

# LAKE HOLIDAY BOARD OF DIRECTORS MEETING

January 17, 2012

## 1. CALL TO ORDER:

The meeting was called to order by President George Leidolf at 7 PM and opened with the Pledge of Allegiance to the flag.

## 2. ROLL CALL:

Members present: President George Leidolf, Vice President Cindy Kaminky, Treasurer Steve Condon, Secretary Dorothy Fleming and Directors Greg Wasson, Mike Gaydos and General Manager Jon Bouxsein. Absent: Michael Ivanauskas.

## 3. ACCEPTANCE OF MINUTES OF THE OCTOBER MEETING:

President George Leidolf asked if everyone had an opportunity to review the minutes of the December 21, 2011 meeting. Vice President Cindy Kaminky made a motion to accept the minutes. Motion was seconded by Greg Wasson. Motion passed unanimously.

## 4. PRESIDENT'S ADDRESS:

President George Leidolf gave the following address:

Dues statements have been mailed and should have been received by each member by now. Please contact the office if you have not received your statement. Special thanks to the group of Ladies who helped fold, collate, and stuff the statements and other material into envelopes under the direction of our Corporate Secretary, Dorothy Fleming. They save the Association a significant amount of money each year.

A number of rumors were circulating regarding several recent break-ins in Lake Holiday when the residents were home. In some homes, the thieves gained access via unlocked doors and unlocked basement windows. The La Salle County Sheriff's office conducted a lengthy investigation with the cooperation of other law enforcement agencies which resulted in arrests. The Ottawa Times reported on January 9<sup>th</sup> that the investigation was ongoing and additional charges were expected.

We had a good turnout at the January 10<sup>th</sup> work session. Director Wasson discussed tentative future plans for Beach III with the members present. We got many good suggestions for the future of this area. This year we plan to make lake access for boaters and fishermen more convenient and safer via a steel seawall and new floating docks. We will also continue to look into the traffic patterns and parking in the area. We have estimates and want to move forward on this so it could be completed prior to mid-April.

Money for the installation of two warning sirens is in the 2012 budget. We have some estimates and want to move forward so they would be operational prior to the tornado season if possible. We had considered electronic sirens with public address capability, but mechanical rotating sirens are more economical and provide more range. One probably will be placed at Beach I with the other placed in Holiday Park near Suzy and Hilda streets. The Somonauk Fire Department has agreed to activate them along with the Somonauk Village siren.

A small change is proposed for our collection policy to improve the handling for delinquent dues.

A change to our rules was proposed by Treasurer Condon following a boating accident last summer. Rule 4:22 would be changed from Class B to Class X, a mandatory Board Hearing.

Secretary Fleming suggested we change the March Board Meeting since the next primary election falls on March 20<sup>th</sup> and the lodge is used as a polling place. Vice President Kaminky suggested moving the Board Meeting to March 13<sup>th</sup>.

## 5. TREASURER REPORT:

Treasurer Steve Condon gave the following report:

General Fund total revenues for the twelve months ending December 31st, 2011 were \$2,146,894 and total expenses and transfers were \$2,029,324 resulting in revenues in excess of expenses and transfers by \$117,570. Expenditures for capital items were \$20,749, which results in revenues in excess of expenses, transfers, and capital expenditures by \$96,822.

Total cash and investments were \$2,335,108 and total fund balances (Association equity) were \$3,802,838, of which approximately \$2,025,687 is restricted for the Road Fund, Capital Reserve Fund, Lake Maintenance Fund, Dam Repair Fund, and Operating Reserve Fund

## 6. MANAGER REPORT:

General Manager Jon Boussein gave the following report:

**Poris vs. Lake Holiday-** Oral arguments were presented to the Appellate Court on November 30th in Ottawa. We are still waiting to hear from the court on this matter.

