

## LAKE HOLIDAY BOARD OF DIRECTORS MEETING

February 20, 2018

### 1. CALL TO ORDER

The meeting was called to order by President George Leidolf at 7:02 PM. We then made the Pledge of Allegiance

### 2. ROLL CALL:

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

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

President George Leidolf asked if everyone had an opportunity to review the minutes of the February 2018 meeting. Director James Bianchi made a motion to accept the minutes. Motion was seconded by Secretary Dorothy Fleming. Motion passed unanimously.

### 4. PRESIDENT'S ADDRESS:

The Association is slowly outgrowing the current lodge. A committee was formed to investigate what each organization felt they needed or wanted when the lodge was renovated or replaced. Once these needs and wants have been identified, they could be evaluated and used by an architect to design changes our existing building or design a new building. This is far enough in the future that there is no mention of it in our current budget. It would represent a major investment by the membership and I doubt that we would even start this until the road loan has been repaid which is about six years from now. However, it is something that we should be thinking about which is why the Lodge Committee was formed last year.

There are always needs for money. We have been adding amenities and improving our infrastructure in recent years. We have new playground equipment, a skate park, a walking path, a zip line, resurfaced roads, new docks, etc. If dues are not reduced when the road loan is repaid, we will have the ability to begin saving for the lodge.

Many of you are deeply concerned about the summer water quality. There are many factors that impact the algae blooms that plague us. We know that there is a significant amount of nutrients in the lake bottom. Nutrients come from lawn, farm and golf fertilizer runoff, dying algae and geese feces to name a few sources. Leakage from septic tanks may also be a contributor. The Board is not insensitive to the situation and has been trying to remedy it. Carp removal remains a high priority since we know they contribute to algae growth by stirring bottom nutrients back into the water column as they search for food. It has been very frustration not to have been able to have the carp fishermen on the ice this season. Weather conditions and the fishermen's commitments have prevented their working on our lake this winter. Be assured that our Lake Manager is planning for carp removal as soon as ice is off the lake. The planned charitable goose harvest will remove many pounds of fertilizer from entering the lake when completed this summer.

Will this completely cure the algae blooms? I doubt it, but it reduces the nutrients available to the algae. Aquatic plant growth may also reduce algae. Without carp to root up plants, we may be able to grow them. Plants will not only remove nutrients from the water, but provide habitat for fishery improvement.

## 5. MANAGER REPORT:

General Manager Jon Boussein gave the following report

**Carp Removal-** It looks as though we will be seining carp in open water just as soon as the ice clears from the lake. Schedules just did not work out for under ice fishing this year. However, we are fairly confident that we will be able to remove a substantial number of carp in open water before the carp break up from their large winter schools.

**Charitable Goose Harvest-** I have sent the draft permit in to the Dept of Ag for review before formal submittal. I expect to hear from them soon with either corrections or a go ahead. Everything is on track at this time for the early summer harvest.

**Annual Assessments-** A reminder that dues payments must be received or postmarked by March 1<sup>st</sup>. Payments received after this date will be considered delinquent and a late fee will be applied to your account. Dues have been coming in steadily the last few weeks and we expect a flurry of activity this last week. It is not too late to set up a promissory note before the March 1<sup>st</sup> deadline. There is a \$10.00 fee to set this up but I can save you from the \$50.00 late fee.

**Office Hours-** We will be open this Saturday February 24<sup>th</sup> from 8 am till 4pm accepting dues payments from those members who prefer to do business in person. We ask that members who pay in person have their questionnaire and supporting information with them to speed the transaction.

**Weight Limit Restriction-** This year, as in years past, Lake Holiday has limited the weight of nonemergency vehicle to 10 tons effective February 21<sup>st</sup>. Members will be notified via email and signboards when the restriction is lifted.

**Drainage-** I ask each and every owner to help out by checking out the culverts under your drives to ensure they are clean of debris. Most drainage issues can be solved or minimized by proper maintenance of your culvert. Keep them clean of debris, open on the ends and water should move through and away from your property.

## 6. TREASURER REPORT:

Treasurer Greg Wasson was not in attendance but his report was submitted below.

General Fund total revenues for the month ending January 31st 2018 were \$205,145 and total expenses and transfers were \$154,281 resulting in revenues in excess of expenses and transfer by \$51,134. Expenditures for capital items were \$0, which results in revenues in excess of expenses, transfers, and capital expenditures by \$51,134.

