

LAKE HOLIDAY BOARD OF DIRECTORS MEETING

November 21, 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, Secretary Dorothy Fleming, Director James Bianchi, Ahren Lehner and General Manager Jon Bouxsein. Absent: Vice President Jay Wiegman, Treasurer Greg Wasson and Director 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 October 2017 meeting. Director James Bianchi made a motion to accept the minutes. Motion was seconded by Director Ahren Lehner. Motion passed unanimously.

4. PRESIDENT'S ADDRESS:

President George Leidolf gave the following address

This year four of the seven director terms expire on December 10th. Five association members in good standing submitted petitions to run for the four openings. They were Dorothy Fleming, Ray Uzumecki, Ahren Lehner, Michael Ivanauskas, and Greg Wasson. All candidates were more than qualified and have proven records of service to Lake Holiday. It was a difficult choice to only vote for four of them. The ballots were counted on November 9th by a group of dedicated women. The winners of the election were Dorothy Fleming, Ahren Lehner, Michael Ivanauskas, and Greg Wasson. Congratulations to the winners. Many thanks to the candidates, the members processing and counting the ballots, and the Lake Holiday office staff for the preparation of the ballot materials. I look forward to continuing to work with this board.

As previously reported, the Association signed a 15-year extension of the franchise agreement between Lake Holiday and Comcast. Comcast will pay Lake Holiday \$192,830 for the right to sell services to our members and the Board plans to use this money along with funds from the infrastructure fund to raise the road below the dam such that it is usable in all but extreme conditions. Total expenditures are expected to be less than \$300,000.

The present road is unsafe for people crossing on foot or on bicycle due to the algae buildup on the road surface and becomes impassible for cars as the water rises during and after periods of significant precipitation. The Dam road is the only link between the Sandwich and Somonauk sides of the association without leaving the development and traveling on county roads.

We have been improving playgrounds and adding recreational facilities on both sides of the development over the years. Children especially need a safe way to reach these facilities. First responders need a safe way to reach people in need. There are a respectable number of homes in the Somonauk side of the development that are between the dam and the Easy Street entrance off Hoxey Road. A few years ago, there was an accident blocking Holiday Drive just below Easy Street. Had the water been high, there would have been no other way to reach these homes until the road was cleared and reopened.

I know that we have members who feel the road is not necessary and the project is a waste of money. Just as we have members who passionately support it. Many felt the same about the road

resurfacing, the skate park, and other improvements. The board has been elected to represent all the members of Lake Holiday and act in their best interests. We have a mix of older and retired people on the Board; younger people still working, people with young children, people with none, people who like to fish and others who like to water ski. It's a good mix representing the demographics of our membership trying to do what is best for Lake Holiday.

I cannot praise our Variance Committee enough. They investigate each variance request, considering the need of the property owner, the impact of granting a variance on their neighbors, and its overall impact on Lake Holiday. They spend hours trying to locate property boundaries and measuring distances, checking construction, walking up and down hills all to determine if a variance should be granted or not. That said, there was a request for a variance that was not referred to them due to unusual circumstances.

The situation involved the sale of a property where the title insurance company was unwilling to issue a policy since a deck was in violation of Lake Holiday requirements. They were down to the wire with closing already postponed once and the buyer's lock on a mortgage rate running out. The property owner requested a variance for a deck which violated the setback requirement and crossed the property line by several inches. The owners of the neighboring property had no objection to this deck and the buyers had no objection to being required to removing the portion of the deck on the neighboring property when repairs were required of the deck or when they sold the property. If the sale were to fail due to this issue, the seller would have incurred damages, which is something that our attorney wanted us to avoid. Not all board members were willing to issue the seller a variance, but the consensus was to issue the variance.

