

## LAKE HOLIDAY BOARD OF DIRECTORS MEETING

December 19, 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, Treasurer Greg Wasson, Secretary Dorothy Fleming, Director James Bianchi, and General Manager Jon Bouxsein. Absent were Vice President Jay Wiegman and Directors Lehner and Michael Ivanauskas.

### 3. ACCEPTANCE OF MINUTES OF THE NOVEMBER MEETING

President George Leidolf asked if everyone had an opportunity to review the minutes of the November 2017 meeting. Director James Bianchi made a motion to accept the minutes. Motion was seconded by President George Leidolf. Motion passed unanimously.

### 4. PRESIDENT'S ADDRESS:

I am pleased to report that the 2018 LHPOA budget was approved at our annual meeting on December 10<sup>th</sup>. Total votes cast were 861. Of these, 774 voted in favor of the budget, 67 against, and 20 abstained. As previously stated, 2018 dues remain the same as 2017.

We have all been informed of a pending Utility Services of Illinois, INC. rate increase for water service. The Board will be pursuing legal action opposing this increase and will provide more information in coming months.

A few members have stated that the money received from Comcast should be used to help reduce algae in the lake rather than improving the road below the dam. I know of no reasonable way to eliminate the algae that blooms every summer. We know carp and geese contribute to the algae and have plans to reduce their numbers as soon as possible, but algae blooms are common on lakes such as ours. This last summer saw blooms in lakes across the country.

I am convinced that blooms would be greatly reduced by eliminating the carp and geese and prohibiting motor boats that stir the bottom silt. Since many of us enjoy boating activities such as water skiing, wake boarding, and just zipping across the water on a sizzling summer day it is unreasonable to expect to eliminate this factor. Note, improper operation of a boat, just off plane (at approximately 9 to 12 mph), while sightseeing is a major contributor to stirring silt into the water column. The Lake Committee is conducting a study of nutrients in the water and lake bottom that may result in the discovery of other actions we can take to improve the water quality. The Board is committed to working towards better water quality.

Ice is forming, melting, and reforming with variations in the temperature. This probably means we can do nothing regarding the carp until the ice is at least eight inches thick. Assuming this occurs and the carp have formed large schools, we will engage the carp fishermen. If they cannot remove carp this winter, we will attempt to do so as soon as ice is off the lake. Last February we tried in open water, but were thwarted when the net tore. Bottom obstructions have subsequently been removed.

Ice fishermen, skaters, cross country skiers, and others will soon begin to use the ice in the pursuit of their favorite winter sports. As I have said many times before, ensure that that the ice is safe before venturing onto it. Let's see if we can make it through the winter without an accident on the lake.

## 5. MANAGER REPORT:

General Manager Jon Bouxsein gave the following report

**Carp-** We are watching the movement of carp via the side scanning sonar and with telemetry for schooling activity. I have been in contact with the commercial fishermen and they await our call. Once the lake freezes sufficiently to support the commercial fishermen's equipment we will schedule an under the ice netting. If the ice does not thicken to 8 inches we will schedule for when conditions allow. We believe we have a good idea of the locations carp school in each winter and will use that to our advantage.

**2018 Budget** – The 2018 budget was approved at the Annual Meeting held December 10th. Votes cast for the budget totaled 861 of which 774 were for the budget, 67 voted against the budget and 20 abstained. The dues structure for 2018 will be \$910.00 for a lot with a home and \$751.00 for a vacant lot. Members may start making payments now if they choose. This year due to the work load involved in setting up promissory notes a fee of \$10.00 will be charged to those members wanting to take advantage of this program. Remember fees must be paid or arrangements made before March 1<sup>st</sup> to avoid the \$50.00 late fee.

**Lake Usage-** While not every member uses the lake during the winter those that do should keep a few things in mind. Snowmobiles are NOT allowed on association owned roads, ditches or green areas excepting the lake. You may not ride on fellow members lots without their permission. In order to operate a snowmobile on the lake, the snowmobile must be trailered to Beach III, Lodge, Marina ramp or other green area abutting the lake and operated on the lake only from that location. This has been a warm fall and winter may not be cold enough to completely freeze the lake. Please use caution when venturing out this winter.

## 6. TREASURER REPORT

Treasurer Greg Wasson gave the following report.