**Break ins-** I recently called Sheriff Tom Templeton and congratulated the LaSalle County Sheriff's Department on the arrest of the suspects involved in various burglaries in and around Lake Holiday. Sheriff Templeton thanked me for the call and expressed his gratitude to Lake Holiday for the cooperation and assistance given to his office by Lake Holiday Security, and Lake Holiday Property Owners Association for the use of office space for the LaSalle County Sheriff's Substation. We are grateful to the Sheriff and his officers for the work they do and we pledge to continue working together in a manner that best serves the members of Lake Holiday.

**Annual Assessments-** By now you should have received your 2012 annual assessment packet. In order to expedite your payment please refer to **Tips for Fast and Easy Dues Payment** and the **Tips for Fast and Easy Boat Registrations** located on the front page of the Lake Holiday News. I also urge any member who may be suffering during these difficult economic times to give our Administrative Services Manager Peggy Savage a call at the office before March 1st for options that are available to you for dues payments. By calling and setting up a plan for dues payment before March 1<sup>st</sup> you can avoid the late charge and possible lien filing fees.

**Office Hours-** For members' convenience the Lake Holiday office will be open on Saturday February 18<sup>th</sup> and Saturday February 25<sup>th</sup> from 8AM to 4PM for the purpose of collecting dues payments.

## 7. PRIVATE SECURITY REPORT

Chief Matt Clifford gave the following report from December 20 through January 16<sup>th</sup>. 8. CLUB

### CALLS TO SERVICE

22 ASSIST TO LSCO SHERIFF'S DEPT.

3 ASSIST TO OUTSIDE AGENCIES

17 ASSIST RESIDENT

1 CANINE TRANSPORTS TO THE SANDWICH VET CLINIC

3 WELL BEING CHECK

21 CALLS OF SUSPICIOUS ACTIVITY

19 CALLS OF SUSPICIOUS PERSON

18 CALLS OF SUSPICIOUS VEHICLE

105 TOTAL CALLS TO SERVICE

## LH 2011/2012 PASS CHECKS

### LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS

11 TOTAL

## FISHING LICENSE CHECKS

7 TOTAL

## VIOLATIONS

8 – SPEEDING

3 – STOP SIGN VIOLATION

1 – LEASH RULE

1 – DISORDERLY CONDUCT

13 VIOLATIONS TOTAL

## VIOLATION WARNINGS

5 – SPEEDING

3 – STOP SIGN VIOLATION

1 – NO LH VEHICLE STICKER

9 WRITTEN WARNINGS TOTAL

In late December, a resident from the 1500 block of Lila Circle reported an unknown vehicle parked in his driveway. LSCO was contacted and the vehicle was returned to the owner.

A guest reported losing a man's wallet in the area of LaSalle Drive.

In early January, a tree fell in the roadway near the 400 block of Holiday Drive. The tree was removed by LHPOA staff.

Two deer carcasses were found near the gravel parking lot of the dam on the Somonauk Side. IDNR was contacted and the carcasses were removed.

A vehicle spotlight was found by a resident in the area of the 1200 block of Holiday Drive. The item was taken back to the Security office.

A resident reported losing an Apple iPod music player in the 1116 Green Area.

A resident reported criminal damage to mailbox in the 100 block of Tammy Lane. An exterior vehicle mirror was left at the scene and LSCO took possession of the mirror for investigative purposes.

A resident called to report her vehicle striking a stop sign at the Campground exit. LSCO was contacted and a report was filed.

8. LADIES CLUB: Cindy Kaminky, Co-President of the Ladies Club gave the following report:

The new co-presidents, Cindy Kaminky and Dorothy Fleming, held their first meeting, January 10<sup>th</sup>. There were 33 members present.

The new Board for the Ladies Club, having been installed in December, 2011, are the following:

Co-Presidents: Dorothy Fleming and Cindy Kaminky for the year 2012

Co-Presidents: Jeanne Greenwalt and Arliene Niemann for the year 2013

Co-1<sup>st</sup> Vice Presidents: Maureen Fox and Dottie Olson

Co-2<sup>nd</sup> Vice Presidents: Jackie Wendland and Alice Michalowski

Secretary: Cathy Marquett

Treasurer: Jeanne Greenwalt for the year 2012 and Trish Goldstein for the year 2013.

