

**HOLIDAY LAKE LOT OWNERS' ASSOCIATION, INC**  
**Regular Monthly Business Board Meeting Minutes**  
**Thursday, September 14, 2017**  
**Holiday Lake Community Center, 6:30 pm**

Prior to start of meeting, President Bille Jean Snyder pointed out various items of memorabilia, photographs and articles about the lake on the back tables for anyone who wanted to view.

**CALL MEETING TO ORDER BY PRESIDENT:** Bille Jean Snyder **TIME: 6:30 pm**

**BOARD MEMBERS PRESENT ROLL CALL:** Carla Bunger, Secretary

Rick Hinkle-Present	Carla Bunger-Present
Bille Jean Snyder-Present	Angel Kriegel-Present
Lu Wieland-Present	Wayne Worthington-Absent
Jay Hoskey-Absent	

**CONFIRMATION OF QUORUM:**

President Snyder asked Secretary Carla Bunger if we have a quorum. Secretary Bunger confirmed that we do with 5 Board members present.

**REVIEW OF PROTOCOL:**

Monthly Board meeting attendance sign in sheet shows 17 people present  
Meeting will be recorded for the sake of documentation

Anyone wishing to address the board of directors is to stand up, state their name and address for the record.

**ADDITIONS TO THE AGENDA:**

In Updates:

Remove #4, Redemption

Under New Business: Add

A: Building permits

#10 Unit 1 Lot 1-shoreline-Smith

#11 Unit 4 Lots 333, 334-Sherwood

B. Tree Removal

#6 Unit 3 Lots 165, 166, 167, 168-Kramer

#7 Unit 2 Lots 200, 201, 202, Nelson/Theel

C. Culverts

Unit 3 Lots 157, 158 Steinford

Unit 5 Lots 67, 68, 69 Koenig

D. Account Advisor

**MOTION FOR ADOPTION OF AGENDA WITH ADDITIONS/CORRECTIONS:**

Motion to adopt agenda with additions: Carla Bunger Second: Rick Hinkle  
Aye 4            Nay 0            Abstain 0            Motion carried by voice vote

**MINUTES OF AUGUST 10, 2017, REGULAR BOARD MEETING: CORRECTIONS/ADDITIONS: None**

Motion to accept minutes as written: Rick Hinkle Second: Lu Wieland  
Aye 4            Nay 0            Abstain 0            Motion carried by voice vote

**TREASURER'S MONTHLY REPORT, AUGUST 31, 2017: CORRECTIONS/ADDITIONS:**

Lu Wieland read report for Treasurer, Wayne Worthington  
Lu Wieland requested Wendy Schwab, Office Manager, to read the balances for the special projects accounts.  
AV/TV for Community Center: \$ 220.00  
Playground equipment: \$10,231.80  
Second Pickle Ball Court: \$880.00  
South Boat Dock restoration: \$355.00  
Another "Bobber (swim platform) \$405.00  
Motion to accept treasurer's report as given: Angel Kriegel Second: Rick Hinkle  
Aye 4 Nay 0 Abstain 0 Motion carried by voice vote

**EXPENDITURES/BILLS AUGUST/SEPTEMBER, 2017;**

Lu Wieland read expenditures & bills for Treasurer, Wayne Worthington.  
Lu Wieland gave explanation for increase in attorney fees with re-implementation of collection procedure for unpaid accounts here at the lake as well as resolution business. Tom Taber requested a breakdown of legal fees. Bille Jean Snyder stated that we do not have that here at the meeting. Tom stated that if we had the dollar amount, we certainly have the breakdown Bille Jean Snyder again stated that we do have this information in the office, but not at the board meeting.  
Motion to accept as presented; Carla Bunger Second: Rick Hinkle  
Aye 4 Nay 0 Abstain 0 Motion Carried by voice vote  
\*Angel Kriegel voted Aye on everything with exclusion of Rick Kriegel bill, for which she abstained.

**SECURITY REPORT: Bruce Rhoads**

The lake has been winding down for the season, but I am still patrolling on a frequent basis. Now that school is back in session, Lonika is no longer checking the beach frequently during the day while I am at work. There has not been anyone there on the weekdays. Have been focusing on guest passes used for fishing/boating, and have been forwarding the guest pass information to Wendy for appropriate notice can get to the lot owners responsible for the passes.

Jackie Drake asked about a hypothetical scenario with an ATV driven by a 7 year-old who might hit a parked car. Who's insurance would be responsible for damages/injuries. She asked what is the reason for providing insurance information to the lake when kids under 14 are driving and unsupervised. They would not be insured.

