

WORK SESSION – 11/19/2018

ATTENDANCE: Katie T. / Todd E. / ~~Wayne W.~~ / ~~Ronald C.~~ / Dennis J. / Jay H. / ~~Billie Jean S.~~ / Eric S

MEETING TIME: 6:30PM

AGENDA:

1. MULTIPLE LOT OWNER: Lots of discussion surrounding Eric's excel spreadsheet. 107 members affected who have a single lot with multiple owners. Attorney had a couple of suggestions:
  - to not allow the division of any more lots without express approval from the Board. If a multiple lot owner wants to sell—must offer to the remaining lot owners---not sell to others to further divide the lot.
  - Multiple lot owners are not required to pay the additional fees---if they don't want to purchase---they have no rights.

Consensus of tabling to meeting with attorney at 1:00 pm on November 25, 2018.

2. PLAN FOR WOODEN TRAIN – Decision made to use wood rather than composite. If properly maintained—the wooden structures could last 20 years or so. The train is 12 years old and the tractor, trailer and truck are one year behind in age. They also need to be redone. Maintenance has not been done as required. Shane and Jeni DeGeeter as well as Paul Brown have each volunteered to take a section. Set a budget of \$1,600 per section—if need more come back to Board. Steve Weiland offered product donation (stain and weatherproofing)—will take him up on offer next fall after the wood has been allowed to weather.
  - Eric to post on Board Facebook page the need for volunteers, to contact Shane, Jeni and Paul and to coordinate the project to completion. If feasible and practical may include the other wooden structures.
3. DREDGING ANDY'S POND – RIZ is planning to dredge Andy's Pond next year and wants input. Discussed having a 12-14-foot depth throughout the pond. As there have been several silt ponds installed above Andy's—it should not silt in as fast as it has been. Main concern is no water entering the main lake while dredging. Can lower the water level (about 2 feet) below the tubes into the main lake before dredging would begin. Fish can be shocked and removed. After dredging the Fish Committee can put in fish structures and restock the pond. All docks would need to be removed prior to dredging.
  - Jay and Eric will discuss with RIZ and get back to the Board.

4. AERATOR ON BOZO POND – Received an e-mail from BJ with Bill Kirkpatrick’s Aquatic Environment Consultants’ report. Believe current quote of 7 diffusers in the area of Bozo is too expensive and too big. Bill recommended not using an aerator during the winter months. Bill stated if the aerator is “undersized or not operated properly, it can actually cause more problems than having no system at all.” Bill further stated in his letter—they “would be willing to provide a proposal for a smaller system that will keep a small area of the pond free of ice in the winter—but recommend not using the smaller system during the warmer months.” Jay stated the right mix of fish and possibly some treatment along the shoreline would also make an improvement in the water quality of Bozo. Discussed summer kill vs winter kill of the pond. Concern voiced about the possibility of a lot of snow and deep ice being a problem if the pond is not aerated—don’t want winter fish kill.
  - Eric is to contact Bill with concerns regarding a lot of snow with deep ice and why we would do damage if operated in the winter.
5. EMPLOYEE HANDBOOK – Reviewed Employee Handbook with revisions. Bereavement time included as PTO—not separate item. Employees need to manage their time in order to have PTO available for emergencies. If PTO has been exhausted, then leave without pay. PTO needs to be approved by supervisors.

Time not covered in PTO would be company paid holidays, required jury duty, and military service.

Added salaried employee must work either the day before or the day after a holiday in order to receive holiday pay.

Eric’s agreement (personnel file)— “The Board of Directors is willing to allow Eric to have 80 hours PTO/vacation in his first year of employment (40 hours of which has already been taken, leaving Eric with 40 hours remaining). From this date forward Eric’s PTO will be as per the employee handbook. The 80 hours of PTO will apply to year 1 and 2 of employment.” He is also entitled to 40 hours of sick time added into his PTO for a total of 120 hours.

6. SIZE LIMITS FOR STRUCTURES – Eric thinks we need to limit the amount of square foot covered by structures on individual lots (i.e. 60%). Bryan Lanning wants to build an 80-foot garage on 1362 Lakeshore. Board needs to look at how to stop over-sized storage buildings being constructed in Holiday Lake as these buildings de-value our properties.
7. COMMON GROUND LOT LINES – Eric and Andy will mark previously surveyed common ground property pins with either 4-foot metal posts or PVC tubing.
8. YEAR-ROUND OWNERS / CAMPERS – Handouts received from Tom regarding court cases of Stevens v Whitmer and Roberts v Clark. Handout of camper assessments since 2015 to present.

Stevens v. Whitmer involved the assessing of maintenance fees and enforcing the fees. Additionally, this decree gave “Holiday Lake Owners Association, Inc., broad powers to regulate issues at Holiday Lake.”

Roberts v. Clark was an attempt to prohibit all camping within the Holiday Lake area. As a result of this action the Covenants were changed April 1, 1992. Tom stated as a result of this action, the language was written with the intent that lot owners not living at the Lake year-round should not store a camper on their lake lot. Those owners who stay year-round can keep their camper or campers there with them—addressing those campers used by that owner.

Provided list of corporate assessments regarding failure to remove campers dated from 2015 to present. According to the Holiday Lake records, Theel's et al have never received an assessment during this timeframe. Board meeting decision was to temporarily suspend the corporate assessment to allow for the Board and attorney to discuss this issue.

Discussed options for the storing of campers if that is the decision and length of time to remove. As winter is approaching, will need to move as soon as possible. Suggestions of storage options—Lon Fisher, Holiday Rentals; farmer up the road and storage buildings in other towns.

- Consensus was for the Board to take a vote after further discussion.
9. Color of stickers for 2019 – camo stickers with black or white. Decided to change auto stickers to square and retain rectangle for ATV, etc. Discussed raising ATV, watercraft and land craft stickers to \$20.00 per sticker effective 2019.
  10. Final Review of Insurance – any more changes. Decided to keep \$3 million umbrella. Doesn't appear to need further changes. Should realize a \$3,000 to \$4,000 reduction in premiums.
  11. Increase maintenance fees? --brief discussion of increasing maintenance fees per CPI. Need input from Wayne.

APPROVED BY

Katie Tomlinson, President