

LAKE HOLIDAY BOARD OF DIRECTORS MEETING  
October 17, 2017

1. Call to Order

The meeting was called to order by President George Leidolf at 7:05 PM. We then made the Pledge of Allegiance

2. ROLL CALL:

Members present: President George Leidolf, Vice President Jay Wiegman, Treasurer Greg Wasson, Secretary Dorothy Fleming, Director Michael Ivanauskas and General Manager Jon Boussein. Absent Directors James Bianchi and Ahren Lehner

3. Acceptance of Minutes of the septemberMeeting

President George Leidolf asked if everyone had an opportunity to review the minutes of the September 2017meeting. Director Michael Ivanauskas made a motion to accept the minutes. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

4. President's Address:

President George Leidolf gave the following address

We have had a warm and dry fall season, until last week. With a record rain fall of over 8 inches reported in Somonauk on October 14<sup>th</sup>, I believe that we were fortunate the lake did not rise further than it did. The dry weather conditions preceding the weekend must have allowed the earth to absorb a good deal of the water.

Fall is well under way. The leaves are mostly brown and yellow and are starting to fall from the trees. Our new burning rule allows yard waste burning only on Tuesdays, Thursdays, and Saturdays. Halloween will be celebrated on a Tuesday this year and burning is prohibited on this day. Our waste pickup service allows unlimited yard waste pickup and is an eco-friendly alternative to burning. The yard waste must be in Kraft paper bags or containers clearly marked "Yard Waste" for pick up.

People continue to walk our roads even as night falls earlier every day. Day light Saving Time ends November 5<sup>th</sup>. I urge parents of children out at twilight and later to ensure they wear light colored clothing or carry lights that can clearly be seen by drivers. State law requires bicycles to be equipped with lights and reflectors if used at night. Bicycle riders should ride with traffic flow and people walking the roads should be walking against the traffic flow.

5. MANAGER REPORT:

General Manager Jon Boussein gave the following report

**Carp Removal-** Our carp removal project continues and we have successfully removed 801 carp from our lake so far this year. This amounts to approximately 8466 pounds of undesirable biomass from the lake. To date we have removed 2138 carp from the lake.

**Dam Inspection-** The engineering team from Vasconcelles Engineering Corporation will be inspecting our dam Wednesday October 18th. Crews will shoot elevations on numerous points along the earthen portion of the dam and on the spillway if high water allows. The earthen structure and downstream areas will be visually checked for damage or potential problems. Inspection of the stilling basin will either be delayed for a year with visual inspections done in-house or should the lake return to normal pool and weather allows elevations and visual inspection by the engineers will take place at a later date. The dam inspection report takes some time to generate and I will report on

their finding at a later date. The dam inspection is mandated by the IDNR for the safety and integrity of the structure.

**Winter Closings-** We are now in the process of winterizing the beaches and will shortly close the restrooms located at Beach II, Beach III and the Skate Park. We will however keep the lodge restrooms open for as long as we can for people still using the lake. However all restrooms will be closed as the weather begins to drop so as to prevent freezing of the systems.

**Budget and Proxy Mailing-** In the very near future copies of the budget and proxy ballots will be mailed to all members in good standing. Members may vote either by Proxy or in person by attending the Annual meeting scheduled for December 10<sup>th</sup> at 2PM. If you have any questions regarding the Proxy voting process please call the office for answers to your questions

## 6. TREASURER REPORT

Treasurer Greg Wasson gave the following report.

General Fund total revenues for the month ending September 30th 2017 were \$1,708,632 and total expenses and transfers were \$1,507,154 resulting in revenues in excess of expenses and transfer by \$334,027. Expenditures for capital items were \$42,302, which results in revenues in excess of expenses, transfers, and capital expenditures by \$159,175.

Total cash and investments were \$2,404,584 and total fund balances (Association equity) were \$5,690,570 of which approximately \$2,513,375 is restricted for the Road Fund, Capital Reserve Fund, Lake Maintenance Fund, Dam Repair Fund, and Operating Reserve Fund.