Following dessert and the business meeting we were entertained by Christine Stapleton who was delightful in her renditions of classic country music vocalists.

We thank our hostesses for the meeting: Donna Kieso, Irene Eichert, Maureen Fox, and Lee Lenertz. The Lake Holiday Ladies Club has been in existence for over 40 years and started out as a garden club. It has become a wonderful support club for new people moving into the area or for those who are looking to get acquainted. There is a craft group, bridge groups and a canasta group that are recognized and supported by the Ladies Club. The Ladies Club has continued to follow its mission of raising money for our lake community, for beautification and general improvements. We also help and give donations to local organizations such as Meals on Wheels and Our Sharing Pantry. Feel free to join us at any meeting, which is held the 2<sup>nd</sup> Tuesday of every month. Our next meeting is February 14<sup>th</sup>. Call either Dorothy Fleming (815-498-1469) or Cindy Kaminky (815-498-3135) for more information.

FISHING CLUB: No formal report, but President Leidolf reported that the Fishing club will be holding a Spaghetti supper on Saturday, February 25<sup>th</sup> starting at 4 PM.

## 9. COMMITTEE REPORTS:

### RECREATION COMMITTEE:

Secretary Fleming read the following report submitted by Sharon Shepard, Chair of the Recreation committee.

The recreation group is hosting a Kid's valentine Party on Saturday Feb. 11 from 1-3 pm. stop by and make a valentine craft and enjoy a cupcake snack. This is a free event and all ages are welcome.

February continues with Regular Zumba on Monday's and Wed. at 6:00 PM (no Zumba Feb. 8th) \$5.00 per class and we have added family Zumba Friday Feb. 10th at 6:00 PM, cost will \$3.00 per person, bring the kids and your spouse for a fun filled family night.

Our Independence Day Celebration will be Saturday July 7th, we are in the planning stages now, and we are looking for volunteers to run our food booth this year, if you have 2 hours to spare, we could use your help.

Northville Township: There was no formal report but President George Leidolf informed us in order to have any agenda item placed on the Open Northville Township meeting in April, you must also submit a petition with 15 signatures supporting that agenda item.

## 10. NEWSPAPER DEADLINE: JANUARY 23, 2012

11. MEMBER FORUM: President George Leidolf stated that this the time attendees may comment on the business items only. No one came forward, so we proceeded into the business part of the meeting.

12. OLD BUSINESS: None

## 13. NEW BUSINESS:

### 1. BEACH 111 WATERFRONT IMPROVEMENTS:

Director Greg Wasson stated that since we made the decision to sell the dredge, we saw a way to free up funds to do some projects that have been in the works for some time. We felt that Beach 3 has been an area that needed

many improvements. We placed \$130,000 in the 2012 budget for Beach 3 improvements to cover a better shoreline protection and replace the old docks. Our General Manager Jon Bouxsein has presented us with some bids to put in a new steel seawall. We have done a lot of investigating of numerous types of sea walls and have determined that the steel seawall will have the longest lifespan and would work the best in this area. We have received bids from G & H Marine for \$74,100, from Willie Martin Marine for \$82,725 and from Superior Seawalls for \$91,000. All the bids cover similar materials and all are reputable contractors, so at this point, we plan on accepting the bid from G & H Marine for \$74,100. We are also planning to replace the 13 docks in this area and have received 3 bids from G & H Marine for \$43,823, from Lake Holiday Marina for \$45,646 and from Superior Seawall for \$61,100. Upon comparing the docks, we felt that the docks proposed from the Lake Holiday Marina although a little more costly, would be the best choice. These floating docks are similar to the ones we have at the lodge and they have concrete panel decking. This makes them heavier and more stable for navigating.