General Fund total revenues for the month ending November 30th 2017 were \$2,232,392 and total expenses and transfers were \$1,837,461 resulting in revenues in excess of expenses and transfer by \$394,932. Expenditures for capital items were \$48,802, which results in revenues in excess of expenses, transfers, and capital expenditures by \$346,129.

Total cash and investments were \$2,360,546 and total fund balances (Association equity) were \$5,920,575 of which approximately \$2,556,425 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 November 21, 2017 thru Dec. 19, 2017

### CALLS TO SERVICE

7 ASSIST TO LSCO SHERIFF'S DEPT.

7 ASSIST OUTSIDE AGENCY

5 ASSIST RESIDENT

2 WELL BEING CHECK

2 JUVENILE COMPLAINTS

4 CALLS OF SUSPICIOUS ACTIVITY

5 CALLS OF SUSPICIOUS PERSON

11 CALLS OF SUSPICIOUS VEHICLE

43 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 23TOTAL

11 – FISHING LICENSES CHECKED

CITATIONS

9 – SPEEDING

1 – LEASH RULE

3 – UNLICENSED UNINSURED VEHICLE

1 – BURNING

14 CITATIONS TOTAL

WARNING CITATIONS

16 – SPEEDING

1 – OBSTRUCTION

16 – BURNING

4 – STOP SIGN VIOLATION

1 – LH VEHICLE STICKER

7 – UNLICENSED VEHICLE

45 WRITTEN WARNINGS TOTAL

Between NOVEMBER 20 and DECEMBER 18, one electronic speed radar sign was posted and collected the following data from the 100 block of Tammy Lane on the Somonauk Side:

71% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.

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

8% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

Between NOVEMBER 20 and DECEMBER 18, one electronic speed radar sign was posted and collected the following data from the 700 block of Cynthia Drive on the Sandwich Side:

59% of the vehicles that were clocked by the sign were travelling between 5 and 20 MPH.

35% of the vehicles that were clocked by the sign were travelling between 21 and 30 MPH.

6% of the vehicles that were clocked by the sign were travelling between 31 and 45 MPH.

In late November, LHPS received two calls regarding non-resident vehicles parking in the area of the 1300 block of Park Place. LHPS made contact with both drivers who were on foot walking to the bar on County Line Road. Both drivers were asked to leave and were warned not to park in Lake Holiday jurisdiction in the future.

LHPS responded to a non-injury three car accident in the area of the 1100 block of Holiday Drive. Two the vehicles involved were parked on the side of the roadway at the time of the collision. LSCO was contacted and an accident report was completed.

In early December, LHPS was called by DeKalb County Sheriff's Office to assist Somonauk Ambulance at a residence in the area of the 700 block of Cynthia Drive. The subject was taken to VWH for treatment.

LHPS received a call from a resident on the 100 block of Tammy Lane. The caller explained that a young child was going door to door in the area looking for kids to play with. LHPS responded to the area and was assisted by another resident to locate the child's address. LHPS made contact with the child's mother, who lived in the Classen Estates subdivision and the child returned home.

LHPS responded to three separate 911 hang up calls from LSCO. All three incidents were made accidentally from resident addresses in Lake Holiday.

A resident from the 500 block of Holiday Drive reported criminal damage to property after he discovered that his reindeer holiday lawn decorations were damaged by unknown persons. A report was filed.

LSCO and LHPS were contacted for a vehicle vs. mailbox accident in the area of the 800 block of Holiday Drive. The motorist was located and cited by LSCO for leaving the scene of an accident, failure to report an accident, driving in the wrong lane and driving on the shoulder of the roadway.

#### 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, December 12th at the Lake Holiday Lodge. The chair person for this meeting was Katherine Goodin assisted by members Anna Doherty, Julie Bolton, Jerry Fuzak, Connie Kauffman and substitutes, Dorothy Fleming, Dottie Olsen, Judy Kreczmer and Cindy Kaminky. The theme was "Heating up for Christmas."

Members were directed to view the newly painted kitchen arranged by Arlene Ivanauskas and Maureen Fox with the new valances made and donated by Kate Silver.

The Ladies Club Board prepared and served appetizers and punch. Our luncheon of sautéed chicken Marsala was catered by Upper Crust of Yorkville with delightful entertainment by The Sandwich Madrigal Singers.

Members donated individually to the Sharing Pantry instead of a gift exchange.