5. MANAGER REPORT:

General Manager Jon Bouxsein gave the following report

Dam inspection- The dam was inspected as scheduled and a thorough check of all areas was done by our engineering firm Vasconcelles Engineering Corp. No areas of concern were readily identified and we will now wait for the final report. This report will contain survey measurements of the structure to ascertain whether the structure has changed since last year's inspection. Also included in the final report will be data collected and analyzed from our piezometers and inclinometers. All data collected as well as visual observations of the entire structure and downstream areas where accessible will give us an idea how well our dam is doing and what maintenance, if any, will need to be completed before the next inspection.

Docks and Bathrooms- Bathrooms are being closed and all docks are being pulled from the lake for the season.

Proxy and Budget Mailing- By this time you should have received your copy of the 2018 budget and your proxy ballots. Each member in good standing is encouraged to vote on approval or disapproval of the proposed 2018 budget. You may either vote in person at the Annual Meeting scheduled for December 10th, or by proxy. If you cannot attend the meeting and wish to cast a vote you have several options. You may either assign your vote to the Board of Directors or to any member in good standing. You may mark your ballot for, against or you may abstain. You may also leave the ballot unmarked. If you assign your proxy to the Board of Directors they will vote your ballot as marked or for the proposed budget if left unmarked.

If assigning the proxy to the Board of Directors they must be delivered to the Lake Holiday office, either in person or by mail, no later than Friday December 8th at 4PM. If you assign your proxy to a member in good standing you must give your ballot to that person. The Annual Meeting, as required by the By-laws of the Association, will be held at the lodge on Sunday,

December 10th at 2pm. The purpose of the annual meeting is to vote on the budget and no other business will be conducted or considered.

6. TREASURER REPORT

Secretary Dorothy Fleming read the report submitted by Treasurer Greg Wasson

General Fund total revenues for the month ending October 31st 2017 were \$1,875,738 and total expenses and transfers were \$1,671,213 resulting in revenues in excess of expenses and transfer by \$204,525. Expenditures for capital items were \$48,802, which results in revenues in excess of expenses, transfers, and capital expenditures by \$155,722.

Total cash and investments were \$2,251,246 and total fund balances (Association equity) were \$5,724,447 of which approximately \$2,550,704 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 October 17, 2017 thru November 21, 2017

CALLS TO SERVICE

8 ASSISTS TO LSCO SHERIFF'S DEPT.

5 ASSIST OUTSIDE AGENCY

6 ASSIST RESIDENT

4 WELL BEING CHECK

5 JUVENILE COMPLAINTS

6 CALLS OF SUSPICIOUS ACTIVITY

3 CALLS OF SUSPICIOUS PERSON

9 CALLS OF SUSPICIOUS VEHICLE

46 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 46 TOTAL

18 – FISHING LICENSES CHECKED

CITATIONS

25 – SPEEDING

2 – NO LH VEHICLE STICKER

1 – LEASH RULE

1 – OBSTRUCTION

7 – UNLICENSED UNINSURED VEHICLE

1 – NO DL ON PERSON

37 CITATIONS TOTAL

WARNING CITATIONS

24 – SPEEDING

4 – STATE LAW CRIMINAL TRESPASS

1 – PASS VALIDATION

1 – RECKLESS DRIVING

2 – RUBBISH

1 – PETS
5 – BURNING
3 – STOP SIGN VIOLATION
1 – CURFEW
4 – UNLICENSED VEHICLE
1 – LEASH RULE
45 WRITTEN WARNINGS TOTAL

Between OCTOBER 17 and NOVEMBER 20, one electronic speed radar sign was posted and collected the following data from the 400 block of LaSalle Drive on the Somonauk Side:

62% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.
33% of the vehicles that were clocked by the sign were travelling between 21 and 30 MPH.
5% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

Between OCTOBER 17 and NOVEMBER 20, one electronic speed radar sign was posted and collected the following data from the 1900 block of Suzy Street on the Sandwich Side:

71% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.
27% of the vehicles that were clocked by the sign were travelling between 21 and 30 MPH.
2% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

In late October, LHPS responded to the area of Hilda Drive in regards to a call of a missing child. The child was found hiding in the basement of the residence. LSCO was notified.

