

Holiday Lake Owners' Association Inc.
Annual meeting
Saturday, August 13, 2011
Holiday Lake Community Center

President Larry Ehrig called the meeting to order at 1:00 p.m.

Larry Ehrig read the request of Holiday Lake Lot Owners

Board members were introduced: Dale Howe (Unit 1), Larry Ehrig (Unit 2), Katie Tomlinson (Unit 3), William Nagel (Unit 4), Duane Selken (Unit 5) and Dee Brown (Unit 6), Shannon Hershey-At Large, Office Wendy Schwab, Darrin Ehret Maintenance. Larry added that those last two people make this place run. Applause followed.

President Larry Ehrig 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 2011 newsletter. Note that only current paid-up lot owners have the privilege to vote.

Larry Ehrig announced that there was a proposed annual supplemental fee per lot to be voted on.

Nominating Committee: Committee chairperson, Kim Pendarvis, introduced committee members: Kay Cline (Unit 1); John and Laurie Denes (Unit 2); Nancy Mullaney (Unit 3); Dan McGowan (Unit 4); Sharon Dooley (Unit 5); and Charlene Doyle (Unit 6). Applause followed.
Kim Pendarvis asked if there were any other nominations from the floor for Unit 2, there were none. She then asked if there were nominations for Unit 5, and there were none. Hearing no Nominations from the floor, nominations were ceased.
Kim Pendarvis read the list of candidates who had submitted their papers for unit directors. Unit 2, Larry Ehrig Unit 5, Duane Selken
Kim Pendarvis asked that association members cast their ballots and hold them up so the nominating committee could pick them up.

Accounting Advisory Committee: Given by JC Miller - JC presented the financials, as distributed and further explained the Manatts billing had not yet been recorded in the statement.

Bathhouse and Campground: Kathy Bennett was introduced. Kathy reported an upgrade of the electrical work at the campground was in process. Larry Ehrig complimented her for keeping the restrooms in good order. Applause given.

Community Center Building Report: Given by Katie Tomlinson on behalf of chairperson Kim Pendarvis: In September 2010, the monthly Board meetings were moved from the Holiday Lake office to the Community Center.
This allows for more room and additional parking. Since the last Annual Meeting, there were 20 events held at the Community Center with 12 of them being rentals.
There are four more events scheduled for 2011, of which three will be rentals.

Our accomplishments this past year include:

- Exterior doors were painted.
- Chair rack was re-engineered for better usage.
- Handicapped handrails were installed in both restrooms.
- Diaper changing stations were installed in both bathrooms.
- The drywall in the kitchen was repaired due to the electrical upgrade.

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- The landscaping in the front of the building has begun.

Items yet to be completed:

- Landscaping – We plan to put hostas on one end of the building and wildflowers, such as coneflowers, black-eyed Susans, and daisies, on the other end of the building. If anybody has plants to donate, please let us know.
- Extend the back patios to make them more useful during events.

The Community Center is available to 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.

The Center is also available on non-reserved weekdays (Monday through Thursday) for lot owners' use. Just contact the office the day you want to use it. If the Center is available that day, you may check out a key and the donation can. All we ask for is a small donation toward expenses, and that you clean up and leave the Center the same way you found it.

Holiday Lake Apparel 'N More is an on-going fund raiser for the community center and is available year round. Items may be purchased at the Office or we will take pre-paid special orders.

Donations to the Community Center are always welcomed. Any amount would be greatly appreciated. We still have projects to complete and we want to be able to keep the rental fees reasonable and affordable for all lot owners.

Just a reminder of the Annual Pancake Breakfast on Sunday, September 4th from 7:30 to 11:30 AM. It will be a free-will donation to benefit the Community Center. There are still openings for volunteers. A sign-up sheet is available at the Office or give Kim Pendarvis a call. Applause given.

Fish Committee Report: Read by Katie Tomlinson

The primary goal of the Holiday Lake Fish Committee is to provide our membership with high quality angling. To achieve this goal we stock the lake with a variety of species and provide structure for them to thrive in.

Based on information provided to us by our members we have made progress in some areas but need improvement in others. One major success is our walleye population. We have received reports of walleyes being caught all year long. The majority seem to be in the 14 to 16 inch range with a few in the low twenties. With luck, we should see some lunkers in the coming years.

The bluegill harvest this year appears to be down but the population appears to be healthy with several year classes being caught.

Another bright spot is bullheads. They are plentiful, large, and easily caught, which makes them a perfect target for young fishermen.

The bass population here is strong but we seem to have an overabundance of fish in the 10 to 12 inch range. Larger bass, while present, are less common.

Our perch and catfish stocks are a bit of a mystery to us unfortunately. We haven't received much news about these species but we can assume perch aren't overly plentiful since we haven't stocked large quantities of these fish. The same assumptions apply to catfish as well.

