

**Holiday Lake Owners' Association, Inc.
Regular Monthly Board Meeting Minutes
Thursday, May 11, 2017
Holiday Lake Office, 6:38 P.M.**

Of note: Prior to the start of our meeting, Scott Schabacker, from the Victor Telephone Coop presented the lake with a defibrillator in remembrance of one of their former employees and lake lot owner, Eric Van Zee who is deceased. The phone company, after reading about a wrestler who collapsed, has made a mission of providing defibrillators to various schools, churches, and community centers. Bille Jean Snyder thanked Scott for this wonderful contribution. The has been mounted at the Community Center.

Charlie Ailes asked about how people are to have access when the community center is not open. President Snyder stated the purpose of the defibrillator is to have located where there are large gatherings or where a community comes together. And our Community Center is the Lake's gathering location for large number of people.. If a person collapses at a Holiday Lake resident and another location at Holiday Lake, calling 911 would be faster.

**Call Meeting to Order by President Bille Jean Snyder
President asked Carla Bunger to take roll call**

**Time: 6:39 p.m.
Board of Directors present: 4**

Carla Bunger- Present	- Lu Wieland
Jay Hoskey- Present	Wayne Worthington
Bille Jean Snyder- Present	Stan Zeutenhorst- Present

Director Bunger confirmed a quorum was present to proceed with Holiday Lake Regular Business Board Meeting.

Monthly Board meeting attendance sign in sheet showed 15 in attendance
Meeting will be recorded for the sake of documentation.
Anyone wishing to address the board of directors is to stand up and state their name and address for the record.

Additions to the Agenda:

Under Updates: Delete Item #2 Defibrillator
Add: Directories, - Friday May 12, 2017 office hours - Upcoming Events
Under New Business: Delete: Building Permits #2 Unit 1 Lot 425 and #8 Unit 6, Lot 096
Add: Item F. Roads

Adoption of the Agenda:

Motion to accept with additions by: Carla Bunger 2nd By: Jay Hoskey
Aye 3 Nay 0 Abstain Motion carried by voice vote

Minutes of April 13, 2017, Regular Board Meeting:

Motion to accept as written by: Stan Zeutenhorst 2nd By: Jay Hoskey
Aye 3 Nay 0 Abstain Motion carried by voice vote

Treasurer's Monthly Report April 13, 2017, presented by Jay Hoskey

Motion to accept as presented by: Carla Bunger 2nd By Stan Zeutenhorst
Aye 3 Nay 0 Abstain Motion carried by voice vote

Expenditures/Bills for April/May 2017: presented by Jay Hoskey

Jay Hoskey presented the bills recorded
Motion to accept as presented by: Carla Bunger 2nd By: Stan Zeutenhorst
Aye 3 Nay 0 Abstain Motion carried by voice vote

There was a question from lot owner, Connie Roepke asking where some of the information presented is located in the treasurer's report. The lot owners are presented with the profit and loss statement, not the balance sheet, where the breakdown of each account is located. This was explained.

Security – Bruce Rhoads

Bruce reported that he is getting busier as the "lake comes to life." No serious incidents. He did review last month's incident where someone on an ATV wearing a mask was spotted and when he saw Bruce's brown truck, he obviously recognized it and took off. He has not been seen since.

4/8/17 Plate # DAE 139 was seen without a sticker at south boat dock

4/13/17 Lake MTB and attempt to serve paper

4/15/17 2 flag warnings

Stopped ATV rider doing donuts at the south boat ramp parking lot. Called parents to handle.

4/21/17 Stopped ATV and asked them to slow down. Stopped golf cart rider to see if was 14 years old.

4/22/17 Stopped persons fishing by beach. No pass or sticker. Stated they were guests of Roger Smith and Cyrus Graff. Told them to get pass and in the meantime, leave.

4/29/17 Stopped plate #AUX 578 a male and female at Ryan's park without a sticker or pass they were sent on their way and notified sheriff.

56 hours used with 878.5 remaining.