LHPS received a call to the 100 block of Holiday Drive in regards to juveniles being pulled by a truck while holding a rope and riding a skateboard on the roadway. LHPS made contact with the driver of the vehicle and the juveniles involved – in addition to contacting their parents.

LHPS received a call to the 900 block of Judie Drive in reference to a male subject entering an unlocked resident vehicle, parked in a residential driveway. LHPS made contact with the subject and notified LSCO with details about the subject. LSCO dispatched Sandwich Police Department to the area and the subject was detained until LSCO arrived. The subject, who was later identified as a LH resident, was arrested for Criminal Trespass to a Motor Vehicle and was taken to the County Jail.

A resident from the 200 block of Lisa Lane reported eggs thrown at the siding of his residence by unknown persons. A desk report was filed.

A canoe that was found after the big rainstorm in early October was claimed and returned to the owner at the LHPS office.

A resident reported losing an earring in the parking lot of Beach 2.

LHPS responded to a vehicular accident in the area of the Somonauk Side of the dam. No injuries were reported. Both vehicles required a tow service. LSCO was contacted and the driver of one of the vehicles was arrested in addition to his passenger who had an active warrant out of Kendall County.

Just before the Halloween holiday, a resident from the 800 block of Holiday Drive reported items thrown on his porch and driveway. LHPS picked up a torn up paper movie poster and a damaged flashlight.

In early November LHPS made contact with solicitors from the Clearview Energy electric supply company. All subjects were issued written warnings for criminal trespass and the business owner was contacted. All subjects left the area without incident.

LHPS responded to assist Somonauk Fire Department with a vehicle fire in the area of LaSalle Drive. The vehicle was vacant and had a faulty electrical system. DeKalb County was notified of the incident after the fire was extinguished safely.

LHPS responded to the area of the 1400 block of Nova Road for a vehicle accident. The driver lost control of the vehicle and caused damage to residential property and LHPOA easements. LHPS made contact with the driver before LSCO arrived. The driver was arrested for driving under the influence. He was not a LH resident.

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, November 14th at the Lake Holiday Lodge. The chair person for this meeting was Linda Rahn assisted by members Judy Straube, Anna Sopoci, Karen Gresk and Myrna Skopek. The theme was “Magical.”

New members Julie Bolton, Karen Gresk, Mary Ellen Ashenbrenner and Kate Silver were installed in the Ladies Club and given a bouquet of flowers. Jackie Wendland was honored as a 25 year member.

Katherine Goodin, chairperson 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. December 4th is the last day to secure your spot by paying for your lunch.

Carol Uzumecki who is the Ladies Club representative to the Ad Hoc Lodge Committee stated that she attended the last meeting for this committee.

The Ladies Club is delivering Meals on Wheels in November.

Members voted on the slate of officers for 2018-2019 received a unanimous vote. .

Co-Presidents: Myrna Skopek & Jeanne Greenwalt

1st VP: Maureen Fox & Arlene Ivanauskas (Special Projects & Member Relations)

2nd VP: Jackie Moravik & Debbie Jozwiak (Programs)

Secretary: Cathy Marquett

Treasurer: Carol Uzumecki

We voted on our Annual Donations to local charities. Members were reminded that at the Christmas Luncheon they can donate to the Sharing Pantry.

Arlene Niemann and Bonnie Siebert were appointed to audit the checking account of the Ladies Club.

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 listed in then the monthly calendar of the Lake Holiday News

Andy Kline gave us a very entertaining magic program.

The next meeting will be an informal meeting at NOON on Tuesday, December 12th at the Lodge; the Christmas Luncheon.

