

Holiday Lake Owners' Association, Inc.
Monthly Board Meeting Minutes
Date: September 11, 2014

1. **Call Meeting to Order:** by President Terry Maxfield Time: 6:30 pm
Members Present: Ron Angel, Tom Dvorsky, Jim Hamilton, William Jensen, Terry Maxfield, William Nagel and Tom Taber.

Ron Angel read the Treasurer's report and current bills.

Terry Maxfield reminded everyone to sign the attendance sheet and that the meeting would be recorded for the sake of documentation and anyone wishing to address the Board of Directors to stand up, state their name and address for the record.

2. **Additions to the Agenda:** None
3. **Adoption of the Agenda:** Motion to accept by William Jensen, 2nd By: Jim Hamilton
Motion passed by unanimous vote.
4. **Security: Report by Bruce Rhoads:** 8/4/14 reported 2 suspicious persons on foot. 8/30/14 chased an ATV in Unit 5, no flag, maybe no sticker. 8/31/14 investigated golf cart accident and storm watch and patrol.
5. **Hearings:** None
6. **Secretary Report:** From August 14, 2014, Meeting, Motion to Accept by William Jensen 2nd by William Nagel, Motion passed by unanimous vote.
7. **Treasurer's Monthly Report:** Motion to Accept by William Jensen, 2nd by William Nagel
Motion passed by unanimous vote.
8. **Bills for September,** presented by Treasurer, Motion to Accept by William Jensen, 2nd by Tom Dvorsky, Motion passed by unanimous vote.

9. Committee Reports

A. Maintenance – Rick Kriegel

Rented a mini excavator from Lowry's (Monte Motor Parts) in Montezuma for five days and cleaned out ditches and culverts that were plugged up. It has still been a full time job keeping up with the mowing. Spencer Meldrem's last day was August, 15th. I have been weed eating and mowing every week some parts I have to mow twice a week. I mowed the road ditches. I have been chipping brush every week at the brush dump. I took 40 Hours of vacation August 11th through the 15th. Had to order a new fuel shut for the John Deere 5400 it kept getting hot and blowing a fuse. Del Sherwood start helping with the mowing at the 1st of September. I have been doing some cold patching.

B. Community Center – William Jensen read report.

The annual pancake breakfast was held on Sunday, August 31st. Approximately 475 people were served. The free-will donation jar brought in \$2,235.50 and sponsor monetary donations were \$475. After expenses, the pancake breakfast netted us \$2,141.05. We want to thank all of

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our sponsors who donated items or money, as well as the volunteers who helped to make this another successful fundraiser. Just a reminder that Apparel 'N More is always available at the Holiday Lake office year-round and make great gifts for family and friends. If you can't find exactly what you need, pre-paid orders can be placed and are usually available in a few weeks. We still have a few more rentals and events scheduled for 2014 and are now getting dates reserved into 2015. Submitted by, Kim Pendarvis, Co-Chair

C. Beach/Bath House – Katherine Bennett: no report.

D. Fish – Ron Angel – reported 1,000 Perch were added to the main lake and 75 Bass were added to Bozo.

E. Water Quality – no report.

F. Nominating final report from the 2014 Annual Meeting – William Jensen presented report that was submitted by Kim Pendarvis.

The 2014 Annual Meeting of the Holiday Lake Owners' Association, Inc. was held on August 16, 2014, at the Holiday Lake Community Center beginning at 1:00 pm. The lot owners voted for a Unit Two (2) and Unit Five (5) Board of Directors positions. There was also a vote for a proposed change in the Annual Maintenance Fee and Supplemental Fee.

The Election of Directors voting results were as follows: Unit Two, the candidate's name appearing on the ballot was Tom Dvorsky. Actual votes cast were Tom Dvorsky 289; Jamie Hoffert 2; Larry Ehrig 13; Jim Mellecker 8; Matt Ogan 1; Deidra Piphon 2. Tom Dvorsky was elected to the Unit Two board of director's position for a three-year term.