Maintenance – Rick Kriegel

I opened up the bathrooms at the beach, Powell Park and Camp grounds. Also turned the electricity on to the camper spots. Stan and I took the new truck to Des Moines to have the new dump truck box and snow plow attachment installed. While in Des Moines picked up shop supplies at Menards and got. I graded the roads and had Loren Ford haul rock on the gravel roads. Have re-graded some of them to smooth out and have graded shoulder of Carron where the brush pile had been so the water would run off properly. Installed 40 foot culvert Unit 4, Lot 247 and 20 foot culvert in Unit 2 Lot 326. Got the buoys set in the coves. I had to take the boat motor to Gator's Enterprises for a new water pump and work on the carburetor. Prepped the mowers and changed the oil in the tractor and changed all the filters. Started to mow and weed eat. Ray Hard and Andy Frome started to help with the mowing and weed eating. Andy works on Mondays and Fridays and Ray works on the other days. Andy has also power washed restrooms at the beach and Powell Shelter. Rick also thanked BJ for staining all of the picnic tables.

Hearings – There were no hearings.

Updates

1. **RIZ** No representative was present. Bille Jean Snyder reported that RIZ is working on a big project up in the fields above the lake to prevent erosion causing damage down below. If we don't see them working around the lake, it is because they are working above. RIZ also voted to again share the expense of water treatment 50/50. Federal Government guidelines allow help in Erosion Control and water quality.
2. **Easter Egg Hunt:** Connie Sjerven was not present however Jay Hoskey was there and reported that Connie and Eric did a wonderful job. There were 100 or more present. Connie had a lot of little gifts. Jay said there were many people that he doesn't often see and he had a good feeling and sense of community.
3. **June Clean up:** Scheduled for the 10th and 17th. Last year we did two weekends and it was a success. Mr. Banzhaf reported to the office some of the information on the website was incorrect regarding timing. The webmaster has been notified to make corrections. Bille Jean Snyder made it know it is appreciated with a Community member informs the office when information appears to be incorrect –very helpful.
4. **Independence Day Celebration:** July 1st and 2nd. As always, volunteers are needed and may sign up in the office.
5. **Nomination Committee:** Kim Pendarvis, chairperson has assigned someone from each unit to start contacting people to see who might be interested in running for the Directorship positions that will come open in August. The Committee will be seeking someone from Units 2 and 5 for 3 year terms and Unit 6 for a 1 year term. Charlie Aiels asked why the Board did not just appoint someone to fill the position rather than have someone spend the money to run. Bille Jean Snyder explained that because there was such a short time left before the August election time, the Board made the decision not to appoint someone to fill in. The rules and regulations state the board does have the option to run with 6 directors and an election must be held at the time of the annual meeting to fill any Director vacancy. Mr. Aiels again asked why the Board did not fill the Director vacancy in Unit 6 before August., Stan Zeutenhorst reiterated that the Board made the determination not to do this. Kim Pendarvis also added that, because of the short amount of time left before August, it may have taken that long to get someone to fill-in.
6. **Directories** Bille Jean Snyder reported the Board is aware there are pages missing from the new directories. They had been sent to the printer complete, but something happened at the printers. We are taking steps to get this corrected and will make an announcement when the missing pages are ready.
7. **Office Hours:** Tomorrow, May 12, 2017, the office will close at 4:00 pm rather than 5:00 pm. Saturday May 13, office hours will return to 8:00 a.m.- 3:00 p.m. After Saturday, June 17, 2017, office hours will return to 8:00 a.m.- Noon on Saturday's.
8. **Upcoming Events:** Saturday, May 31, Annual Bake Sale. June has many activities: Lake wide potluck/ Clean up days/ Lake wide garage sales/wedding on the dam.

Committee Reports

Community Center - Kim Pendarvis

Reports this will be a very busy summer. June there are many things going on. On May 31st, the annual bake sale will be held. Apparel will also be sold on Friday May 30th from 3-7 pm and during the bake sale on Saturday from 8-noon. Baked goods may be dropped off Friday night or between 7 and 8 am on Saturday. June 3rd the third annual lake wide potluck will be held.. A wedding on the dam. There are also many different leagues this summer. Bille Jean thanked Kim and Katie for their hard work on the committee.