FISHING CLUB:

No official report: General Manager Jon Bouxsein reported that the Fall Shocking of the Lake was conducted. They found some good sized bass and I carp. Joe Rush will present his report on this endeavor at the February 1, 2018 Fishing Club meeting, time 6 PM and all members in good

standing are welcome to attend. President George Leidolf added that the Fishing club has also stocked the lake with 1400 Walleye.

RECREATION COMMITTEE:

Secretary Dorothy Fleming first announced that Sharon Shepard and Kathy Martin have retired from this committee and the board thanks them for all their time and effort put forth to provide such varied and exciting recreation activities. They have found 2 members Shelly Sypien and Nikki Lorenzen who have agreed to chair this Committee and they have already supplied the board with potential recreation activities for the year 2018.

She then read the report submitted by Shellie Sypien, New Co-Chair of the Recreation Committee. We would like to report the Trick or trunk was a big hit even though the weather did not cooperate. Kim Van Osdell, Beverly Murray and their other helpers put on a great event. We look forward to their team of volunteers and a successful Halloween event next year. We held a Recreation Club planning event in November and had three in attendance. Although the attendance was light the ideas were flowing! We look forward to working together with Kim Van Osdell, Beverly Murphy and Judy Kreczmer on future events. Thank you, ladies for taking time to offer your ideas and assistance. Monday Night Yoga started November 13th. Attendance was at 20 on the 13th and 15 on the 20th. We hope to continue to offer this to residents as long as we have participation. Planning has begun for the Santa Visit on December 3rd, New Year's Day Potluck, and the Chili Cook-off on February 17th. You can follow all the upcoming events on the Recreation Page in the Lake Holiday Newspaper, Lake Holiday Property Owners Association page and other LH FB pages. We are in need of volunteers. Please contact Shelly Sypien at [815.712.5686](tel:815.712.5686) or Nikki Lorenzen at [630.649.0568](tel:630.649.0568) to volunteer.

NORTHVILLE TOWNSHIP: No report

FINANCE COMMITTEE: No report

LAKE COMMITTEE: No report

RULES COMMITTEE: No report

LANDSCAPE: Rich Johnson, Chair of this Committee reported

The landscape committee is pleased to say that new lighting for our entrance landscapes is under review. Dorothy Fleming our board representative is working with Jon and the board to better light up the entrances and add beauty to our present landscapes. Moving on, the big surprise for next spring will be a much needed new landscape look at Beach #2. Part of the plan has already started. We hope the members will like the finished product. On another note, how about making good use of your spare time this winter and write down ideas and plans for your own landscapes. Maybe go to the library, its' a fun place to visit and they have many books and magazines with landscape plans and pictures. Good luck.

VARIANCE REVIEW COMMITTEE:

Ray Uzumecki, Chairman of this Committee, reported on the 17 properties this Committee visited and reviewed to make the following recommendations.

1. Owner of Lot 47 seeks a variance for a shed which is within 5' of the west rear and south side lot lines approximately 8' x 10' = 80sq ft breaching the 5' & 10' easement however does no harm. 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. None

2. Owner of Lot 197 seeks a variance for a shed which is within 2' & 5' of the rear and side lot lines approximately 8' x 12' = 96sq ft breaching the 5' & 10' easement however does no harm. The doors of the shed are 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 doors are maintained.

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.**

3. Owner of Lot 660 seeks a variance for a shed which is within 8' of the rear lot line approximately 10' x 12' = 120sq ft. breaching the 10' easement 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

4. Owner of Lot 677 seeks a variance for a oversized shed which is within 7' from the rear and 4' from the side lot lines approximately 12' x 14' = 168sq ft breaching the 5' & 10' easement 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

5. Owner of Lot 705 seeks a variance to repair storm damage for the two story house addition by 3 inches, the pre-existing deck and recently added support piers on the north side of the house by approximately 2 feet, the pre-existing hot tub platform approximately 2 feet; the pre-existing south deck and recently added support piers on by less than 2 feet, and the pre-existing garage stairs to the 2nd floor.