Unit Five, the candidate's name appearing on the ballot was Tom Taber. Actual votes cast were Tom Taber 210; Gary Showalter 2; Shannon Hershey 146; Chip Kalina 1. Tom Taber was elected to the Unit Five board of director's position for a three-year term.

Annual Maintenance Fee and Supplemental Fee voting results were as follows:

Option 1: Annual Maintenance Fee of \$260.00 per lot with Fees Assessed on April 1, 2015. This option received 88 votes.

Option 2: Annual Maintenance Fee of \$200.00 per lot and Supplemental Fee of \$120.00 per lot owner with Fees Assessed on April 1, 2015. This option received 303 votes.

By majority vote, Option 2 passed. Therefore, the Annual Maintenance Fee and Supplemental Fee structure currently in place will not change.

Please extend your gratitude to the following persons who served on the 2014 Nominating Committee: Patrick Clancy (Unit 1); Sue Gannaway (Unit 2); Steve and Lu Wieland (Unit 3); Laurie Denes (Unit 4); Kim Brobst-Hinkle (Unit 5); and Paul Brown (Unit 6).

In 2015, lot owners will be voting for Directors in Unit Three and Unit Six. The Nominating Committee consists of one person from each unit to serve annually. If anyone is interested in serving on the 2015 committee, please contact Kim Pendarvis @ 641-522-6082.

10. Unfinished Business:

A. Nuisance Complaint: U 1 L 403, Circle Drive – Allison – tabled from July 10th, board to review – Progress made, continue to monitor.

B. Privacy Fence – U 1 L 33, Lakeshore drive – Beres/Colburn -board to review – Motion to

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“Grandfather” made by Tom Taber, 2nd William Nagel, William Jensen abstained. Motion passed by unanimous vote.

C. Office/shop roof bids – contractors to rebid with detailed scope of work – Bids from: Van's Roofing (\$3,000), Van Waus (\$6,150), motion to accept Van's Roofing. Motion made by William Jensen, 2nd Tom Dvorsky. Bid for shop repair; Van's Roofing (\$2,000), Van Waus (\$11,620), motion to accept Van's Roofing bid (with proof of insurance), by Tom Dvorsky, 2nd William Jensen. Motion passed by unanimous vote.

D. Culverts/driveways – Larry Sandee McGhee, August 5, 2014, board to review – Letter to be sent to Lot owners U5L216-Evans and contractor to bring culvert to Holiday Lake specifications.

E. Addition to house and add a garage – U 3 L 220 – Steffen, Motion to approve made by William Jensen, 2nd Ron Angel. Motion passed by unanimous vote.

11. New Business:

A. Tree Removal: U 3 L 85, 86, 87 (The Scharing Stick LLC), approved

B. Grade/level lots: U 3 L 85, 86, 87 The Scharing Stick LLC) Motion to approve made by William Jensen, 2nd Tom Dvorsky, Motion passed by unanimous vote.

C. Deck : U 2 L 119 – Braden – Motion to approve made by William Jensen, 2nd Tom Dvorsky. Motion passed by unanimous vote.

D. Block Basement: U 4 L 68 – Bradley – Motion to approve made by William Jensen, 2nd Tom Dvorsky. Motion passed by unanimous vote.

E. Culvert: U 3 L 214 – Jensen, Motion to approve made by Jim Hamilton, 2nd William Nagel, William Jensen abstained. Motion passed by unanimous vote.

F. Culvert: U 3 L 210 – Sanderson – Motion to approve made by William Jensen, 2nd Jim Hamilton. Motion passed by unanimous vote.

G. Retaining Wall: U 4 L 275 – Winters – Motion to approve made by William Jensen, 2nd William Nagel. Motion passed by unanimous vote.