Bruce stated that he has to balance how intrusive he is and that not all who may appear to be underage are. He does stop those who obviously are not 14. As a mandatory reporter, he has actually called the Poweshiek County Sheriff and DHS when a younger child has been found driving. This is definitely not a lake issue, but is a child endangerment issue. Again, lot owners are responsible for their children and guests. Jackie also talked about the corner of Barbara and Joan where there has been a head-on collision and likely will be again because the hill is so steep and cannot see around the corner.

Bruce asks "how intrusive the board wants him to be?" How far does he go? Bille Jean Snyder reiterated that the Adult lot owner is responsible as clearly stated. Mike Hagen proposed that possibly next year the lake has 2 to 3 days of spot checking for underage drivers. This might send a message that we are watching and enforcing the policy. Bille Jean Snyder thanked him for this idea and the board will take into consideration.

Bille Jean Snyder also stated if a lot owner sees someone not within the rules and regulations, they may approach in a nice way. Mike said that he had approached two young boys fishing and taking keeping inappropriate fish. He received a vulgar response from the children. It was acknowledged that has happened to others as well.

**MAINTENANCE REPORT: Rick Kriegel**

Installed 2 - 40 foot culverts for Mark Bielland Unit 2 Lots 23 and 24. Moved the boat dock off of the end of Fleur Drive due to the construction going on & erosion control project. It will be put back in place in the spring. Want to thank Ron Snyder for helping move the dock with his pontoon. Finished up putting down asphalt millings on south lake shore. Contacted Collums Electric come out and replace some light bulbs where night lights were burned out at Pickle Ball court. Had replaced a pulley on the scag mower; on a drive pump and a bearing pulley on the deck, as well as hydraulic

Maintenance report continued:

hose on a drive motor. Was on family vacation for 10 days off. Ray and Andy have kept up on the mowing and weed-eating. Andy has also been washing equipment as well as cleaning out the inside of the trucks.

#### **CAMPGROUND/PARK/BEACH: Lynn Baustian**

Things are slowing down, however still used and watching every day. Lynn asked if plans were in the works for adding a restroom at the south boat dock. Bille Jean Snyder explained a request for a restroom in this location was suggested and the funds from 2016 & 2017 Halloween dances have been earmarked for that future project.

#### **HEARINGS: None**

#### **UPDATES:**

1. RIZ: Del Sherwood reported that everyone should go to the website. There are a couple of big projects behind Andy's Lake. This is being done in conjunction with a farmer. It is really a great project. Don't try to drive back there from the lake, rather look from the road. Also doing smaller projects with ditch on Sunrise and had earlier removed a Culvert from Griggs' property where water was going across the road. This will be replaced this fall. So far the dams installed on Franklin seem to be working well, however it has been dry.
2. Owners' Responsibility for guests: Bille Jean Snyder again reviewed this policy as most of the problems/complaints are not from the lot owner, but are from guests of Holiday Lake property owners on community property.
3. Guest pass viewpoints: There is a population of 800+ property owners and in 2017 to date 1174 guest passes have been issued. Guest passes are for automobiles/trucks to park at the beach, parks and other common areas of Holiday Lake. When a holiday Lake property owner comes to the office to request a guest pass, the owner provides the name of each guest that property owner is sponsoring- responsible for while on Holiday Lake common grounds. Bille Jean Snyder reviewed last month Bruce Rhoads requested that the Board again talk about guest passes which the Board does frequently. And the Board is interested in suggestions regarding issuing guess passes in the future. For the Board to have input from the lot owners on this topic, post-it notes were passed out to community members attending to write suggestions with regards to managing guest passes for the Board to have as insights to consider as the Board continues discussion on this topic. This was done at 7:09 pm, giving approximately 5 minutes for the members to write down suggestions. These were collected and will be reported on at a future meeting. During the activity, Tom Taber asked what problems are we having? Bille Jean explained that security has had many encounters at the beach where there is a car or truck with a boat trailer and guest pass. We don't know if that person has brought in an outside boat or if the lot owner is with them. Also with ice fishing in the winter, many people abuse guest passes and bring in friends who overfish our waters that we pay for. Also Lu Wieland talked about the administrative cost of printing and dispensing these passes and want suggestions. No one is paying for guest pass services and Holiday Lake is incurring significant expenses. Angel Kriegel also stated that kids are passing them around from car to car. Tom stated this is not a guest pass issue, it is an enforcement issue. Mary Kaufman said there should be a differentiation for teens or adult children of lot owners.
4. Fall yard work, winterizing-ditch clean out: Bille Jean Snyder asked that everyone clean out leaves and debris from ditches and around culvert openings to keep the water flowing to prevent erosion. Also, it has been very dry and, although there is not a burn ban yet, please use extreme care should you decide to burn leaves. It is better to take advantage of our compost pile.
5. Care with fishing gear: An incident where a bird became entangled in discarded fishing line has been recently reported. It is important not to just cut and leave tangled line. Pick it up when you see it. Bobby Schmitz said this should not just be put in trash cans because animals and birds also get in them. Some bait and tackle shops will take this and dispose of properly.