Variance Committee Recommends: Grant the variance for the existing two story house addition 3 inches into the ten foot north side easement. Modify the pre-existing (storm damaged) north side deck using the recently added supporting piers not to extend into the five foot utility easement, to include proper attachment to the home as per detailed drawings supplied by the owner. Also the pre-existing hot tub platform that encroaches 2' into the side ten foot easement and the pre-existing south deck and recently added support piers encroaching 2' into the ten foot side easement, providing supporting piers and posts are properly installed supporting the side overhang noted on the survey. Replacement of the pre-existing garage stairs to the 2nd floor, the stairs should not extend out more than 4' wide running parallel with the garage wall. 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 footings are inspected by the property manager prior to pouring and monitored by the property manager as needed.

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.**

6. Owner of Lot 762 seeks a variance for a shed which is within 3' to 4' of the rear and side lot lines. The shed is approximately 8' x 8' = 64sq ft breaching the 5' & 10' easement however does no harm. 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 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

7. Owner of Lot 814 seeks a variance for a permanent cantilevered dock located on the water's edge approximately 4' from the southernmost side lot line in need of deck resurfacing. The on-site review noted a wood deck within the 10' easement on the northernmost side lot line near the water's edge.

Variance Committee Recommends: Grant the variance for the existing dock and deck 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. Assure the dock is resurfaced

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.**

8. Owner of Lot 1099 seeks a variance for a metal shed which is within 10' of the shoreline. The shed is approximately 10' x 5' = 50sq ft within 9' of the side lot line, breaching the 10' easement however does no harm. However does not appear to be properly anchored. The on-site review noted all four corners of the house and attached deck breach the 10' easement by approximately 1' the deck by 5'. The set of stairs with a landing breach the southwest side lot line 10' easement.

Variance Committee Recommends: Grant the variance for the existing stair and landing only. 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 metal shed. The variance should run until the sale or title change of the property. 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 stairs and landing are better maintained and the shed is properly anchored and removed at the time of 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.**

9. Owner of Lot 1100 seeks a variance for a shoreline wooden deck 3' from the southernmost side lot line also a stairway 2' from the northernmost 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 shoreline deck and stairs. 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. 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. None

10. Owner of Lot 1264 seeks a variance for a shed which is within 47' of the shoreline. The shed is approximately 10 'x 16' = 160sq ft within 9' of the side lot line, breaching the 10' easement however does no harm at this time. However does not appear to be properly anchored. And a boat lift & dock located on or near the side lot line.

Variance Committee Recommends: Grant the variance for the existing shed only. The variance should run with the property providing the structure is reasonably maintained. Grant a temporary variance for the existing dock and lift. The variance should run until the sale or title change of the property 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 anchored & the lift moved or removed at time of sale.

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.**

11. Owner of Lot 1420 seeks a variance for a shed which is within 9' of the rear lot line. The shed is approximately 8 'x 12' = 96 sq ft breaching the 10' easement however does no harm. The on-site review noted the home encroaches on both the north and south side lot lines by 1'.

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.

12. Owner of Lot 1531 seeks a variance for a deck which is within 4' of the water's edge approximately 16'x 20' = 320sq ft. The deck appears to be properly anchored.

Variance Committee Recommends: Grant the variance for the existing deck. 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

13. Owner of Lot 1582 seeks a variance for a shed approximately 10 'x 12' = 80 sq ft within 9' of the southernmost side lot line breaching the 10' setback. A wooden deck attached to the house breaching the southernmost side lot line easement by 6'. A wood deck is within 20' from the water's edge. Also a cantilevered dock breaching the south side 10' easement and a temporary jet ski dock encroaching on the north side 10' easement.

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

14. Owner of Lot 1584 seeks a variance for a wood dock / deck located on and over the water's edge encroaching on the 5' & 10' side easements. The onsite review noted a side stair / deck which is 8.5' from the side lot line.