## 7. PRIVATE SECURITY REPORT:

Chief Matt Clifford gave the following report from September 19<sup>th</sup> through October 17, 2017

### CALLS TO SERVICE

11 ASSISTS TO LSCO SHERIFF'S DEPT.  
4 ASSIST OUTSIDE AGENCY  
7 ASSIST RESIDENT  
3 WELL BEING CHECK  
5 JUVENILE COMPLAINTS  
10 CALLS OF SUSPICIOUS ACTIVITY  
2 CALLS OF SUSPICIOUS PERSON  
4 CALLS OF SUSPICIOUS VEHICLE  
46 - TOTAL CALLS TO SERVICE

### LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 63 TOTAL  
31 – FISHING LICENSES CHECKED  
MARINE PATROL RETRIEVED 5 LOOSE WATERCRAFTS  
TO DATE, 241 RESIDENT WATERCRAFTS HAVE BEEN CHECKED

### CITATIONS

22 – SPEEDING  
1 – PASS VALIDATION  
3 – OBSTRUCTION  
1 – DISORDERLY CONDUCT

1 – ILLINOIS BOAT & SAFETY ACT  
5 – UNLICENSED UNINSURED VEHICLE  
1 – NO DL ON PERSON  
1- GOLF CART AGE OF OPERATOR  
1 – GOLF CART LIGHTS  
1 – RUBBISH  
2 – LEASH RULE  
2 – GUEST POLICY  
1 – BURNING  
42 CITATIONS TOTAL

WARNING CITATIONS

30 – SPEEDING  
9 – STATE LAW CRIMINAL TRESPASS  
2 – LH VEHICLE STICKER  
1 – OBSTRUCTION  
2 – RUBBISH  
3 – OFF ROAD VEHICLE  
14 – STOP SIGN VIOLATION  
6 – PASS VALIDATION  
6 – UNLICENSED VEHICLE  
1 – LEASH RULE  
1 – ILLINOIS BOAT & SAFETY ACT  
76 WRITTEN WARNINGS TOTAL

Between SEPTEMBER 18 and OCTOBER 17, one electronic speed radar sign was posted and collected the following data from the 1100 block of LaSalle Drive on the Somonauk Side:

54% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.

43% of the vehicles that were clocked by the sign were travelling between 21 and 30 MPH.

3% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

Between SEPTEMBER 18 and OCTOBER 17, one electronic speed radar sign was posted and collected the following data from the 1500 block of Holiday Drive on the Sandwich Side:

62% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.

34% of the vehicles that were clocked by the sign were travelling between 21 and 30 MPH.

4% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

In late September a resident reported an abandoned bicycle in the area of the 100 block of Holiday Drive. The item was taken to the Lost & Found at the LHPS office.

LHPS responded to a vehicle accident involving a juvenile on a bicycle and a motor vehicle backing out of a driveway in the area of the 100 block of Holiday Drive. No injuries were reported and LSCO was contacted for a report

A resident from the 200 block of Holiday Drive reported criminal damage to property after he discovered damage to an exterior door to his residence. The resident was advised to contact LSCO for a report.

In early October, LHPS responded to a vehicle accident in the area of the 1900 block of Polly Court after a guest of a LH resident backed her vehicle into a mailbox post. LSCO was contacted for a report. No injuries were reported.

LHPS responded to the area of the 1700 block of Doris Road after a resident reported a loud crash outside her home. LHPS discovered a large stack of lawn chairs had fallen due to high winds. The resident agreed that the chairs caused the disturbance.

LHPS received two calls regarding a silver vehicle driving in the area of the 1000 of Linda Lane with a spotlight activated. The vehicle was not found.

A bed sheet spray painted with graffiti was found in the area of the Beach 2 bridge. The sheet was hung sometime between 340 am and 430 am on 10/13/2017. LHPS found a rope attached to the bed sheet and this rope was cut and removed from the Beach 2 flagpole. The rope of the flagpole was replaced a few days later.

A tree fell at the intersection of Farmers Road and N 46<sup>th</sup> Road on the Somonauk Side. Northville Township removed the tree from the roadway about an hour later.

A tree fell at the intersection of Barbara Drive and Debbie Lane on the Sandwich Side. The maintenance department removed the tree from the roadway about an hour later.

Sections of a deer carcass were discovered in the 1595 Green Area by LHPS staff. IDNR was contacted for a report and the officer advised the LH maintenance department to dispose of the carcass after the investigation was completed.

Solicitors from the Clearview Energy Company were located in the 100 block of Maryann Drive. Both subjects were issued warnings for criminal trespass and both left the area without incident.

LHPS found the bathroom sink at Beach 2 damaged. The LH maintenance department was contacted for repair.