Water Research Team –Jay Hoskey

Jay reports the first treatment of the water was done in April and the lake seems to look better. We will be treating the water monthly through August. The company treating our water is testing it for clarity, type of vegetation, temperature, oxygen level, PH level and water hardness. All looks good and the lake has been deemed healthy. There may still be some mats floating under docks. Also the initial treatment focused in the coves where the problem is the most significant. They will continue to monitor the water prior to each application to determine what the proper chemicals will be needed and they do provide us with a written report with each application. We will review everything to see what type of treatment we may need for next year. Jay Hoskey reports we will very likely need ongoing treatment to keep good water quality. We are also happy to see the results of treatment as we had a very mild winter which tends to lead to more vegetation growing in the water.

Fish- Lynn Baustian

Reports that they will be meeting this month. 500 cat fish were put in the lake in April. People are starting to fish and are catching bass, bluegill and perch. Too many bass are being caught. Bille Jean reviewed that due to the mild winter, no fishing derby took place. The fish committee asked to have a hot dog fundraiser on July 1, at the same time as the ice cream social fund raiser taking place at the Community Center. Rick Kriegel is in charge of the ice cream social and was okay with this request. The Directors reviewed possible locations for the fish committee to place their hot dog stand and, after much discussion, has agreed that the Powell Park Shelter is the best spot. Mention of the beach area was made, but with such a large crowd, this could present a problem. Bille Jean announced the hotdog down grills at 6 pm to allow time for clean up and people to start leaving the park area and ready for the Parachute jumpers and prepare the fallout zone.

New Business:

- A. Building Permit Application: President Snyder asked that the Board approve each application individually as there were so many.
 1. Brad Storm: Unit 5 Lot 001 – revisions to building projects were reviewed by President Snyder. This property was very intently scrutinized by the Board and assured all that everything has been approved and is in order with exception of direction of septic flow. This will be reviewed by the Board and Sanitarian JD. President Snyder called for a motion to approve the changes to include temporary retaining wall on lot line and changing the position of the house and garage with understanding that the Septic will be settled.
Motion made by Jay Hoskey Second by Stan Zeutenhorst. Aye 3, Nay 0 Abstain 0 Motion passed by voice vote.
 2. Ken Leo: Unit 1 Lot 106 – replace portable storage shed with new portable shed & # 3 add rock to shore line.
Stan reviewed there would be no sleeping quarters in shed.
Motion to approve by Jay Hoskey Second by Stan Zeutenhorst Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.
 3. Byron Sunkle: Unit 2 Lot 092 – build new garage 24' X 20' Stan. Call for approval with understanding not used for sleeping quarters, silt fence properly installed and no dirt from lot is allowed to fall into natural water way or leach into the water.
Motion to approve made by Jay Hoskey Second by Stan Zeutenhorst. Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.
 4. Elaine Dietrich: Unit 1 Lots 415 & 416 – 12' X 20' portable storage shed on skids. Stan reviewed, this is only a storage shed and will not be used for living quarters. home
Motion to approve made by Jay Hoskey Second by Stan Zeutenhorst Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.
 5. Steve Webb: Unit 2 Lots 326 & 327 – level lots for camper site and portable storage shed not used for sleeping nor living
Motion to approve made by Stan Zeutenhorst , Second by Jay Hoskey Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.

Building permits continued:

6. Devin Westcott: Unit 4 Lot 208-build 2 retaining walls build. No dirt is to be stock piled on the earth dam neighboring property.

Motion to approve made by Jay Hoskey Second by Carla Bunger Aye 3 Nay 0 Abstain 0 Motion passed by voice vote

7. Travis Brustkern: Unit 6 Lots 155 & 156 – build a home. Stan stated well within lot lines. Will be stick built home - silt fencing in place

Motion to approve made by Stan Zeutenhorst Second by Carla Bunger Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.