H. Time Request – Wendy Schwab, Fri., Oct. 3 and Sat. Oct. 4, 2014, Approved.

I. Time Request – Wendy Schwab, Fri., Oct. 10 and Sat. Oct. 11, 2014, Approved.

J. Time Request – Rick Kriegel, Thurs. Sept. 4 and Fri., Sept. 5, 2014, Approved.

K. Memorial Bench – Carol DeVilder Williams – Ron Angel, Motion to approve, pending Building committee Agreement, by William Jensen, 2nd Tom Dvorsky. - Motion approved by unanimous vote.

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- L. Disc Golf Course** – Terry Maxfield, Est. cost \$250, need financial cost estimates. Continued to October meeting.
- M. Lots owned by Holiday Lake** – requested by Tom Taber, Updated list provided to Board Members.
- N. Nuisance Vehicles** – Tom Taber to make list, review files. Report to Oct. Meeting.
- O. Nuisance Houses** – Tom Taber to make list, review files. Report at Oct. Meeting.
- P. Part time maintenance pay** – Del Sherwood, Motion to pay \$9 /hr. for all Part-time workers, made by William Nagel, 2nd Jim Hamilton. Motion passed. Wendy to check with Insurance Company on bartering/pay for Sub Contractors.
- Q. 2015 Rules and Regulations** – Board members to review and get recommendations to office.
- R. 2015 Events** – Ok, Nuisance clean up Rick Kriegel requested that garbage be delivered to dumpster
- S. Publish Agenda** – Tom Taber – Motion to e-mail a “Tentative” Agenda to Holiday Lake members (those on e-mail list), by the end of day, on the Tuesday before the monthly Board meeting. Motion made by William Nagel, 2nd Tom Dvorsky. Motion passed by unanimous vote.
- T. Greg Johnson**, using U 2 L 51 – William Nagel, Motion to send letter to remove items from Holiday Lake owned lot made by William Nagel, 2nd Tom Dvorsky. Motion passed by unanimous vote.
- U. Chelsea Savings Bank** – Terry Maxfield needs to sign paperwork and bring it back to the office.
- V. Jet Ski Accident** – Aug. 14, 2014 – issue corporate assessment William Jensen – No, corporate assessment will be given, this is a Civil Matter, unless a written complaint is made.
- W. Golf Cart Accident** – Aug. 31, 2014 – issue corporate assessment William Jensen – No, corporate assessment will be given, this is a Civil Matter, unless a written complaint is made.
- X. Golf Cart Free Wheeling** – Terry Maxfield, Rules need to be reviewed, for possible changes. (Oct. meeting.)
- Y. Correspondence** – Tom Lacina – Tom Taber, Motion made by Tom Taber, 2nd William Nagel, to send letter to deny Tom Lacina's request. Ron Angel and William Jensen voted “no”. Motion approved.
- Z. Board of Directors Confidentiality** – Terry Maxfield, Needs to be researched further. Agreed to continue e-mail communications with Board members.
- 1. Robert Brown**, deed back ½ lot – U 6 L 107, Motion to approve made by William Jensen, 2nd Terry Maxfield. Motion passed by unanimous vote.

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2. White Dump Truck update – William Jensen, Tom Dvorsky to explore options, truck will need to be towed to Rick Kriegel’s house.

3. Review Employee Evaluation – Wendy Schwab, Referred to “Closed Meeting”.

4. Shop/Office Restrooms – Tuesday, Sept. 9, 2014, dust. Temporary office will be at the Community Building while the shop/office restrooms are being repaired. Wendy will post signs.

12. Communications Received by the Board: None

Our next Board Meeting will be October 9, 2014 at 6:30 P.M. - Holiday Lake Community Center.

13. Motion to adjourn -To “Closed Meeting”. Motion by William Jensen, 2nd by William Nagel Motion passed by unanimous vote. Meeting adjourned at 8:40 pm.

“Closed Meeting” adjourned at 9:00 pm

Board minutes taken and typed by Tom Taber:

Tom Taber, Holiday Lake Board Secretary

Attest to:

Terry Maxfield, Holiday Lake Board President