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

The next meeting will be on January 9, 2018 with entertainment by Sandi Haynes a violinist & flutist. All ladies of Lake Holiday are welcome to attend the Ladies Club meetings

**FISHING CLUB:**No official report

#### 9. COMMITTEE REPORTS:

**RECREATION COMMITTEE:** Secretary Dorothy read the report submitted by Shellie Sypien, New Co-Chair of the Recreation Committee

This past month the Recreation committee has been hard at work planning future events as well as putting the finishing touches on upcoming events. The Visit with Santa was a big hit. We are lucky to have the best Santa, Vince Zito, available to our community. He was very patient and took his time with all the kiddos. We also want to thank our other volunteers, Kristin Meany and Linda Maree. We couldn't have pulled this off without them. We had more than 125 children enjoy a photo opportunity with Santa, goody bags, refreshments, making photo frame ornaments and enter the coloring contest. Ravin Reid was the winner and she won a new box of crayons and a gift card to the movie theater. Our next event will be on New Year's Day. We will provide beef sandwiches and baked mostaccioli and a TV to watch the football games. Bring a dish to pass, your beverage of choice and your favorite games to share. There will be LCR and 50/50 raffles too! RSVP - we need 20 confirmed to hold the event. The chili cook off has been moved to January 27th. Marci Gras is the theme complete with live music and trophies for chili winners. We need volunteers!! Please reach out to Nikki Lorenzen or Shelly Sypien if you are interested in helping out at [lakeholidayrec@gmail.com](mailto:lakeholidayrec@gmail.com). Yoga continues in January with registration held the evening of the

first session on Monday, January 8th. Wishing all Lake Holiday residents a Very Merry Christmas and a Happy New Year!!

**NORTHVILLE TOWNSHIP:**

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

In November several of us attended the Township Officials of Illinois Conference. At that conference we received training and updates on new laws and rules on Township government. I have also attended General Assistance Training and received the new manual on how to properly administer General Assistance. In December I attended training for the Personal Information Protection Act. Included in this training was a review of HIPAA and GLBA statute. Because of this training we will be making changes to the Township handling of these documents to comply with these changes in state statute. The County Assessor invited all of the Township to attend the annual County Assessor's meeting with all of the Township Assessor's attending. The meeting was interesting and assisted in my understanding of some of the requirements our Township Assessor is required to follow in his daily duties. Illinois State statute requires that after an election the Township must conduct an audit of its financial data. The annual audit was conducted and we have no issues to report. Merry Christmas and a Happy New Year, the next Township meeting is January 9, 2018

**FINANCE COMMITTEE:** No report

**LAKE COMMITTEE:**

Robert Bailey, Co Chairman of the Lake Committee gave the following report.

The Lake committee is creating a website "Lake Holiday Water." It will allow easy access for input of data we have collected. The website will be about the "Lake" and will not have anything to do with drinking water systems (Lake Holiday Utilities). The committee has reviewed the 1992 Thresher report and the 2008 HDR reports on the lake, sediment, algae etc. It is interesting that both reports recommend the removal of carp! The committee is looking at cost estimates of nutrient testing and makeup of sediment at different locations throughout the lake. More information will be made available at a later date. On December 11, John Bouxsein, John Lamont and myself (Bob Bailey) went on the lake to check the status of the carp movement by using both the radio tagged carp and the side scanner. There was a thin sheet of ice on the lower half of the lake and the north end was inaccessible due to thicker unpassable ice. There were several smaller congregations of carp throughout the lower half of the lake based on the side scanner, but not one significant schooling so far as could be identified of the 4 tagged carp which we consider "active" at this time. One (#16) had moved from the north end of the lake to the outer fringes of the Marina bay (in vicinity of 392 green area), one had moved from near lot 21 (#18) to well within the Marina bay and another (#20) seemed to have moved from near Islands to the lodge point. What was of interest, one of the more active carp (#10) is still down by the dam. The water was 34 degrees. Our conclusion was that the carp have begun to come together in a major school, probably around the lodge area, but it hasn't occurred yet. We will continue to monitor carp movement until we have ample ice (8+ inches) or open water, then we can do open water netting!

**RULES COMMITTEE:** No report

LANDSCAPE: Rich Johnson, Chair of this Committee reported:

The landscape committee, consisting of myself, Forrest Rackmyer and Dorothy Fleming would like to thank the Lake Holiday management team and the Lake Holiday members for the opportunity to make suggestions and to give advice for improving the landscapes of our community. A special thanks to the maintenance department for the work they do to make these dreams come true. Over time these landscapes may be changed again, but there is one thing that will never change. EXCELLENCE will always be our MINIMUM STANDARD.