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The one disappointing area is the low catch rates of crappies. We hear occasional reports of fish in the 12 to 15-inch range but no mention of abundant catches. There is also little evidence of high survival rates even though we have repeatedly stocked these fish.

We believe we can improve the fishing for all the species if we made a couple important changes. The first of which is the creation of more submerged habitat. Last winter we sunk numerous Christmas trees as well as manmade structures to provide cover for young fish. We will continue this process this coming winter.

Secondly, we feel that certain size limits and catch limits should be implemented to prevent over harvest of some species (like walleye) as well as to cull others (like bass) who are overly plentiful. To do this, we propose adopting current DNR regulations into our by-laws and then tweaking them to achieve the desired results. One example of this would be a slot limit for bass whereby adult fish in the 14 to 18 inch range would have to be released if caught but the more plentiful juvenile fish could be kept. Of course, whatever rules are adopted by the board would have to be subject to enforcement. Before we adopt any such policy changes however, we want your input because this will help determine our strategy. If full freezers are the priority of our members we can stock less expensive fish but get more of them. If diversity and trophy fishing is more popular then we can tailor our approach to that goal. Again we need to hear from you.

On to the news. We would like to thank Jason Parizek and his crew for their work on this year's poker run. \$3,411.50 was raised. Stocking news: we stocked the lake last month with 2000 hybrid bluegills and 2000 crappies. Both Andy's and Bozo received 250 of each species. This fall we intend on stocking more walleyes and perch and perhaps some more crappies to help bolster their numbers.

We are also exploring the possibility of stocking larger fish. This would have the benefit of higher survival rates but because these fish cost more we wouldn't be able to stock as many. It's a simple question of quantity or quality.

This coming winter our plans include the creation of more structures so please leave any Christmas trees as they are superb habitat. We also plan on having the second annual ice fishing tournament and look forward to seeing many of you there.

If you have any questions, comments, or ideas please feel free to contact us and we'll do our best to help out. Good luck on the water!

The Holiday Lake Fishing Committee is made up of Dick Osborne, Brad Maus, Lynn Baustian and Patrick Beatty.

Rural Improvement Zone Report (RIZ): Rick Happe named the trustees: Mark Baugh, Marvin Herman, Robert Hunt, Herb Richards, and himself. RIZ gets the tax money the County collects from any

lake property improvements. In the past year the RIZ has put rip-rap on Andy's and on Bozo's Lakes. The biggest project was the Emergency Spillway. They borrowed \$40,000, and then \$70,000 from the Holiday Lake Lot Owners' Association to pay for these projects and will get the money back from the County during the next few years. Applause given.

Water Quality Committee Report: Given by Connie Sjerven

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

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Once again as in previous years, we received free testing materials from Iowa Water. We have been testing the lake the first Tuesday of the month in three areas, plus Bozo and Andy's since May. We test for levels of nitrites, nitrates, Ph, phosphates, chloride, oxygen and bacteria. So far everything has looked normal with some minor aberrations. The oxygen levels were lower than usual during the warmest days of July, so we're anxious to see if there's a change for the better in September. So far no adverse effect of this condition has been observed.

We only received one call this year regarding unusual sightings. That was a couple of weeks ago in the west end of Andy's. The water had brilliant strips of turquoise around the shoreline. The bright color only lasted one day and upon testing, we found nothing out of the ordinary. Other concerns regarding the health of Andy's Lake were discussed at the August 11, 2011, Board meeting and the Board promised to address those concerns.

At one of the last State real estate brokers' meetings in Des Moines we had both a Republican and a Democratic senator speak to us. Both of them mentioned that Branstad is aiming to eliminate, or at best reduce, funding for the DNR and other environmental organizations funded by the state. If it is important to you to keep our lakes and waterways healthy, please contact your state officials to continue support.

This is always a good opportunity to remind everyone to make sure your fertilizers are "lake friendly". Also be certain your septic system is working properly. Any questions about that can be directed to anyone on our committee. If you use your boat in waterways other than Holiday Lake, please clean it before re-entering our lake to prevent the transfer of unwanted parasites or other problems.

If anyone is interested in being involved in our committee, please contact one of the committee members. We are going to try to get more training available to continue this work.
Applause given.

Lots for Sale Read by Larry Ehrig

1. Holiday Lake Lots for Sale: Sale Procedure:

All lots listed for sale are available to those current lot owners in good standing having no fees or assessments due. All lots are sold as is. Buyers will be issued a Quit Claim Deed. The Board of Directors have set minimum acceptable bids for each parcel to be sold.

Buyers must obtain a bid form, which is available at the Holiday Lake Office, during normal business hours. The sealed bids need to be returned to the Holiday Lake Owners' Association, Inc., 101 Buena Vista Drive, Brooklyn, Iowa, 52211, by 5:00 P.M. CST on Thursday, December 1, 2011. Sealed bids will be opened during the December 8, 2011, monthly board meeting, beginning at 6:30 p.m. at the Holiday Lake Community Center.