I, therefore, make the motion that we accept the bid for the steel seawall from G & H Marine for \$74,100 and the bid from the Lake Holiday Marina for the docks at \$45,646. Totaling the whole project to \$119,746 and we will be slightly under budget. Vice President Cindy Kaminky seconded the motion. Because of the cost of this project, a voice vote was taken, with all voting yes, thus the vote was unanimous to accept these 2 bids. This project will proceed as quickly as possible in hopes that this will be in place prior to the boating season. It is noted that the sea wall will come 2 feet out of the water and will be 2/3rds under the ground. The water is approximately 1 ft high in this area. They will then back fill behind the sea wall and fill the back edge with the spoils they remove putting in the steel wall. They will sow grass in the area at the upper ground level of the sea wall. They will have steps (most likely concrete) built into the side of the hill down to the docks.

## 2. EARLY WARNING SIRENS:

President George Leidolf stated that we have been investigating tornado sirens for years and with the safety of the Lake Holiday residents in mind put the amount of \$53,765 in the 2012 budget. We had received an initial bid from Ragan Communications for a 6 cell directional siren with voice for \$53,764.74, which we thought would serve several purposes of alerting the residents of tornado approaching and any chemical concerns. We have since found out that the voice quality would be unclear and could cause more confusion. We have since contacted Tom Cicora who is the Emergency management director in Sandwich and a Lake Holiday Resident. He then steered us to several other options. We now have 4 bids, 2 bids from Ragan Communications for a 6 cell siren with voice for \$53,764.74, a 5 cell directional siren with voice for \$44,927.37 and 2 bids from Federal Signal for a rotating Electromechanical siren for \$34,443.04 and a 6 cell directional with voice for \$47,189.44.

We have decided that the lowest bid is the same siren used in the town of Somonauk and is very satisfactory. Somonauk Fire Dept. will set the sirens off and our Security will be trained to also set them off in the event the Fire dept is on duty elsewhere. The locations of one siren will be at Beach 1 Somonauk side and the second siren will be in Holiday Park on the Sandwich side. Holiday Park is located off Suzy Street and Hilda Drive. They will be tested once a month, on the first Tuesday of the month at 10 AM. I, therefore, make the motion that we accept the bid from Federal Signal for the rotating Electromechanical siren for \$34,443.04. Motion was seconded by Director Gaydos. A voice vote was taken due to the amount of this expenditure. All voted yes, thus the motion passed unanimously. This will be installed as soon as delivery takes place, hopefully prior to tornado season. Director Greg Wasson stated that it has been less expensive doing this through Lake Holiday seeing the cost through Northville Township would have cost the residents much more. Director Gaydos stated that he is very pleased we are installing these warning sirens, as he has always been concerned about the potential of a tornado. President George Leidolf stated that we will still have to work out a maintenance contract but we are under budget at this point.

## 3. COLLECTION POLICY CHANGES:

Secretary Dorothy Fleming stated that we are making a small change to our Collection Policy. We encourage any resident who has concerns with their dues to contact the General Manager or Office Manager to work out a payment

plan. The bills are mailed to the residents the middle of January. The Assessment is due to be paid by March 1<sup>st</sup> as set by the Restrictive Covenants. Any time after March 1<sup>st</sup>, they are considered late and members are assessed a late fee of \$50 unless they have contacted the office to set up a special payment arrangement. If no prior arrangements have been made, in April there will be a 1.5% interest fee assessed to all unpaid balances. If no prior arrangements have been made by May 1<sup>st</sup> the matter will be turned over to our attorney for collection and attorney fees will be added to this account. Once this file is turned over to our attorney, no further billing will be sent, however, interest fees will be added each month to the unpaid accounts on the first day of each month. A motion was made by Secretary Dorothy Fleming to implement this new policy. Motion was seconded by Vice President Cindy Kaminky. Motion passed unanimously.