## 8. CLUB REPORTS:

### LADIES CLUB:

Secretary Dorothy Fleming read the following report submitted by Jeanne Greenwalt, Co-Chair of the Ladies Club.

The Lake Holiday Ladies Club met on Tuesday, October 10th at the Lake Holiday Lodge. The chair person for this meeting was Judy Kreczmer assisted by members Arlene Ivanauskas and Maureen Fox who was a sub for Marilyn Thanepohn and Vicki Jenn. The theme was "Happy Birthday."

Katherine Goodin, the chair person for the Christmas Luncheon, collected \$15 for the Luncheon which is Tuesday, December 12th. It will be catered by Upper Crust of Yorkville with entertainment by The Sandwich Madrigal Singers. It is for members only and the cost is \$15.

The Home Tour Committees gave their reports and evaluations about the 50<sup>th</sup> Home Tour.

An Ad Hoc committee was created to discuss construction of a new Lodge. Carol Uzumeccki is the chair of this committee which meets with other Lake Holiday Committees. Members should pass their suggestions to her.

There was no program. This was our annual Organizational Meeting. Committee heads reported if they would continue in 2018-2019. Members signed up for Monthly Hostess for 2018 and the Meals on Wheels schedule was passed out.

The slate of officers for 2018-2019 was announced:

Co-Presidents: Myrna Skopek & Jeanne Greenwalt

1<sup>st</sup> VP: Maureen Fox & Arlene Ivanauskas (Special Projects & Member Relations)

2<sup>nd</sup> VP: Jackie Moravik & Debbie Jozwiak (Programs)

Secretary: Cathy Marquett

Treasurer: Carol Uzumeccki

The following Standing Rule was adopted: “Honorary Member”: Any member who turns 90 shall pay no dues and is no longer obligated to serve on any committee.

The Ladies Club also sponsors Canasta, Monday Bridge and Couples Bridge. For details contact Cathy Marquett for Canasta or DeAnne Zaeske for Couples Bridge and Lois Hamilton for Monday Bridge. The dates are in the on the monthly calendar of the Lake Holiday News

The next meeting will be at 12:30 on November 14th at the Lodge. The program will be “Andy Kline, the Magician”.

#### FISHING CLUB:

No official report, but President George Leidolf stated that the Fishing club is again selling the Butter Braid coffeecakes and if anyone is interested please contact a member of the Fishing club to order theirs.

#### RECREATION COMMITTEE:

Secretary Dorothy Fleming read the following report submitted by Sharon Shepard, Co-Chair of the Recreation Committee

The Lake Holiday recreation group would like to welcome 2 new residents to the Recreation Committee. We welcome Shelley Sypien and Nikki Lorenzen. Kathy Martin and I are passing the baton to these awesome women who will carry on the recreation events at the Lake. Kathy and I have had an amazing time planning and hosting the events for the past several years. We would like to thank the Board of Directors, the Managers, the maintenance staff, our security department, and all of our hardworking and dedicated volunteers who helped with every event. Shelly and Nikki are prepared to bring some exciting new events to the Lake!

#### NORTHVILLE TOWNSHIP:

Secretary Dorothy Fleming read the following report submitted by James Swanson, Northville Township Supervisor

The Northville Township Board reviewed the town and road bill for payment and approval. The Board has taken the next steps to start the building fund for the Township and Road District building. The reason for creating the new building fund is that it was discovered several months ago that the current Township and Road District building was not built with grade 2 lumber back in 1977 when the building was constructed.

Several of the residents in Lake Holiday have called the Township asking why the Assessor is on their property. All of the residents in Lake Holiday should be aware that the State of Illinois by law requires 25% of all Townships parcels to be field checked/reviewed by the Township Assessor every year. This means that the Assessor may be on your property to comply with this State Law. In addition, all of the residents of Lake Holiday should be aware that LaSalle County has increased the charge/fine on each parcel from \$50 to \$180 for each parcel that does not comply with the State Law on yearly review of assessments. Please direct any questions you may have about the State Law and County Charges on assessments to Northville Township Assessor Hal Ament.