Total cash and investments were \$2,314,875 and total fund balances (Association equity) were \$6,024,411 of which approximately \$2,631,376 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 Jan 16, 2018 thru Feb. 20, 2018

### CALLS TO SERVICE

11 ASSIST TO LSCO SHERIFF'S DEPT.

4 ASSIST OUTSIDE AGENCY

6 ASSIST RESIDENT

2 WELL BEING CHECK

4 CALLS OF SUSPICIOUS ACTIVITY

2 CALLS OF SUSPICIOUS PERSON

9 CALLS OF SUSPICIOUS VEHICLE

38 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 16TOTAL

27 – FISHING LICENSES CHECKED

CITATIONS

6 – SPEEDING

2 – STOP SIGN

4 – UNLICENSED UNINSURED VEHICLE

12 CITATIONS TOTAL

WARNING CITATIONS

7 – SPEEDING

1 – RECKLESS DRIVING

3 – STOP SIGN VIOLATION

1 – NO LH AMENITY PASS ON PERSON

3 – UNLICENSED VEHICLE

1 – NO LH VEHICLE STICKER

16 WRITTEN WARNINGS TOTAL

Both electronic Speed Radar signs were sent back to the manufacturer in late January after the signs developed malfunctioning batteries and charging units. One sign has arrived and we are awaiting the return of the other sign. Both repairs and software updates were covered by the factory warranty. Between January 23<sup>rd</sup> and February 9<sup>th</sup>, LHPS responded to six vehicular accidents due to icy road conditions. All accidents were reported to the LSCO Sheriff's Office.

In mid-January, an unknown vehicle caused damage to the grass area in the vicinity of Beach 3. A small fence owned by LHPOA was also knocked over. The fence was put back up by the maintenance staff.

Two residents reported criminal damage to property after they discovered damage to their mailboxes. Both incidents appeared to involve a vehicular collision. No vehicles were on scene. One mailbox was located on the 800 block of Holiday Drive and the other was located on the 1400 block of Sandwich Drive. Both residents were advised to contact LSCO for a report.

In early February, LHPS found an unresponsive motorist parked in a vehicle in the area of the 1000 block of Suzy Street. LSCO was contacted and ambulance services were dispatched to the area.

The driver exited the vehicle after LSCO arrived on scene and the subject fled from the area. The driver was later identified and charged with driving on a suspended license and resisting arrest.

A non-resident was operating a snowmobile on the lake near the area of the dam and his snowmobile fell through the ice. The operator was not injured. Illinois Conservation Police were contacted for a report. The snowmobile was removed from the lake at the owner's expense and the operator was issued citations for criminal trespass and carless operation.

A resident from the 900 block of Suzy Street reported a lost set of vehicle keys attached to a key ring.

In mid-February, LHPS and LSCO were contacted about a missing juvenile from nearby Clausen Estates who was last seen in Lake Holiday. The juvenile was located and returned to his parents.

LHPS received a call about suspicious activity at a vacant residence in the 1100 block of LaSalle Drive. LHPS went to the area and identified subjects inside the residence. LSCO was contacted and all subjects exited the premises. It later determined that there was no forced entry. The juvenile daughter of the key holder (who was an acquaintance of the homeowner) made entry into the home before inviting nine guests to the vacant residence. Two of the invited subjects were juveniles. Parents were contacted and two juveniles were taken home. The incident is currently under investigation by LSCO.

President Leidolf then introduced Kristen Wade who will be overseeing the Triathlon this year. She stated that she will be taking over for Darren. She stated that they appreciate our willingness to work with them and is looking forward to this event to be held in July. She noted a few changes. They will not have the Splash Dash for the younger children as it is difficult to get more volunteers. They will also not have any participants parking their cars in the Association Parking lot this year but all vehicle parking will be at the Somonauk Park area and they can be transported. Startup time is 5:30 AM. The suggested date if approved will be Sunday July 29<sup>th</sup>.

#### 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, February 13<sup>th</sup> at the Lake Holiday Lodge. The chair person for this meeting was Lois Hamilton assisted by members Irene Eichert, Rae Novak (sub), Rose Gibney (sub) Lynn Mahon (sub), Dorothy Fleming (sub) and DeAnne Zaeske (sub). The theme was "Hearts on Fires."