VARIANCE REVIEW COMMITTEE:

Ray Uzumecki, Chairman of this Committee, reported on the 16 properties this Committee visited and reviewed to make the following recommendations.

1. Owner of Lot 27 seeks a variance for a rear deck attached to the home 1' east of the westernmost side lot line damaged by a storm and is currently in poor structural shape due to extensive deterioration (rot), lake front deck less than 1' east of the westernmost side lot line, the home which is approximately 9.5' from the easternmost and westernmost side lot lines, a shed which is 9.5' away from the easternmost lot line.

**Variance Committee Recommends:** Grant the variance for the existing structures except the rear attached to the home deck, stair and overhang. The rear deck attached to the home, stair & overhang will require a drawing acceptable to the property manager of a replacement deck stair and overhang to replace the storm damage and deterioration of the existing deck stair, overhang, located no closer to the westernmost side lot line than five feet. 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. **A drawing acceptable to the property manager of a replacement deck stair and overhang to replace the storm damage and deterioration of the existing deck stair, overhang, located no closer to the westernmost side lot line than five feet.**

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 103 seeks a variance for a house which is approximately within 9.6' of the easternmost side lot line 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**

3. Owner of Lot 202 seeks a variance for a oversized shed 16' x 22' = 352 sq. ft. located 6.7' from the easternmost side lot line & 9.7' from the rear lot line.

**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 754 seeks a variance for an 8' x 12' ornamental structure which is approximately within 3' of the side lot line breaching the 5' & 10' easement, however does no harm. The onsite review noted a hot tub enclosure 11' x 12.5' at the rear of the home on a patio (concrete slab). 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 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**

5. Owner of Lot 811 seeks a variance for a shoreline deck less than 10' from the northernmost side lot line. 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**

6. Owner of Lot 812 seeks a variance for an attached deck that is 9.9' from the northernmost side lot line, a landing that is 9.9' from the northernmost side lot line and a dock that is within 2' of the northernmost lot line, an attached deck (home) which is 8' feet from the side lot line. However do no harm. **A request not to grant a variance was considered however in the review process it is the opinion of the Committee that the requesting party (developer) concrete dock is closer to the side lot line than 812 which in turn could have the potential of having to adjust both 813 & 812 at a considerable expense especially for the steel and concrete dock at 813.** It is also the opinion that 812 is properly maintained, the stairs and deck issues are not intrusive, reflecting other practical /



necessary variances. A copy of the developers marketing material relative to the development of 813 is on file for reference.

**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

7. Owner of Lot 858 seeks a variance for attached side deck less than 7' from the easternmost side lot line breaching the 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

8. Owner of Lot 889 seeks a variance for a shed 12' x 12' = 144 sq. ft. located 3' from the side & rear lot lines. 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

9. Owner of Lot 891 seeks a variance for a shed which is approximately 8' x 8' = 64 sq ft within 3.5' of the westernmost side lot line breaching the 5' & 10' easement and 9' of the northernmost rear lot line breaching the 10' easement. However does no harm at this time. The onsite review noted a 2.5' x 5' plastic shed. 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 wood shed 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. **A temporary variance for the plastic shed until sale or transfer 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. Assure the shed is properly maintained and plastic shed removed at 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.**

10. Owner of Lot 928 seeks a variance for an oversized shed 12.5' x 16.5' + 206 sq. ft. located 5' off of the westernmost side lot line. 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

11. Owner of Lot 1328 seeks a variance for two sheds both appear to be less than 10' from the side lot lines. The onsite review noted that to property currently has two sheds and one detached garage, the garage is touching the house at the gutter however not attached. (one structure too many). All dimensions are approximate and subject to revaluation upon presentation of a formal plot of survey.