Our next meeting will be held on Thursday November 16, 2017

FINANCE COMMITTEE: No report

LAKE COMMITTEE: No report

RULES COMMITTEE: No report

LANDSCAPE:

Rich Johnson, Chair of this Committee reported

The proposed installation of new curbing at Beach #2 has given Lake Holiday the opportunity to re-access our landscape at the entrance to Beach #2 and the landscape strip between the beach and the parking lot. The landscape committee recommends the removal of the 8 locust trees in the landscape strip between the beach and the parking lot and a new landscape to replace the play equipment which is being moved closer to the zip line. Of the 8 trees being removed 2 trees are dead or in severe decline and the rest are in decline.

VARIANCE COMMITTEE:

Ray Uzumecki, Chairman of this Committee, reported on the 18 properties this Committee visited and reviewed to make the following recommendations.

1. Owner of Lot 220 seeks a variance for a home which is within 9.5' of the westernmost side lot line and attached deck which is within 7.5' of the same westernmost side lot line. Both are breaching the 10' setback however do no harm at this time. The on-site review noted a no longer used metal shed 6' x 8' = 48sq. ft. in poor condition on the rear of the home.

**Variance Committee Recommends:** Grant the variance for the existing home structure. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Grant a temporary variance for the existing attached deck. The variance should run until the deck requires major repair or replacement. Providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Remove the metal shed at the rear of the home prior to sale or change of title. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. **Remove metal shed prior to sale or title transfer and assure the attached wood deck is made compliant at the time of major repair or replacement.**

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part **unless otherwise noted.**

2. Owner of Lot 304 seeks a variance for a shed which is within 20' of the shoreline. The shed is approximately 8' x 10' = 80 sq ft within. 2.6' of the westernmost side lot line breaching the 5' & 10' setback however does no harm.

**Variance Committee Recommends:** Grant the variance for the existing structure. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday

Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

3. Owner of Lot 324 seeks a variance for the homes southeast corner which is encroaching on the front setback by 4', a shed in need of maintenance which is encroaching on the northernmost building setback lot line by 4'.

**Variance Committee Recommends:** Grant a temporary variance for the shed. The variance should run until the sale or title change of the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. At the time of sale or title transfer the shed should be moved out of the 30' setback. Grant the variance for the existing house. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the shed is moved out of the setback prior to sale or transfer of title.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part.

4. Owner of Lot 336 seeks a variance for the deck on the southernmost side lot line encroaching on the 5' & 10' easement to 2.3' of the line and a swimming pool which is located approximately 7.5' from the rear lot line and does no harm in its current position.

**Variance Committee Recommends:** Grant the variance for the existing deck and pool. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

5. Owner of Lot 353 seeks a variance for the home which encroaches on the Dee Court 30' setback by .8' and the southernmost side lot line by 1.2' encroaching on the 10' easement.

**Variance Committee Recommends:** Grant the variance for the existing house. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to

proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

6. Owner of Lot 444 seeks a variance for an attached garage which encroaches on the 10' easement on the southernmost side lot line. All dimensions are approximate and subject to revaluation upon presentation of a formal plot of survey.

**Variance Committee Recommends:** Grant the variance for the existing garage. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

7. Owner of Lot 579 seeks a variance for the attached boat garage which encroaches on the 5' & 10' to within 1' of the easternmost side lot line. The attached boat garage is in extremely poor condition. The boat garage appears to be sinking in the direction of the house due to being constructed on a concrete slab (possibly an old patio pad with no foundation or footings), additionally the boat garage front wall supporting structure has rotted out and the north side wall was covered with interior grade material which has deteriorated and is partly missing as per the photo. The interior wall adjacent to the home / garage has no wall covering, insulation or fire break material.

**Variance Committee Recommends:** Deny the variance for the existing boat garage. It is the opinion of the committee the structure should be removed and the exterior wall of the home / garage be covered with a exterior grade siding The property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the removal of the structure and the recovering of the exterior wall of the home.

8. Owner of Lot 640 seeks a variance for the shed 8' x 12.5' which encroaches on the 5' & 10' to the southernmost side lot line by 7.5'. The shed is in need of maintenance. All dimensions are approximate and subject to revaluation upon presentation of a formal plot of survey.

**Variance Committee Recommends:** Grant the variance for the existing shed. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday



Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the shed has the rotted areas repaired and repainted.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part.