Variance Committee Recommends: Grant the variance for the existing dock and side stair / deck. 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. **Note the current dock is 330 sq. ft. leaving 170' sq. ft. for removable piers** 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 1589 seeks a variance for a shed in need of maintenance which is within 37' of the shoreline. The shed is approximately 8 'x 8' = 64 sq ft within 1' of the northernmost side lot line breaching the 5' & 10' setback approximately 10' above normal pool and does not appear to be properly anchored. There is also a deck approximately 30' from the water's edge.

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. Assure the shed is properly anchored and properly maintained.

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 1692 seeks a variance for a shed 11'x 13' = 143 sq ft within 3' of the northernmost side lot line breaching the 5' & 10' setback however needs maintenance. All dimensions are approximate and subject to revaluation upon presentation of a formal plot of survey. The onsite review noted that relatively new front deck (one month or less /grass growth) on 6.13. 17.

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. Assure the deck was permitted and the shed needs maintenance.

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.**

17. Owner of Lot 1695 seeks a variance for a pool which is within 10' of the rear northern and easternmost side lot line a chimney on the westernmost side encroaches on the 10' easement. The front entrance of the home encroaches on the 30' setback by 1.5'. The onsite review noted a play structure 8.5 feet from the side 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

Director James Bianchi then made the motion that we approve the recommendations of the Variance committee Motion was seconded by Director Ahren Lehner. Motion passed unanimously. The above properties will be advised of these variance decisions and information will be duly noted

on their property files. The above property owners will be advised of these variance decisions and information will be duly noted on their property files

On another note Ray Uzumecki chairman of the Variance committee submitted this letter On November 1, 2017 the Board of Directors issued a letter allowing a property owner, in the process of the selling his property, to sell the home with a noncompliant deck attached to the home. This deck was not only encroaching beyond the 10' and 5' side easements but onto the neighbors adjoining property.

I quote "The Board of Directors is willing to grant a temporary variance to the structure provided that the future owners agree to remove the encroachments from lot # when they transfer title or at the time repairs are made to the deck. Once the deck has been brought completely onto lot # a permanent variance will be granted for the setback violations."

Granting a temporary variance, allowing the sale of the home without a firm commitment as to the exact timeframe of correcting the encroachment onto a adjoining lot by only stating the deck should be removed from the adjoining property if and or when it is in need of repair or is sold by the new owner which could be twenty years. It has been inferred that this is not a serious issue, if it is not why did the encroachment delay the closing of the property and drag in the attorneys including our associations attorney who was instrumental in the structuring of the variance policies and then throws the association's variance policy under the bus.

Historically the variance committee has recommended the removal of any structure from an adjoining property prior to sale or transfer of title from the current owner.

In failing to address the encroachment with the current owner it in fact converts his problem into the neighbor's responsibility. The misdirected actions have in essence placed the original neighbor, who in good faith tried to help out, into a situation that, when the neighbor sells their property, they have an encroachment that has been accepted by the HOA and does not have to be addressed until an undefined date. Becoming a situation that drags the association into a new situation with the neighbor's future buyer, loan provider, title company or attorney. Typically attorneys do not address issues they push them down the road, in this case next door, again in need of problem solving during the sale of the neighboring property, it is called job security.

The Board, committed to granting a permanent variance with no reference to correcting the 10' & 5' side easements, both breaching the principals of consistency and compliance historically imposed on other property owners. More disappointing is the fact that all of these actions were being process on Tuesday (Oct. 31.2017) thru Thursday (Nov. 1.2017), a timeframe during which I personally had numerous conversations and emails with the property manager and office staff relative to other ongoing variance issues. A simple couple of questions could have enabled an action more in concert with our current then existing practice. Question did any one actually go on site to look at the issue? Experience has taught the committee that often the written requests do not accurately reflect the reality of the issues. Question did anyone look and see what had been done in previous situations? The variance committee generates a list of properties that require follow up actions processed & unprocessed by date and lot number describing the actions taken designed to be a reference source for just this type of issue.

