergency spillway done as soon as possible. Everyone knows what happened at Lake Delhi and Holiday Lake is being pro-active by taking steps to protect the lake. Roads do not qualify; ditches and the dam do along with conservation work. Howard Peterson asked if Holiday Lake would get the same amount every year. JC Miller responded that it goes from the property tax base and his property taxes have not gone down. David Heath asked if Poweshiek County Board of Supervisors can stop Holiday Lake from receiving the money. The answer is no, (they cannot stop Holiday Lake from receiving money) as the Rural Improvement Zone is established and the trustees have been elected. The money must be spent and turned into Poweshiek County Board of Supervisors for reimbursement every December.

Duane Selken noted that Holiday Lake is looking to get the area below the dam zoned as a flood plain. Round of applause was given.

**Silt Committee:** Given by Duane Selken - The silt committee, the RIZ Trustees and the Holiday Lake Board of Directors are all working together to get plans for rural improvement projects in place that qualify for payment with the RIZ funds. Everyone is welcome to come to attend the Silt Committee meetings which are held the first Saturday of every month starting in May through August. Round of applause was given.

### **Water Quality Committee Report:** Given by Connie Sjerven-

Members: Connie Sjerven, Chairman, Bill Vileta, Dan Hanover, John Kupka, Kim and Larry Pendarvis, Don VanVoorhis, Becky Kauffman.

We test the water at 9:00 a.m. the 4<sup>th</sup> Tuesday of the month and meet at 9 a.m. on the last Saturday of the month at 5280 Buena Vista Dr. The lake is tested for levels of chloride, oxygen, phosphates, nitrite, nitrates, PH and bacteria.

## August 14, 2010 Annual meeting minutes (continued)

The first test of the year in April showed a elevated level of chloride in Ford's Cove only, but after calls to both IOWater and the DNR, it was determined that this was probably due to run-off of salt from the road. After a good rain, the level was back to normal.

Everyone is also aware of high levels of bacteria the weeks before and after the 4<sup>th</sup> of July. This was a statewide event, probably due to the high levels of rain and run-off. The DNR was called in to test and by the time we tested again July 16<sup>th</sup>, we were back to a normal level. This was e.coli which is from either animal or human fecal matter. We do not recommend swimming in the lake when bacteria levels are at a certain level, especially if you have an open sore. For that reason the Holiday Lake Board of Directors has decided to fly a yellow warning flag at each of the boat docks whenever the bacteria levels are higher than the State's norm. This flag is meant as a warning to lot owners that swimming and other water activities are not advised and are done at a person's own risk.

I will be attending a refresher course on bacteria testing next Wednesday, 8/18. Anyone who has been certified at Level I is welcome to attend as well at a cost of \$10.00.

We want to thank all of our lot owners for paying attention to changes in the lake. We've gotten several calls to come and check out abnormal events including weird colors and growth. Please continue to use phosphate free and lake friendly chemicals for fertilizers as well as washing out boats and wells before entering the lake. This will prevent contamination. Together we will keep our lake healthy not only to protect ourselves as we use the lake but to protect our property values now and in the future. Round of applause was given

**Vice-President Report:** Read by Audrey Brickman

1. 2009 Sold 1675 Total recreational stickers (678 land, 997 water)  
2010 Sold 1584 Total recreational stickers (642 land, 942 water)
2. Hired Lakeshore Security on a year-around basis
3. Starting: September 9, 2010-Board meetings to be held at Community Center
4. Committees/Volunteers: Thank everyone who has volunteered their time and talents. Round of applause given.
5. Thank the board members for their time on the board. Everyone should be on the board at least once. Helps you to understand how the place runs.
6. Accomplishments:
  - Collections (out of 813 lot owners 30 are unpaid)
  - 2010 Rules and Regulations booklet made and sent to all lot owners of record
  - Required verification of liability insurance on Motorized Water and Land craft
  - Stepped up Enforcement of rules
  - Nuisance vehicles removed from the Holiday Lake Subdivision
  - Started process of removal of two nuisance house's from the Holiday Lake
    - Unit 2 Lot 337 Angler Court-Wolf, Unit 1 Lot 171 East Ridge Drive-Ellingson
  - Updated office computers
  - New insurance company
  - Iowa Supreme Court Awarded Holiday Lake to Establish a
    - Rural Improvement Zone
  - Second Annual Triathlon was held on May 16, 2010

**August 14, 2010, Annual meeting minutes (continued)**

Acoustics were installed in the Community Center  
Installed three benches at beach area  
July 3, 2010 – had skydivers land in baseball field for the second year  
Purchased new 9' Western Multi-Position V-snow plow  
Added boat ramps at Andy's and Bozo Lakes  
Roads chip & seal (\$137,140.00 spent) Lakeshore around the Main Lake,  
the hills of Echo, Sunrise and Caron Drive  
Fourth year – Debt Free with no outstanding loans  
Round of applause was given.