9. Owner of Lot 803 seeks a variance for five different issues as noted on the copy of the plot of survey now noted as the primary reference document by the Variance Committee dated October 10, 2017. (1) The home is encroaching on the 10' easement on the north east side lot line by .25 ft in the front and 2.6ft on the rear. (2) The deck and stair assemblage on the rear northeast corner of the home encroaches on the 10 ft side easement and must be rebuilt without further encroachment on the easement as per the primary reference document. (3) The current wood deck on the southwest side of the home encroaches to within 2 ft of the southwestern side lot line and should be rebuilt so as not to encroach on the 5 ft utility easement. The existing hot tub and pergola need to be removed or replaced within compliance of the 10 ft side easement. (4)The rear / lower deck and stair assemblage within 50<sup>th</sup> of the water's edge encroaches on lot 804 by approximately 13 ft and must be removed and rebuilt within the 803 property line as per the primary reference document. (5) The permanent cantilevered dock on the northeastern corner of the water's edge is located too close to the side lot line, the dock may remain in its current location however the easternmost side of the dock should be consider unusable for dockage.

**Variance Committee Recommends:** Grant the variance for the existing structure (1) residence. Grant the variance for the rebuilding of (2), (3), (4), providing the Property Manger inspects and formally approves the placement of footings prior to construction, due to the complexity of the site elevations and a final inspection at the completion of rebuilding. Failure to comply could result in removal of all new construction and loss of variance. (5) Grant the variance for the existing cantilevered dock knowing the easternmost side is unusable for dockage. The variance should run with the property providing the structures are reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the footing inspections are formally approved and a final inspection is conducted.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part **unless otherwise noted.**

10. Owner of Lot 822 seeks variances for the listed items. 1. Upper retaining wall 1' from property line. 2. Mechanical Septic in 5' easement. 3. Southwest corner of wood deck into 5' easement. 4. Wood frame shed .5' into 5' easement in need of rot removal 5. Retaining wall (northeast) 2' into easement. 6. Lake shore wood deck 45' from the water's edge and 6' from the southwest lot line 7. Retaining wall in southwest corner extends 2' over property line. **Cannot receive a Variance!**

**Variance Committee Recommends:** Grant the variances for items 1, 2, 3, 4, 5, 6. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement. **Note Item # 7 is beyond the scope of the committee and must be address with the adjoining property owner.**

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. **Assure the shed is repaired and the retaining wall number item 7 is addressed.**

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be re

11. Owner of Lot 1057 seeks a variance for a large shed / garage 12' x 24' being 1' off of the easternmost side lot line, a shed which 8' x 12' also less than 1' off of the easternmost side lot line and 3' from the rear lot line. Both are encroaching on the 5' & 10' easements and in need of repair see below. All dimensions are approximate and subject to revaluation upon presentation of a formal plot of survey.

**Variance Committee Recommends:** Grant the variance for the existing sheds providing the repairs are made. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. **Assure the siding is added to the rear of the large shed and the small shed is repaired for the rot and doors are installed.**

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part.

**12.** Owner of Lot 1064 seeks a variance for a metal shed 8' x 10' + 80 sq. ft. located 6.' off of the westernmost side lot line, in need of maintenance.

**Variance Committee Recommends:** Grant a temporary variance for the existing metal shed. The variance should run until the sale or title change of the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the shed is properly maintained and removed prior to sale or transfer of title.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part **unless otherwise noted.**

13. Owner of Lot 1076 seeks a variance for a plastic shed which is approximately 8 'x 10' = 80 sq. ft, within 2' of the northernmost side lot line breaching the 5' & 10' setback.

**Variance Committee Recommends:** Grant a temporary variance for the existing plastic shed. The variance should run until the sale or title change of the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the plastic shed is removed prior to sale or change of title.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part **unless otherwise noted.**

14. Owner of Lot 1178 seeks a variance for an attached deck less than 10' from the northernmost side lot line, an attached deck 2' from the southernmost side lot line and another deck 2' off the southern side lot line and 10' feet from the water's edge. The onsite review noted the home is 9.7' from the homes northeastern corner side lot line. .

**Variance Committee Recommends:** Grant the variance for the existing home & decks. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

15. Owner of Lot 1550 seeks a variance for a slide 2' from the westernmost side lot line extending from the top of the hillside to 20+' into the water breaching the 5' and 10' easements. In the opinion of the Committee the slide is not aesthetically suitable and in need of improved housekeeping practices. Historically the slide has been loosely covered with remnant vinyl sign board covers, generally lying around and over the slide with the supporting structure exposed and in violation and breach of (7) in the Restrictive Covenants and (4.10) of Lake Holiday Building Codes.