**Variance Committee Recommends:** Grant permanent variance for one of the existing sheds. Grant a temporary variance for the second shed providing that one of the sheds be removed at the time of sale or transfer of title to bring the number of sheds / garages into compliance. The permanent 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 that one shed or structure is 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.**

12. Owner of Lot 1341 seeks a variance for a two sheds one metal 6' x 12' and one oversized wood shed in need of roof repair 12' x 16' + 192 sq. ft. located 6.5' & 9' off of 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 wood 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. **A temporary variance granted for the metal shed until sale or transfer 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. **Assure the wood shed roof is repaired and the metal shed is 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 1525 seeks a variance for a shed 10.50' x 12.5' = 131 sq. ft. located less than 10.' off of the easternmost side lot line. 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**

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 1581 seeks a variance for attached side deck and stair 7' from the southernmost side lot line. The onsite review noted the house is located 8' from the northernmost side lot line.

**The 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**

15. Owner of Lot 1590 seeks a variance for a garage which is within 6' of 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 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**

16. Owner of Lot 1769 seeks a variance for an oversized shed 12' x 14' + 168 sq. ft. located 9.3' off of the northernmost side lot line. However does no harm.

**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 James Bianchi. Motion passed unanimously. The above properties will be advised of these variance decisions and information will be duly noted on their property files.

Lodge Committee: No report

10. NEWSPAPER DEADLINE: DEC. 7 AND JAN 22

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. They are the Entrance Lighting, Engaging WIPFLI and the 3 Resolutions, Opening the Deposit accounts, Setting of the Fees for the year 2018 and Adopt the Resolution to Establish the 2018 annual Dues and Late Fee policy.

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

12. OLD BUSINESS

13. NEW BUSINESS

1. ENTRANCE LIGHTING

Secretary Dorothy Fleming stated that she has received many comments from residents on updating our lighting which has been here since the beginning of Lake Holiday. Rich Johnson (Landscaping chairman) and she have visited many areas for the last 2 years to check out their lighting. Finally, General Manager Bouxsein suggested having a lighting expert come out and check things out. She contacted Eric Schaefer from Light Source in Yorkville and General Manager Bouxsein, Eric and she checked out all entrances for lighting advice and placement. The decision was to go with 10 new posts and lights by placing 4 lights at Easy St, replacing the 3 currently in place and 1 more at the end of the island as you leave the property. Next would be placing 1 light at the Campground entrance, 2 lights at the Maintenance entry (1 at the front of the planting area and the other replacing the existing light). And finally at the Suzy St. entrance 3 more lights one at the entrance 1 at the present location and 1 again as the island splits exiting Suzy St. All of these lights are to update out vintage lights and we will still need a little more light at the entrances.

Prior to all this, Tim Van Fleet and she have also been checking out lights and as of Dec.9<sup>th</sup>, we now have a Com Ed light over the Easy St. entrance to better light that entrance. There are also Com Ed lights at the Campground and the Maintenance entrances. There is a Com Ed overhead light in place at the Suzy St. entrance but the plan is to move that existing Com Ed light to the North of the entrance and not in the middle of the signage area. We hope to have the other Com Ed lights in place prior to the placing of the new posts and light lanterns.

We want to continue with the nautical theme now in place at the entrances and came up about 6 fixtures to choose from. At the Work Session we went over the lights and with much deliberation decided on the South Hope Bronze fixture that will be shown tonight. The light was very well liked and we had hoped more residents were there to observe it. Cost of 10 fixtures and posts including shipping and taxes with additional parts to be finalized should be within \$8,000. We have sufficient funds appropriated for this expenditure. I, therefore, make the motion that we appropriate \$8,000 for the new lighting at all the entrances to be installed in 2018 weather permitting. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

## 2. ENGAGE WIPFLI FOR THE 2017 AUDIT

Treasurer Greg Wasson stated that we have used this firm for quite a while and they have been recommended by the Finance Committee. We have been very pleased with this firm and now I make the motion to engage them to do the 2017 audit. Motion was seconded by Director James Bianchi. Motion passed unanimously.

## 3. ADOPT RESOLUTION AUTHORITY TO OPEN DEPOSIT ACCOUNTS

Secretary Dorothy Fleming read the following **RESOLUTION OF BOARD OF DIRECTORS (AUTHORITY TO OPEN DEPOSIT ACCOUNTS)**

**I HEREBY CERTIFY** that I am the duly elected and qualified Secretary of Lake Holiday Property Owners Association and the keeper of the records and corporate seal of said Corporation and that the following is a true and correct copy of a resolution duly adopted at a regular meeting of the Board of Directors of said Corporation held in accordance with the By-Laws of said Corporation and its offices at Lake Holiday Lodge on the 19th day of December 2017.