Most disappointing, was it not for one individual the entire transaction would have been unknown to the variance committee and kept in the dark. The variance committee has repeatedly demonstrated the ability to process requests for variances on short notice. On one occasion a variance request was received, on-site inspected, pictures taken, written up and submitted for committee recommendation in six hours, i's dotted and t's crossed.

In the variance committee's view, the granting of this variance is a demonstration of the policies that created the conditions that generated the need for a Variance committee. The lack of courage to say "no" when "no" is the right thing to do, sends the wrong message to each of our members in similar situations who have already complied with a corrective action and endangers the validity of current and future corrective proceedings. It moves the established line in the sand from May 16, 2016 to November 2, 2017. At the same time it has jeopardized over 170 documented recommendations over eighteen months of the committee's efforts to demonstrate the true value of having a documented clean variance to facilitate the refinancing, sale or transfer of title of their home. The very same issue just discussed and the issue the variance committee was appointed for. Probably more documentation of variance consistency and compliance than produced in the past fifty years. The Boards inconsistency erodes the value of each of the supporting committees and has placed the Variance Committee members in the position of appearing to misrepresent or misinterpret the policies of Lake Holiday.

Please do not misunderstand we are not stating the Board does not have the authority to take this action, because the board has such authority. The committee understands we serve at the pleasure and direction of the Board of Directors. In our opinion we have served in concert with the Board of Directors. From time to time we have asked for and received guidance on variance issues and in turn have willfully incorporated the board's directives into our recommendations. We are dedicated to the task of instilling an environment of consistency and compliance. As demonstrated by our investment of over one thousand hours of group service to the Board and the community.

That being said; the committee respectfully requests a firm commitment from the Board of Directors that we will in the future all work within the same set of rules & guidelines, in the spirit of consistency and compliance, with an open exchange of information. Speaking on behalf of the Variance Committee we remain firmly committed to the goal of correcting the inconsistencies of the past, creating a means of mitigating existing inequities in concert with the requirements of the property owner and the betterment of the community. At the end of the day please know we the committee do not want or need to be involved in every variance only to operate in concert with the board, informed of each other's actions, in service to the community.

In closing; we respectfully ask for the Board to promptly address the above commitment and share your position with the committee. Please know the remaining members of the variance committee await your position. Please know we remain totally committed to the concept of consistency and compliance working with the members suggesting solutions to difficult situations most importantly being fair and doing what we perceive to be the right thing. We would like to put this experience behind us and continue with our quest. However remain unwilling to repeat past practices. Speaking for the Committee I would like to express the committees regret in accepting Michael Corriveau's resignation from the committee. We thank Michael for his service and guidance, at the same time understanding his frustration and motivation in resigning.

As for the future I would suggest starting the search for a qualified replacement. The candidate should have basic knowledge of construction and the ability to read & interpret drawings. Someone with the experience in the trades would be most desirable. The candidate must have the time, ability & commitment to process the requests. On average it takes approximately three to four hours of processing time to produce one request.

Life has taught me that all we acquire physically can be lost, at the end of the day it is our reputation that truly survives. Respectfully Submitted Nov. 21, 2017, Raymond Uzumcki lot 1592 Chair Variance Committee

In response, President George Leidolf stated that we do agree that we should have conferred with the Variance Committee and does agree that the Board could have handled this differently but with time being short, the encroached property owner having no issue with a variance for the deck, and attorneys involved the board proceeded with what the board thought was in agreement the Variance Guidelines. He stated that from here forward we will definitely work hand in hand with the committee. He hopes we can put this behind us and work together. Thanks for your input.