Updates continued:

Looking Ahead: Bille Jean Snyder reported that Kid's Club is starting up again at the end of September. October will have Trunk or Treat and the Halloween Dance. Also winter bean-bag league and New Year's dance are planned.

#### COMMITTEE REPORTS:

- **Community Center**-Katie Tomlinson reported that they had prepared for 700 people for the 2017 Pancake breakfast and served approximately 615. Donations per person average out at \$5.54/plate. They received monetary donations from vendors supported by lake residents of \$1,180.00. Donation jar at Pancake Breakfast totaled \$3404.25. After expenses, netted \$4,071.22. So far this is the most productive fund-raiser to date. The Committee wishes to thank all of our sponsors who donated items or money as well as the volunteers who helped to make this another successful fundraiser. Plans for 2018 pancake breakfast will again be planning for and to continue serving hours of 7:30-12:30 pm. The shifts will be:

6:30 am-8:30 am

8:30 am-10:30 am

10:30 am-end (usually an hour after serving is done)

Clean up only

Holiday Lake and Apparel: Sold \$581.50 worth of Apparel "N More during Pancake Breakfast. A new design will be developed for next spring.

Lynn Baustian has been painting the windows and trim of the Community Center.

Lake-wide events already on the books for 2018 at the Community Center include the following: And asks the board to consider following:

Annual Bake Sale	Saturday May 26
Annual Pot Luck	Saturday June 2
4th of July Fireworks	Saturday June 30
4th of July Carnival & Cruise	Sunday July 1
Meet the Candidates	Saturday July 14
Annual Meeting	Saturday August 11
Annual Pancake Breakfast	Sunday September 2

- **Water Research**-Bille Jean Snyder reported that no representative is here. Jay Hoskey teaches at Des Moines Dowling HS and has been asked to coach football this year. He apologizes for not being present. His last game will be the end of October. The lake was last treated in August and that report was given at the August Board Meeting. The water treatment has been done with RIZ who shared 50/50 in the cost. The company providing our water treatment is putting together their proposal for the 2018 season.
- **Fish**- Lynn Baustian reported that another 500 catfish have been added. Also plan to add more perch, walleye, shell crackers and possibly wipers. Pat Beatty and Lynn fixed the pump on Andy's.
- **Nominating Committee**-Bille Jean Snyder read the report as prepared by Kim Pendarvis.

The 2017 Annual Meeting of the Holiday Lake Owners' Association, Inc. was held on August 12, 2017, at the Holiday Lake Community Center beginning at 9:00 a.m. The lot owners voted for Board of Directors positions in Unit One (1), Unit Two (2), Unit Five (5) and Unit Six (6).

ELECTION OF DIRECTORS VOTING RESULTS WERE AS FOLLOWS:

UNIT ONE: the candidate name appearing on the ballot was Rick Hinkle. Actual votes cast were Rick Hinkle 269, Matt Miller 2. Rick Hinkle was elected to the Unit One board of director's position for a two-year term.

UNIT TWO: The candidate name appearing on the ballot was Bille Jean Snyder. Actual votes cast were Bille Jean Snyder 259, David Link 3, Jamie Hoffert 2. Bille Jean Snyder was elected to the Unit Two board of director's position for a three-year term.

UNIT FIVE: The candidate names appearing on the ballot were Carla Bunger and Dennis Jones. Actual votes cast were Carla Bunger 187, Dennis Jones 103, Kenneth Cline 2. Carla Bunger was elected to the Unit Five board of director's position for a three-year term.

Nominating Committee continued:

UNIT SIX: the candidate names appearing on the ballot were Charles Aiels and Angel Kriegel. Actual votes cast were Charles Aiels 111, Angel Kriegel 181. Angel Kriegel was elected to the Unit Six board of director's position for a one-year term.