#### 4. RULE AND PENALTY FOR OPEN WATER ACCIDENTS:

Treasurer Steve Condon stated that this year he was fortunate enough to spend more time on the water. Every time they would head out on the water they accepted the risks associated with boating and water sports and did their best to operate safely and cooperatively with other enthusiasts. He has always felt safe on our lake and comfortable hosting friends and family on the water. As a function of the many hours he spent on the water, he also witnessed a few unsafe occasions. For example, while setting up the triathlon swim course, a boater went past their idle pontoon boat by only a few feet. Outside of volunteers and equipment getting soaked, no damage was evident. In this situation, security was immediately able to interview the offending member and determined that the member's friend was operating the boat with no previous experience. The member promised to pay better attention to safety in the future. In a second situation, he was enjoying an early morning on the water, sitting comfortably in a pontoon boat and again, a member deliberately, and at high speed, drove past his boat. My friend, his three year old son, and I were soaked, but again with no damages. When approached, the offending member confessed to being simply disgruntled with our presence. Finally, one afternoon, my wife, a friend, and I were in the water on the north end, about to go skiing together, when an inattentive boat struck us. Fortunately there were no major injuries. Each of these situations was very different – the first was a case of poor judgment, the second was akin to road rage, and the third was the result of negligence.

Section 4.22 of our Rules and Regulations, titled "Reckless Operation", and simply states that "No boat may be operated in a reckless or otherwise dangerous manner." This violation is categorized as a class B violation, carrying \$100 fine for the first violation. I am asking the board to raise rule 4.22 to a class X violation. Class X violations result in "a board hearing to determine the disposition of the offense". This will enable the board to increase fines or potentially remove boating privileges for extreme occurrences or even reduce fees when circumstances permit. By making this change, we are not adding any new rules, only allowing greater flexibility with offenses that threaten our safety. Therefore I make a motion that we increase rule 4.22, reckless operation to a class X violation. Motion was seconded by Director Greg Wasson. Motion passed unanimously. Director Mike Gaydos stated that it is good that we are taking a firm stand to make sure residents are safe but we must be assured that this rule is applied in a careful manner. Director Greg Wasson stated that in a conversation with a law officer it was noted that it is a good idea for Lake Holiday to have a better control to monitor careless behavior. A board hearing will reassure the residents that a fair assessment will be made. This rule will be published in the Lake Holiday newsletter.

#### 5. CHANGE OF MARCH BOARD MEETING DATE:

Secretary Dorothy Fleming stated that there will be a Primary Election on March 20<sup>th</sup> which is the same day as our Board Meeting. It would be prudent to make the change of the Board Meeting at this meeting so it can be published for the residents. She then made the motion to change the March Board meeting to the 2<sup>nd</sup> Tuesday of the month, March 13. Motion was seconded by Vice President Cindy Kaminky. Motion passed unanimously.

#### 14. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

Vice President Cindy Kaminky read the following applications to purchase property approved on January 17<sup>th</sup>.

Lot 614	\$ 26,000
House 883	\$111,000
House 954	\$153,500
House 954	\$153,500
Lot 1071	Family Conveyance
House 1335	\$102,500

Vice President Cindy Kaminky made a motion to decline to purchase the lots as read and to approve for membership the individuals proposed in accordance with the provisions of the Lake Holiday Property Owners Association; and, upon successful real estate closings and the payment of all required fees and assessments. Motion was seconded by Secretary Dorothy Fleming. Motion passed unanimously.

15. APPROVE NEW RENTERS:

Vice President Cindy Kaminky read the following application for Lease of a Residential Lot to be approved as of January 17<sup>th</sup>

House 683

House 683

House 1173

House 1781

Vice President Cindy made a motion to approve the lease of residential lots as read, also in accordance with the provisions of the Lake Holiday Property Owner's Association. Motion was seconded by Director Greg Wasson. Motion passed unanimously.

16. ADJOURN OFFICIAL MEETING:

A motion to adjourn was made by Vice President Cindy Kaminky and seconded by Secretary Dorothy Fleming. Motion passed unanimously.

MEMBER FORUM:

A member presented the Lake Holiday Board with a suggested proposal for allowing snowmobiles to exit Lake Holiday from their property. The board stated they will address this issue.

Another member stated that her home had been robbed and was their some way Lake Holiday could alert the residents that this type of activity is happening. President Leidolf stated we will look into this matter.

The meeting ended at 8:20 PM

Respectfully submitted,

Dorothy Fleming, Corporate Secretary

6 Members in attendance