It is recommended that all bidders be present on December 8, 2011, during the regular monthly board meeting beginning at 6:30 p.m. at the Holiday Lake Community Center. The top three bidders for each parcel will be given an opportunity to raise their bid at the monthly board meeting. Property will be sold to the highest bidder. Payment in full is due within 10 days of approval of sale.

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Minimum Bids:

Bid	Unit	Lot	Location
3,500.00	1	171	East Ridge
750.00	4	89	Tracy Drive
2,000.00	4	183	Shady Lane
1,500.00	5	70	Delta Drive
3,000.00	5	83	Aurora Drive
5,000.00	5	139	Aurora Drive
1,250.00	5	120	Aurora Drive
1,250.00	5	121	Aurora Drive
2,000.00	5	183	Skyline Drive
1,250.00	3	171	Barbara Drive
1,250.00	3	172	Barbara Drive

2. Recycle Bin

- A. No plastic bags are to be placed in the recycle bin.
- B. Breakdown cardboard boxes and place in the newspaper bin.
- C. Remove caps/lids off of plastic containers.

3. Sirens - We have two sirens that will be activated when there is SEVERE THUNDERSTORM WARNING or a TORNADO WARNING. WATCHES will not activate the sirens.

Please Note: Sirens are for outside warnings only. Purchase a NOAA Radio for inside warnings.

4. 2012 Change in Rules and Regulations (Read by Katie Tomlinson)

- A. Current copy of each motor vehicle's registration, showing the Lot Owner's name, must be provided to the Holiday Lake Office before stickers will be issued. (This will be required every year.)
- B. Current copy of proof of liability insurance covering all motorized Land Craft and Watercraft for all operators to the Holiday Lake Office before stickers will be issued. (This continues to

be required every year.) Information required on Insurance Coverage must contain, expiration date, year, make and model of each recreational vehicle.

C. Proof of ownership covering all motorized Land Craft and Watercraft (Bill of Sale, DNR registration, Title) Continues to be a requirement before stickers will be issued.

D. On Thursday, August 11, 2011, the Holiday Lake Board of Directors passed the following resolution. Any Association member in good standing, who has a large gathering planned, may make arrangements in advance to obtain a permit from the Holiday Lake office to bring a porta-pottie into the Holiday Lake Subdivision for the event. Lot owners must have a working septic system and no porta-potties may be within the Holiday Lake Subdivision for longer than one week.

President Report: read by Larry Ehrig

1. 2010 Sold 1584 Total recreational stickers (642 land, 942 water)
2011 Sold 1585 Total recreational stickers (643 land, 942 water)
2. Hired Bruce Rhoads for Security on a year-around basis
3. Committees/Volunteers: Thank everyone who has volunteered their time and talents.
4. Thank the board members for their time on the board.

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5. Accomplishments:

- Collections (out of 816 lot owners 32 are unpaid)
- 2011 Rules and Regulations booklet made and sent to all lot owners of record
- Continued enforcement of rules
- Removal of one nuisance house from Holiday Lake
- Holiday Lake Clean-up Days, Dumpsters were provided on two Saturdays this spring to allow lot owners the opportunity to dispose of unwanted items at little or no cost.
- Protecting our Lake. Rural Improvement Zone Trustees sponsored their first major project. Following an engineering review of our dam, it was determined that in order to protect the dam and the lake, we needed to the roadway for the overflow of the Lake's dam and installed rip-rap on Andy's and Bozo Ponds.
- Developed a composting pile to meet DNR regulations
- Third Annual Triathlon was held on Sunday, May 15, 2011
- Installed two benches at Powell Park and one by flag pole
- July 2, 2011 – had skydivers land in baseball field for the third year
- Roads chip & seal (\$155,299.32 spent) Lakeshore around the Main Lake, Iowa Boulevard, Buena Vista Drive, Windy Court, Skyline Drive, Shady Lane, Martin Drive, Tracy Drive, Echo Drive, Sunrise Drive, Holiday Lane, East Ridge Drive, Caron Drive and Capitol Drive. (Also proposed a higher supplemental fee in order to do more roads in the future)
- Fifth year – Debt Free with no outstanding loans

A reminder to remove all campaign signs by Sunday.

Please help to clean up after the meeting by picking up tables and chairs.

Secretary Report: Dale Howe read the minutes from the 2010 annual meeting. Dale Howe made a motion to accept the minutes as read, Katie Tomlinson seconded, motion carried by unanimous vote. Dale Howe read the special meeting minutes from 2010 annual meeting. Dale Howe made a motion to accept the report, seconded by Katie Tomlinson, 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, 2011, through August 31, 2012 budget. Dee Brown made motion to accept the budget, seconded by William Nagel, motion carried by unanimous vote.