Please extend your gratitude to the following persons who served on the 2017 Nominating Committee: Liz Allison (Unit 1,) Larry Ehrig (Unit 2), Cindy Shelledy (Unit 3), Gloria Kroeze (Unit 4), Dan Hanover (Unit 5), and Bobi Maus (Unit 6).

In 2018, lot owners will be voting for Directors in Unit 3 and Unit 6. The nominating committee consists of one person from each unit to serve annually. If anyone is interested in serving on the 2018 committee, please contact Kim Pendarvis @ [641-522-6082](tel:641-522-6082).

Submitted by  
Kim Pendarvis, Chairperson

**NEW BUSINESS:** Bille Jean Snyder read the following applications. These properties have been evaluated by the building committee and meet the codes, guidelines, rules and regulations

A. Building Permit Applications

1. Unit 1 Lot 17-deck replacement/enlarging-Aves
2. Unit 1 Lot 41-dock-Hash
3. Unit 1 Lot 100-porch replacement-Shirkey
4. Unit 1 Lot 143-cabin-Clemons
5. Unit 2 Lot 178-replace fence-Roberts
6. Unit 5 Lot 31-dock/boat lifts-Hershey
7. Unit 5 Lots 213-214-level/grade-Wooldrik
8. Unit 5 Lots 213-214-Cement for camper pad
9. Unit 5 Lots 213-214-holding tank
10. Unit 1 Lot 1-Shoreline-Smith
11. Unit 4 Lots 333-334-Dirt storage-Sherwood

Following reading of the applications, President Snyder asked if there is any discussion: There is none.

**Motion to approve the above building permits made by Carla Bungler** **Second: Angel Kriegel**

**Aye 4** **Nay 0** **Abstain 0** **Motion passed by voice vote**

B. Tree Removal Bille Jean Snyder read the following applications.

1. Unit 5 Lot 31 Arborvitae Tree removal for access to shoreline-Hershey
2. Unit 6 Lot 20 Dead Tree-Goodrich
3. Unit 2 Lots 194, 198-Dead Tree-Tucker
4. Unit 1 Lots 41, 42-3 Dead, 3 overhanging house-Hash
5. Unit 2 Lots 130, 131-Lot line tree dead-Snyder-Beals
6. Unit 3 Lots 165, 166, 168-dead-Kramer
7. Unit 2 Lots 200, 201, 202-dead-Nelson-Theel

Following the reading of applications, President Snyder asked if there is any discussion: There is none

**Motion to approve the above tree removals made by Lu Wieland** **Second: Rick Hinkle**

**Aye 4** **Nay 0** **Abstain 0** **Motion passed by voice vote**

C. Culverts Bille Jean Snyder read the applications for culverts

1. Unit 3 Lots 157, 158 Steinfeld
2. Unit 5 Lots 67, 68, 69 Koenig

New Business continued:

President Snyder stated that each of these culverts projects have considerations.

Steinfeld: This culvert is a flat area without roadside ditches, therefore will require reconfiguring of the roadway. If this causes any problems with water flow to neighbor's culvert will need to be removed and reconstruct the roadsides.

Koenig: This owner has been notified and understands that the culvert will be cut into part of their property for the culvert to be properly installed.

Before entertaining a motion for approval, asked if there is any discussion. There was no discussion.

**Motion to approve installation of listed culverts with caveats as listed above made by Angel Kriegel**

**Second: Rick Hinkle**

**Aye 4 Nay 0**

**Abstain 0**

**Motion passed by voice vote**

D. Accounting Advisor: Bille Jean Snyder reported, in the past, JC Miller had been a volunteer accounting advisor for the lake. Mr. Miller has left the lake and moved to Florida. It has been proposed that Jim Hamilton take the position as a volunteer accounting advisor in his stead. President Snyder asked for any discussion. There was none.

**Motion to accept Jim Hamilton as volunteer accounting advisor made by Carla Bunger**

**Second: Angel Kriegel**

**Aye 4**

**Nay 0**

**Abstain 0**

**Motion passed by voice vote.**

#### **UNFINISHED-OLD BUSINESS:**

Resolution Implementation: President Snyder reviewed the Resolution passed at the August Meeting. The complete Resolution is available in the office; on the web page and has been sent via mass e-mail. Real Estate agents, who we know sell properties here at the lake, have been notified of the Resolution.

The Resolution was a CLARIFICATION of what is already on our books. This is a living document and because it does affect a portion of our residents, it allows the board to consider special circumstances for those partial lot owners, IN GOOD STANDING, who have had user rights in 2017, prior to the adoption of the resolution on August 10, 2017.