Charlie Aiels asked why it is necessary to get a building permit for sheds. Bille Jean Snyder explained there had been a number of people purchasing large portable sheds and trying to use as living quarters which is against the rules and regulations therefore has made it necessary to have on record the intended use of shed for future reference.

9. Tree Removal:

a. Chris Norris: Unit 3 Lot 128

b. Calvin Landuyt Unit 4 Lot 184 Stan stated that he somehow missed this one. He will check on it first thing in the morning and let Mr. Landuyt know right away.

c. Bruce Gienau: Unit 5 Lot 045

d. Jay Hoskey: Unit 4 Lot 218

e. Wayne/Ken Leo: Unit 1 Lot 106

10. Culvert: Harold Boeck: Unit 4 Lot 137

Motion to approve removal of trees and culvert placement made by Carla Bunger, Second Stan Zeutenhorst. Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.

Bille Jean stated that in the future, the Board would be encouraging anyone cutting a tree from their property re-plant another so that we can maintain our nature areas. We don't want to have properties clean cut which is why we ask people to get permission to cut a tree from their property.

Connie Roepke stating the lake might want to look into planting trees on lake owned lots that are sparse. Bille Jean Snyder acknowledged this might be something for board to consider.

11. CPR Awareness Session was provided by a volunteer from the Toledo Ambulance crew on March 19th in the Community Center. In appreciation would accept motion to send a donation to the Toledo EMTs in the amount of \$75.00.

Motion to make donation made by Carla Bunger, Second by Jay Hoskey, motion passed by voice vote.

12. Business Application: Sharon and Marv Herman Requesting to sell fishing worms, minnows, hooks and bobbers. Bille Jean Snyder stated this had been reviewed and the requirement for a million dollar liability policy to include both the property owner and Holiday Lake named on policy coverage. The business must be maintained within the garage and not out in the open. All of the conditions have been met. President Snyder also discussed that a small sign to indicate when they are open may be placed on their property, however no large signs or signs may be posted outside of their lot. Jay Hoskey also stated it is important that with regard to minnow bate; no invasive species are to be used.

Motion to approve with the above listed conditions made by Jay Hoskey. Second Stan Zeutenhorst. Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.

13. Roads: Stan Zeutenhorst stated that we have received our bid from Manatts for Chip and Seal. Rick and Stan have been trying to shore up the soft areas and explained the need to be dug out and rock added to make a good base for the chip and seal. Without creating a good base, the chip and seal does no good and will crumble. They are trying to get as many areas as possible done before chip and seal is placed. The Board is also not planning to do chip and seal in some areas where there is new home construction going on as the trucks will just tear it up nor roads that have not been chip 'n sealed in the past. President Snyder also stated the supplemental fees are to be used for roads and water quality, to date 110 lot owners have not paid their fees. Therefore, being conservative, and not spending funds we do not have.

Stan Zeutenhorst asked that the Board approve up to \$80,000.00 for chip and seal this year.

Motion to approve was made by Jay Hoskey. Second by Carla Bunger Aye 3 Nay 0 Abstain 0 Motion passed by voice vote.

Charlie Aiels asked why the office couldn't accept credit cards to help those who are in arrears on payment and maybe this would help the problem. Bille Jean thanked him for the suggestion.

Unfinished – Old Business: None

Lot Owner Discussion Items: None

Stan Zeutenhorst encouraged everyone to look at the new truck which is parked outside of the HLCC .

Motion to adjourn: Motion By: Stan Zeutenhorst 2nd By: Carla Bunger Aye, 3 Nay, 0 Abstain, 0 Motion carried by voice vote
Meeting adjourned at: 7:28 p.m.

Next Regular Board Meeting
June 8, 2017 6:30 P.M.
Holiday Lake Community Building

Minutes recorded and written by Amy Baetsle and reviewed by Carla Bunger, Secretary

Attest to by:

Bille Jean Snyder, President