Concerns/Questions Time –

Katie Tomlinson read a question from a member stating that six to seven years ago there was an Association vote in favor of exploring the option of having ATV trails constructed in the Lake area. That has not been done. The area now has warning signs. Katie read the information concerning that ballot. It was a non-binding vote to have the feasibility of having the trails. Katie showed a map of the area, explaining that at the time of the vote, the Association did not own all the lots in that area. Since then the Association has obtained the last lot in that area. The Board will now set up a committee to study the feasibility of ATV trails. Dick Osborne asked that if the trails become a reality, a barrier be put up between them and his property.

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1. Terry Maxfield asked about waivers for insurance purposes. Dennis Jones said this is not any different than those who use the water. Katie responded that all of that will be involved in the study.
2. Charlie Ails asked for a definition of common grounds. Katie Tomlinson answered that they are the areas used by everybody – roads, parks, beach, boat ramps, and lake. Jim Mellecker asked if the lots that are for sale are common ground. No one knew for sure; that might be a legal question.
3. Terry Maxfield clarified that if the lake is common ground, then anyone can use the water for boating and swimming..
4. Russ Trimble asked about the dock at the end of Fleur Drive. If that is common ground, why is it not accessible? Dave Heath said it used to be used for fishing. Conner Nicholas added that the area has not been kept up and there are boulders that block access. Katie Tomlinson and Dee Brown said the Board would definitely look into that.
5. Jim Mellecker asked if tickets are issued to people attending a function at the Community Center. The Board answered that Security is notified of rental events and tickets are not issued.

Report of Annual Supplemental Fee and Election: Kim Pendarvis gave the report. The lot owners voted for a Unit Two (2) and Unit Five (5) Board of Directors position, as well as voting on the Proposed Annual Supplemental Fee per lot owner for a period of five years. There were 458 Absentee Ballots issued to lot owners;. Eight were returned after the deadline for absentee ballot; five were not returned to the Holiday Lake office; 445 were returned before the deadline for absentee ballot. There were 103 ballots issued to lot owners at the Annual Meeting. There were 548 Unit Director Ballots in total that were counted on August 13th.

The voting results for the Election of Unit Directors are as follows: Unit Two (2), the candidate's name appearing on the ballot was Larry Ehrig. Actual votes cast were Larry Ehrig 200; Matt Ogan 317; Void 16 (voters intentions not clear or not valid) and 15 did not vote for the Unit Two (2) director. Matt Ogan was elected to the Unit Two (2) Board of Directors position for a three-year term.

Unit Five, the candidate's name appearing on the ballot was Duane Selken. Actual votes cast were Duane Selken 337; Brian Nicholas 79; Lee Beumer 5; Steve Heflin 2; Woody 1; Void 37 (voters intentions not clear or not valid) and 87 did not vote for the Unit Five (5) director. Duane Selken was elected to the Unit Five (5) Board of Directors position for a three-year term.

Proposed Annual Supplemental Fee per lot owner for a Period of Five Years: There were 458 Absentee Ballots issued to lot owners; eight were returned after the deadline for absentee ballots; four were not returned to the Holiday Lake office; 446 were returned before the deadline for absentee ballots. There were 103 ballots issued to lot owners at the Annual Meeting. There were 549 Supplemental Fee ballots in total that were counted on August 13th. The results were: 245 votes in favor of \$120.00 per lot owner; 149 votes in favor of \$150.00 per lot owner; 151 votes against having the fee extended another five years; three void (voters intentions not clear or not valid) and one did not vote for the Supplemental Fee. The annual supplemental fee will remain at \$120.00 per lot owner for a period of five years, ending with the fee assessed on April 1, 2016.

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Please extend your gratitude to the following persons who served on the 2011 Nominating Committee: Kay Cline (Unit 1); John and Laurie Denes (Unit 2); Nancy Mullaney (Unit 3); Dan McGowan (Unit 4); Sharon Dooley (Unit 5); and Charlene Doyle (Unit 6).

The Nominating Committee consists of one person from each unit to serve annually. The committee members help find candidates for the board of directors' openings, as well as counting ballots, both absentee and those cast at the annual meeting.

In 2012, lot owners will be voting for Directors in Unit Three (3) and Unit Six (6). If anyone is interested in serving on the 2012 Nominating Committee, please contact Kim Pendarvis at 641-522-6082.

Kim Pendarvis reminded all the people that have signs up for the election to remove them by Sunday. Dee Brown made a motion to adjourn the meeting, seconded by William Nagel, motion carried by unanimous vote.

Meeting adjourned at 2:15 p.m.

Minutes taken and typed by Dale Howe – Secretary

Dee Brown - Holiday Lake Vice-President

Attest to:

Shannon Hershey- Holiday Lake At-Large Board of Director