7. No boat docks, floats or other structures extending into Lake Holiday or lakes shall be **constructed or placed into or on said lakes without written permission, in advance thereof, of Illinois Wildlife, Clubs, Inc., its successors or assigns,** and use of said lakes shall be in compliance with the rules and regulations of Lake Holiday Property Owners Association, Inc.

Lake Holiday Building Codes

4.10 Boat Dock and Swim Rafts

G. **No structure of any material, permanent or temporary, shall be constructed or placed on any dock** except those that are a part of an integral to a built-in or attached boatlift/shore station.

**Variance Committee Recommends:** Grant a temporary variance for the existing slide. The variance should run until the sale or title change of the property. Providing the slide is properly maintained (secure the slide covering in complimentary color). Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the slides is supporting structure is maintained, covering secured in complimentary color and removed at the time of sale or change of title.

It will be the landowner's responsibility to submit to the Property Manager of Lake Holiday a plan addressing corrective action within 30 days of the receipt of this letter. There will be no fee for the submittals and work must be accomplished within 6 months once approved. When the corrective action has been completed the Property Manager will inspect and sign off on the corrective action. The variance will at that point be finalized and no further action will be required on the landowner's part **unless otherwise noted**

16. Owner of Lot 1586 seeks a variance for a detached garage located 9.9 from the northernmost side lot line, a attached rear wood deck which encroaches on both side lot lines on the north 8.6' on the south 9.6'. A lake front deck 8.5' from the north side lot line approximately 14' from the water's edge and 15' above normal pool.

**Variance Committee Recommends:** Grant the variance for the existing structures. The variance should run with the property providing the structures are reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

17. Owner of Lot 1587 seeks a variance for a wood pool deck 2.6' north of side lot line, pump house on the north lot line, boat house /shed 2' off of the south lot line and 23' from the water's edge, lakeside deck 2' off of the north lot line 3' from water's edge, attached garage 9' from the north lot line.

**Variance Committee Recommends:** Grant the variance for the existing structures. The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

18. Owner of Lot 1674 seeks a variance for a shed 1' off of the rear apex of the rear of the lot.

**Variance Committee Recommends:** Grant the variance for the existing shed . The variance should run with the property providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

**Corrective Action Required By Landowner before Variance Finalization.** The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. None

Secretary Dorothy Fleming then made the motion that we approve the recommendations of the Variance committee Motion was seconded by Director Michael Ivanauskas. The above properties will be advised of these variance decisions and information will be duly noted on their property files. Director Michael Ivanauskas and motion passed unanimously. The above property owners will be advised of these variance decisions and information will be duly noted on their property files

Lodge Committee:

Lodge Committee Liaison, Michael Ivanauskas gave the following report.

The committees meet on Sept 25<sup>th</sup> and discussed different ideas and approaches to a new lodge. Each member will talk to their respective groups and come back to the October meeting with different ideas on what each group would like to see with a new lodge. We had a representative from each group along with one none group member. Our next meeting will be Monday, October 23<sup>rd</sup> at the lodge to discuss these ideas and to submit a report to the board in November.

10. NEWSPAPER DEADLINE: OCTOBER 23 AND NOV 16

11. MEMBER FORUM

President George Leidolf went over the Agenda Items to be discussed and informed the attendees they may address only the Agenda Items at this time

Old Business:

1. Culvert Repair Marina Channel – Status Report
2. Comcast Franchise Agreement – The agreement between Lake Holiday and Comcast has been signed. It renews the existing agreement for another 15 years. Lake Holiday will receive

a onetime payment of \$192,830 from Comcast. Recognizing the need to link both sides of Lake Holiday, the Board is planning to use these funds and money from the infrastructure fund to improve the road below the dam so it is usable in all but extreme conditions. Total expenditure is expected to be less than \$300,000. The road will allow safe pedestrian, bicycle, golf cart and vehicular traffic most of the time. It will provide a second route to reach the homes between Easy Street and the dam. There have been occasions when they were blocked due to accidents or fallen trees on Holiday Drive south of Easy Street. In addition, the amenities on both sides of the lake will be more accessible to all.