**BE IT RESOLVED**, that First National Bank, First Midwest Bank, and Resource Bank (herein called the "Depository") be, and it is hereby, designated a depository of this corporation and that funds so deposited may be withdrawn upon a check, draft, note or order of the Corporation.

**BE IT FURTHER RESOLVED**, that all checks, drafts, notes or orders drawn against said account be signed by any one of the following:

<b>NAME</b>	<b>TITLE</b>
George Leidolf	President
Jay Wiegman	Vice-President
Gregory Wasson	Treasurer
Dorothy Fleming	Secretary
Michael Ivanauskas	Director
Ahren Lehner	Director
James Bianchi	Director
Donald Jon Boussein	General Manager

and countersigned by any one of the following: SAME AS ABOVE whose signatures shall be duly certified to said Depository, and that no checks, drafts, notes or orders drawn against said Depository shall be valid unless signed.

“Be it Further Resolved, that said Depository is hereby authorized and directed to honor and pay any checks, drafts, notes or orders so drawn, whether such checks, drafts, notes or orders be payable to the order of any such person signing and/or countersigning said checks, drafts, notes or orders, or any of such persons in their individual capacities or not, and whether such checks, drafts, notes or orders are deposited and/or countersigning said checks, drafts, notes or orders, or to the individual credit of any of the other offices or not. This resolution shall continue in force and said Depository may consider that facts concerning the holders of said offices, respectively, and their signatures to be and continue as set forth on the certificate of the Secretary or Assistance Secretary, accompanying a copy of this subsequent certificate, until written notice to the contrary is duly served on said Depository.

In Witness Whereof, I have hereunto affixed my name as Corporate Secretary and have caused the corporate seal of said Corporation to be hereto affixed this 19th day of December, 2017.

I Secretary-Dorothy Fleming, a Director of Said Corporation, do hereby certify that the foregoing is a correct copy of a resolution adopted as set forth. Signed by President, George Leidolf

She then made the motion to adopt this Resolution. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

#### 4. ADOPT RESOLUTION SETTING FEES FOR THE USE OF ASSOCIATION PROPERTY

Secretary Dorothy Fleming read the following resolution

##### **RESOLUTION TO ADOPT 2018 FEES FOR USAGE OF ASSOCIATION PROPERTY**

**WHEREAS.** Article 3, Section 8 of the By-Laws relating to Lake Holiday Development provide for the establishment and levy of reasonable fees for the use of Association property; and

**WHEREAS,** the Board of Directors has determined that certain fees are in need of increase; and

**WHEREAS,** the Board of Directors has submitted a proposed budget to the membership of Lake Holiday at the Annual Meeting in December of 2017, at which, said budget was approved.

**NOW, THEREFORE,** be it resolved that the following schedule of dues and usage fees shall be established for 2018 and printed in the January issue of the Lake Holiday News: this will be signed by all the board members and all these fees were decided on at the June 2017 Board Meeting.

##### **2018 LHPOA DUES AND FEE**

##### **2018 ASSESSMENTS**

House	\$910.00
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	Vacant Lot	\$751.00
	Late Fee (March 2)	\$ 50.00
	Lien Filing Fee	\$300.00
	Promissory Note Fee	\$ 10.00
<b>BOAT FEES</b>	Non-Motorized and All Sailboats	\$ 15.00
	Boats 1 - 20 HP (Non electric)	\$ 35.00
	Boats 21 – 100 HP	\$100.00
	Boats 101 – 200 HP	\$125.00
	Boats 201 – 300 HP	\$150.00
	Boats 301 – 350 HP	\$200.00
	Personal Watercraft(jetski)	\$250.00
	Red Numbers	\$ 20.00
	Lost Boat Sticker	\$ 10.00
<b>AUTOS</b>	(2 Stickers included with dues, add'1 \$3.00 each)	\$ 3.00
<b>GOLF CARTS</b>	Blue Numbers	\$ 20.00
	Yearly Registration	\$ 50.00
<b>CAMPGROUND</b>	Per Site	\$200.00
	Per Week	\$ 55.00
	Per Day	\$ 12.00
<b>LODGE RENTAL</b>	Maximum Capacity 145	
	Deposit	\$300.00
	Member Sponsored Community Activity	\$ 0.00
	Member Sponsored Private Use	\$225.00
	Member Sponsored Private Use less than 40 Guests	\$125.00
	Member Sponsored Business or for profit	\$325.00
	Cleaning Fee Required	\$ 75.00
<b>PAVILION RENTAL</b>	11 a.m. to 9 p.m.	\$ 50.00
	<b>Deposit</b>	\$ 50.00
	(No phone reservations)	
<b>DOCK RENTAL</b>	<b>1 Side</b> April 15 to Nov. 1	\$525.00
<b>ASSOCIATION MOWING FEE</b>		
(Twice Monthly Force Mowing)		\$200.00
<b>RENTER REGISTRATION</b>	Annual Fee	\$300.00
<b>GARAGE SALE REGISTRATION</b>	Two per Year (Each)	\$ 10.00
<b>CARPET &amp; PADDING STICKER</b>		\$ 1.50