Audrey Brickman announced: KENT CHAPEL: "Construction" Open House,  
Saturday, August 28, 2010 11:30 am – 1:00 pm – free lunch

**Secretary Report:** Katie Tomlinson read the minutes from the 2009 annual meeting.

Garry Taylor made a motion to accept the report, seconded by Dick Osborne, motion carried by unanimous vote.

Katie Tomlinson noted that after the annual meeting last year there was an error in the count of votes reported in favor of the Merger of Holiday Lake Maintenance Company and Holiday Lake Owners' Association, Inc. The count reported at the August 15, 2009 meeting, there were 542 votes in favor and 49 opposed. Actual count was 646 votes in favor and 49 opposed to the merger. It does not change the outcome. Audrey Brickman asked if there are any changes or corrections. Dee Brown noted, based on the comments that Katie just read, as a change to the minutes add that addendum. Then it will be noted, and these minutes show the correction.

Garry Taylor made a motion to accept the report, seconded by Dick Osborne, motion carried by unanimous vote.

Katie Tomlinson read the special meeting minutes from 2009 annual meeting.

Dick Osborne made a motion to accept the report, seconded by Howard Peterson and Dan Hanover, motion carried by unanimous vote.

**Treasurer's Report:** Katie Tomlinson read the summary of last fiscal year Holiday Lake Owners Association, Inc. operations report.

Katie Tomlinson presented the proposed September 1, 2010, through August 31, 2011, budget, Howard Peterson asked about the \$5000 expense on the budget for the Community Center. It was stated that there are still items that need to be purchased such as Handicap railings and upkeep. Brad Maus asked about the RV Income on the budget, this is from recreational sticker sales.

Howard Peterson made motion to accept the budget, seconded by Dick Osborne, motion carried by unanimous vote.

**Concerns/Questions:** Wayne Kidrowski asked the parents to keep children under the age of 16 off of golf carts and ATV's. Round of applause was given. Tom Dvorsky said that Darrin Ehret was out pushing snow on Christmas Day and the roads are the best they have ever been. Round of applause was given. Wayne Kidrowski apologized in public to Wendy Schwab for using foul language in the office, he stated he will never do it again. Round of applause was given.

**Report of Election:**

Denny Salmon said on behalf of the committee Kim Pendarvis works her tail off and she deserves a round of applause which was given.

**August 14, 2010, Annual meeting minutes (continued)**

Nomination Committee chairperson, Kim Pendarvis, announced the results of this year's election.

Proposed Freeze of the Annual maintenance fee for a period of five years:

**260 Votes: Yes.** I am in favor of freezing the Annual Maintenance Fee at \$200 per Lot for a Period Ending with the Fee Assessed on April 1, 2014.

**95 Votes: No.** I am not if favor of freezing the Annual Maintenance Fee at \$200 per Lot for a Period Ending with the Fee Assessed on April 1, 2014.

Majority voted yes to freeze the maintenance fees

The voting results were:

Unit 1 – Dale Howe (267), Dave Rodman (3), Ron Angel (2), George Mattison (1)

Director for a three-year term for unit one is: Dale Howe

Unit 4 – William F Nagel (251), Harold Vokoun (14), Audrey Brickman (23)

Director for a three-year term for unit four is: William F Nagel

At-Large – Charlie Aiels (126), Shannon Hershey (162), Marlyn or Casey Clark (8), Dan Fix (42),  
Woody (3)

Director for a three-year term for At-Large is: Shannon Hershey

7 ballots were voided as they had written in a candidate for a unit and the same name for the At-Large director. Voiding the ballots is how the County handles it. When there are two of the same names on the ballot, the machine kicks out the ballot. The voided ballots would not have altered the outcome of the election.

Audrey Brickman reminded all the people that have signs up for the election to remove them by Sunday.

Howard Peterson made motion to adjourn the meeting, seconded by Jim Mellecker, motion carried by unanimous vote.

Meeting adjourned at 2:07 p.m.

Minutes taken and typed by Wendy Schwab – Office Manager

Wendy Schwab – Office Manager

Attest to:

Katie Tomlinson – Holiday Lake Treasurer