Lodge Committee: No report

10. NEWSPAPER DEADLINE: NOV 16 AND DEC. 7

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. Beach 11 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

New Business:

1. Variance Request Lot 838 this is to formalize this variance

Ray Uzumecki, Lot 1592, inquired if this beach 11 excavation will be going beyond the hard bottom? General Manager Jon Bouxsein stated no that this bottom is accumulation of sand runoff, silt and road materials it is presently 3 feet deep and we hope to go to a potential 7 feet. The DNR representative and advisor of the dam and water safety stated that this would not be a concern.

Cathy Marquett, Lot 412& 413 inquired what and how the follow up procedure was performed on the Variance recommendations stating that there has been a lot of ground work done by this Variance committee and hopes there is follow up to bring the properties in compliance General Manager Jon Bouxsein stated that we have a coding for all the properties that have requested a variance. Once the Variance committee submits their recommendations and they are approved by the board these files are then placed in separate color coded folders, Red folder indicates variance applied for and granted with no further follow up and yellow folder for variances applied for needing continued work to be completed prior to permanent variance being granted. The General Manager then sends out letters to the party advising them of the necessary corrections and this continues till compliance is obtained.

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

12. OLD BUSINESS

1. BEACH 11 EXCAVATIONS (INCREASE WATER DEPTH)

Director Ahren Lehner stated that we have received 2 bids to complete this project. The 1st bid was from Superior Seawalls for \$114,404 and the 2nd bid came from Johnson Excavating, Inc. for \$121,726. Both of these bids included the cost of the sand which will be purchased and brought in separately. At this time, he made the motion that we accept the bid from Superior Seawalls for

\$114,404. Motion was seconded by Secretary Dorothy Fleming. A voice vote was taken due to the cost of this project and all 4 attending Board members voted Aye. Motion passed unanimously. This project will be accomplished when weather permits.

13. NEW BUSINESS

1. VARIANCE REQUEST LOT 838

President George Leidolf stated that, the Board has already granted a temporary variance on this property and now we need to make this formal. The sale has gone through and the new owner has been made aware of the circumstances of this variance. In hindsight, the Board would have been better served by deferring to the Variance committee but with legal advice and time constraints as he noted above in his President's address, the decision was made by a majority of the board. At this time a motion was made by Director James Bianchi and seconded by Secretary Dorothy Fleming to grant this variance and allow the sale to proceed. Director Ahren Lehner voted no as he had previously. Secretary Dorothy Fleming and Director James Bianchi voted yes. Motion passed 2 to 1.

14. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

Director James Bianchi read the following applications to purchase property approved as of November 21, 2017

House 2Z
Vacant 58
House 191
House 1025
House 1039
House 1243
House 1383
House 1419
House 1458
House 1886

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:

Director James Bianchi read the following properties to be approved for rental as of November 21, 2017

House 539
House 975
House 1155
House 1115
House 1419
House 1449
House 1751

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 Ahren Lehner. Motion passed unanimously.

16. ADJOURN OFFICIAL MEETING:

A motion to adjourn was made by Director Ahren Lehner and seconded by Director James Bianchi. Motion passed unanimously.

Member Forum:

A member came forward and addressed the new format for approving sale of homes and rentals. He feels it was a reaction to one realtor's comments. He stated that he is a former realtor and found the prior publishing had been in effect prior to his time at the lake and it was most effective. He stated that it aids the neighbors to become aware of their new neighbor and greet them to the Association. Also, by publishing prices, it enables other home owners to be aware of the going prices of homes and when new assessments are made it allows a source for people to find comparable properties and prices. He has noticed that home prices are listed in other newspapers. His suggestion is to only list names and price of homes once the sale has been completed that way it would in no way jeopardize a sale. President George Leidolf stated that he has had other residents and he also preferred the old system. Director Ahren Lehner inquired if there was any ethical reason for not publishing prices that anyone knows of. President George Leidolf stated that the board will readdress this procedure.

No one else came forward.

Respectfully submitted

Dorothy Fleming, Corporate Secretary

13Members in attendance