<b>MISC.</b>	<b>COPIES PER PAGE</b>	\$ .10
	<b>FAXES PER PAGE</b>	\$ .50
	<b>LARGE MAPS</b>	\$ 2.00
	<b>SMALL MAPS</b>	\$ 1.00

All members of the Board of Directors will sign this Resolution  
 She then made the motion that we adopt these Dues and Fees. Motion was seconded by Director James Bianchi and passed unanimously.

**5. ADOPT RESOLUTION ESTABLISHING THE 2018 ANNUAL DUES AND LATE FEE POLICY**

Secretary Dorothy Fleming read the following Resolution and Late fee policy

**RESOLUTION TO ESTABLISH 2018 ANNUAL DUES AND LATE FEE POLICY THE LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION**

**WHEREAS**, the Restrictive Covenants relating to Lake Holiday Development create an obligation of owners to pay an annual charge for assessments for the repair and maintenance of various areas within the development; and

**WHEREAS**, the Board of Directors has submitted a proposed budget to the membership of Lake Holiday at the annual meeting in December of 2017, at which, said proposed budget was approved; and

**NOW THEREFORE**, be it resolved that the Annual General Assessment or charge for the year 2018 shall be fixed at \$751.00 for each owner of a vacant lot and \$910.00 for each owner of a lot on which a residence has been constructed or a building permit issued.

**FURTHERMORE**, be it resolved that a late charge of \$50.00 shall be added to owner accounts unpaid on March 2, 2018. Additionally, a monthly service fee shall be added to the delinquent balance of all owners' accounts at the rate of 1-1/2% compounded monthly, and run continuously thereon. "Delinquent Balance" shall be defined as the assessment levy for the present fiscal year, after March 1, and all assessed charges and penalties, as well as accrued previous year account balances.

This will be signed by all the Board members on Dec. 19, 2017

She then made the motion to adopt this resolution. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

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

Director James Bianchi read the following applications to purchase property approved as of December 19, 2017

- House 826
- House 862
- Vacant 1008
- House 1416

He then made the motion to decline to purchase the lots as read and to approve for membership the individuals proposed in accordance with the provisions of the Lake Holiday Property Owners Association; and, upon successful real estate closings and the payment of all required fees and assessments.



He also moved to decline to purchase and approve for membership House 577 in accord with the previous provisions, with the added condition that required proof of refusal be submitted to the Association within 14 days or before closing. Motion was seconded by Secretary Dorothy Fleming. Motion passed unanimously.

15. APPROVE NEW RENTERS:

Director James Bianchi read the following property to be approved for rental as of December 19, 2017

House 683

He then made the motion to approve the lease of this residential lot as read, also in accordance with the provisions of the Lake Holiday Property Owner's Association. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

16. ADJOURN OFFICIAL MEETING:

A motion to adjourn was made by Director James Bianchi and seconded by Treasurer Greg Wasson. Motion passed unanimously.

Member Forum: A member inquired about the new Water increase that might be impending. He thought that at the last one we may not have gotten involved early enough. He was assured that we are working with the other Lake Associations right now. He also inquired if we had considered his suggestion about again listing names and property prices possibly after the closing. He was informed that we will again read the names but perhaps put in a link to LaSalle county website. We need to be aware that we do not publish any amount prior to closings. He also inquired if now that the Road below the dam has been budget approved is we would at future meeting give a little more information on the whole project. President George Leidolf stated that we will have our engineering committee working with our engineers and give some updates.

With no one else coming forth, the meeting ended.

Respectfully submitted

Dorothy Fleming, Corporate Secretary

10 Members in attendance