#### New Business:

1. Cleaning of Wells Below Dam for Inspection – These wells reduce water pressure at the base of the dam. They need to be periodically inspected and cleaned. A reduced water flow has been noted indicating it is time for this service.
2. Change Manner Membership and Rental Approvals are Reported – The Board recently was made aware that some reported sales fail to complete and subsequent membership applications withdrawn. Publicly disclosing a sales price before completion presents problems.
3. Approve 2018 Budget for Member Mailing – The Board will approve the proposed 2018 budget, which holds dues levels at last year’s level, for mailing to the members
4. Beach II Excavation (increase water depth) – Recognizing that Beach II does not get much use, in part due to the shallow water, the Board has decided to mechanically dredge the beach to a depth of approximately 7 feet and add clean new sand. This, along with attractions such as the zip line will offer our members new recreation possibilities.

At this point no members came forward, so we proceeded into the Business part of the meeting.

#### 12. OLD BUSINESS

##### 1. CULVERT REPAIR MARINA CHANNEL

General Manager Jon Bouxsein then gave an update on the progress of this project. Illinois Valley Excavating has completed the project and the Engineers oversaw the process and approved the project once several small items were attended to. The work is complete and final payment will be made.

#### 13. NEW BUSINESS

##### 1. CLEANING OF WELLS BELOW DAM FOR INSPECTION

General Manager Jon Bouxsein stated that prior to the Inspection of the Dam. We check these wells for plugged screens. This year the level was down and they needed professional cleaning. After the cleaning we measured both wells and the rate since the cleaning was down from 9 to 10 minutes to 1 minute. Iron algae buildup causes the plugging. With the Dam inspection set for October 18<sup>th</sup>, he requested the board to authorize this project to be accomplished prior to this date and at the work session they did so. The original cost for this project was \$5986.50 per well times 2 would be a total of \$11523.00. When the project was completed the cost came to \$8,290 with a savings of \$3,133. President George Leidolf stated that helps eliminate the occurrence of sand boils in that area.

##### 2. CHANGE IN MANNER MEMBERSHIP AND RENTAL APPROVAL ARE REPORTED

Vice President Jay Wiegman stated that we have been made aware that our manner of approving property sales is problematic because some of the sales have not been completed and we are disclosing a price prior to a contract being signed. The new method will be that the left and rights will still be done and these property owners will be made aware of the purchasing price. The office staff will still do all the necessary checking as to potential sex offenders or other issues that could affect the sale and alert the Board of any concerns. The Association is now changing our method of



declining to purchase properties and will no longer put names or property sale price in the wording. We will simply state that we have approved the sale or rental of a lot number as read. After a sale this information can be obtained via LaSalle County if anyone wishes to do so on their own.

3. APPROVE 2018 BUDGET FOR MEMBERSHIP MAILING

Treasurer Greg Wasson stated that the Finance committee has scrubbed the budget prepared by General Manager Jon Boussein and the Board has gone over all the items and are satisfied that it is ready for sending off to the residents. You will be happy to hear there will not be an increase in dues for 2018. The budgets will be mailed off to the residents soon so they can peruse them and vote on it. You can vote by sending in your Proxy or bring them to the Annual board meeting scheduled for Dec. 10<sup>th</sup>. Remember that each lot has 2 votes per lot. He then made the motion to accept the budget for mailing. Motion was seconded by Vice President Jay Wiegman. Motion passed unanimously.

4. BEACH 11 EXCAVATION (INCREASE WATER DEPTH)

Director Michael Ivanauskas stated that at this time we have only received 1 bid to do the work on beach 11 so he made the motion to table this until additional bids are made. Motion was seconded by Vice President Jay Wiegman. Motion passed unanimously.

14. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

Vice President Jay Wiegman read the following applications to purchase property approved as of October 17, 2017

- House 67
- House 309
- House 517
- House 612
- House 838
- House 1108
- House 1167
- House 1187
- House 1429
- House 1624

He then made the motion to decline to purchase these lots as read and 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 Jay Wiegman read the following properties to be approved for rental as of October 17, 2017

- House 328
- House 1239

He then made the motion to approve the lease of these residential lots as read, also in accordance with the provisions of the Lake Holiday Property Owner's Association. Motion was seconded by

Director Michael Ivanauskas. Motion passed unanimously.

16. ADJOURN OFFICIAL MEETING:

A motion to adjourn was made by Director Michael Ivanauskas and seconded by Vice President Jay Wiegman. Motion passed unanimously.

Member Forum: No one came forward. After this meeting's adjournment we will have the Meet the Candidates Session.

Respectfully submitted

Dorothy Fleming, Corporate Secretary

31 Members in attendance