The Resolution affects anyone who only owns a portion of a lot. The original Covenants, By-Laws, Rules and Regulations have always stated that voting rights and user rights are limited to one owner per full lot. Individuals sharing a lot have always been required to designate one owner to having voting rights. The owner given voting rights, also has the use rights. This is stated in the original Covenants, By-laws, Rules and regulations.

President Snyder read an outline of each paragraph: Each item listed has always been in our Covenants, By-laws, Rules and Regulations.

President Snyder asked those present to give any scenario they can think of impacted by the Resolution. The board will review each scenario received. Two different sheets with two different questions were provided to the audience.

10 Minutes was given to this process.

Jackie Drake spoke to the issue of sanitation; She provided information from Iowa Code. She is very concerned that those who camp or who do not have an ancillary holding tank, or if the tank is not cleaned may start dumping human waste onto the ground, in our woods and contaminate the waterways.

Carla Bunger addressed that is the reason we have brought the Resolution to the forefront to prevent further division of lots with multiple owners.

#### **LOT OWNER DISCUSSION ITEMS:**

Mike Hagen Unit 5, Lots 238 and 239: Stated he has concerns that lot owners are not able to get ahold of security when the office is not open and wonders if there is a solution. He had an incident where he was run off the road by an ATV, he found where it was parked and tried to get ahold of someone to address the problem. He followed the instructions to contact Poweshiek County Sheriff and was told this is not something they handle. He also had another problem with dogs coming to his campsite and started fighting with his dog and one of his friend's dogs. Again, tried to contact Poweshiek County animal control and was told this is not their problem. He was told that if it is not a life-threatening emergency, they will not respond. Mike stated that when he has contacted Amy in the office with a security issue, he had a response from Bruce within a few minutes. His question is: If we are paying for security, why can't we have a way to contact them when needed. We need a process for contact when the office is closed. Bille Jean Snyder asked if he had any suggestions. Mike stated that he had been a Mayor in a small town and they had a cell phone to text or call

Lot Owner Discussion Items continued:

when the office was closed. He also asked if he made a citizen's arrest, would the lake back him up in court. Bruce reported that Chapter 5 of the Animal Control Code states that "animals at large" are covered by the county ordinance. Bille Jean Snyder stated appreciated Mike bringing this point to the Board and good to have the possible solution to take under advisory.

Jackie Drake: Asked about taxes that the lake pays. On 8/28/09 the Holiday Lake Maintenance Association was dissolved. There are 268 Parcels of land on the tax role still listed as owned by the Holiday Lake Maintenance Association. Why, with the fees we pay to our attorney, has this not been corrected with name changes on deeds? President Snyder referred to page 557 of Poweshiek County Code that shows they do have notice. Jackie stated that we still need to have correction made. President Snyder thanked Jackie for bringing the information to our attention and we will check into this.

Tom Taber: Stood and addressed the board that he feels that the entire Resolution was done behind closed doors at a work session, he was not notified in advance, is not legal; therefore, is null and void. He stated the board has no right to make changes, all changes need to be done with a vote of the owners. President Snyder stated that lot owners vote for any changes to the Covenants, the Board does have legal authority to make changes to the By-Laws, Rules and regulations. Tom asked why the term "Covenants" was used in the Resolution. The verbiage used is a direct transcript from our Covenants, By-Laws, Rules and Regulations, not a change. Carla Bunger also reiterated that the Resolution is only enforcing what has always been. President Snyder thanked Tom for his comments.

**MOTION TO ADJOURN:** Prior to adjournment, Bille Jean Snyder stated that it has been a big week in the United States. We remember those who were lost or injured in 911 attacks on our country 16 years ago. Also, two devastating hurricanes have impacted the lives of many in Texas and Florida. Stating we all should take a moment to remember our nation, those who have been impacted and give our leadership wisdom to make good decisions and.

**Motion to adjourn: Made by Rick Hinkle**

**Second: Lu Wieland**

**Aye 4**

**Nay 0**

**Abstain 0**

**Motion passed by voice vote**

Meeting is adjourned at 8:17 pm

**Next Regular Board Meeting**

**October 12, 2017 6:30 pm**

**NOTE LOCATION: HOLIDAY LAKE BUSINESS OFFICE**

**RESPECTFULLY SUBMITTED**

**Carla Bunger, Secretary**

**ATTEST TO**

**Bille Jean Snyder, President**