New member Chris Kroll was introduced and shared her reasons for moving to Lake Holiday.

Linda Rahn mentioned many options for the Annual Outing in June.

In Old Business, the ladies voted on purchasing a new stainless steel cart for the kitchen. Other ideas were discussed for special projects with all tabled until further investigation.

It was announced that long time member Vickie Jenn passed away on February 9<sup>th</sup>. There will be a memorial service June 3<sup>rd</sup>.

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 March 13, 2018. The program is "How Cell Phones Can Make Your Life Easier" presented by Philip Shephard.

All ladies of Lake Holiday are welcome to attend the Ladies Club meetings on the second Tuesdays of the month at 12:30.

**FISHING CLUB:** No report

**RECREATION COMMITTEE:** Secretary Dorothy read the report submitted by Shellie Sypien, Yoga continues at the lodge on the 2nd, 3rd and 4th Monday's of the month. The sessions are well attended and will continue to be offered as long as there is participation.

We held the LH Annual Chili Cook off. The theme was Mardi Gras with Live Jazz provided throughout the evening. We had 15 chili's entries and 1st place went to Gwen Rinkenberger, 2<sup>nd</sup> place awarded to Arlene Neiman and 3<sup>rd</sup> place to Mary Van Fleet. The People's Choice vote went to Ray and Ryan Sargis. Trophies and cash prizes were award to the winners. All the chilies were great and thanks to all who participated. The word of the night was Chili and Dorothy Fleming collected the most beads by catching those who spoke the word. Please check out the pictures on the rec. page. The SHS Fishing Club ran the 50/50 raffle. They raised \$168 dollars toward the purchase

of new team jerseys. The boys were a great help with clean up too! A special shout out to our volunteers: Kathy Martin, Mary Anderson, Judy Kreczmer, DJ Fracasso, Brad & Laurie Despot and Terry Seussen. We appreciate all you did to help make the event a success!

Next event will take place on Sunday, March 18<sup>th</sup> with a visit from the Easter Bunny from 2-4 at the lodge with fun activities, a photo op and treats provided.

We have arranged to bring the Petite Palette to Lake Holiday on April 7th. Please make sure to RSVP to [lakeholidayrec@gmail.com](mailto:lakeholidayrec@gmail.com) or call [630-649-0568](tel:630-649-0568). We are in need of volunteers! These events would not be a success without help from the community. Please contact the above email or phone number to participate in some of the fun!

NORTHVILLE TOWNSHIP: No report

FINANCE COMMITTEE: No report

ENGINEERING ADVISORY COMMITTEE: No report

LAKE COMMITTEE: No report.

RULES COMMITTEE: Report was submitted by Susan Bukvich Chair of the Rules committee

The rules committee was asked to consider changes to our rules to allow dock boxes on a dock or on the land near the water, and possibly on empty lots to store lawn mowers and maintenance equipment.

The committee first determined that this is not technically a "rule", but a matter of building code regulations. Currently, Building Code 4.10, paragraph G states:

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

Additionally, Restrictive Covenants 2 and 3 also address the building and placement of accessory buildings and storage sheds. These boxes could be found to be in violations of those covenants.

Examples of boxes that are currently available and we found some as large as 4' x 4' x 7'. We feel a box this large would be considered a structure or storage shed, and would need to meet the required minimum setbacks. Additionally, the possible negative consequence of these boxes was discussed. A box that comes loose during a high water event, or a box on an unimproved lot used to store gasoline or lawn chemicals could become a hazard.

Therefore, it is the recommendation of this committee that no changes be made at this time.

Member requests for additional storage should be handled on a case by case basis. Secretary Dorothy Fleming inquired if this could not be still investigated as these dock boxes could be of assistance to residents who might have a storage problem that would not necessarily need a large building such as a shed. President George Leidolf and General Manager Jon Bouxsein stated that a suggested wording for this could be checked out by the board. This will be kept on the Boards' agenda.

LANDSCAPE: No report.

VARIANCE REVIEW COMMITTEE:

Ray Uzumcki, Chairman of this Committee, reported on the 2 properties this Committee visited and reviewed to make the following recommendations.

1. Owner of Lot 67 seeks a variance for a single car detached garage which is 6' ft off the westernmost side property line also a swimming pool 6' off of the same property line. **This variance does not qualify for the amnesty program (submitted 9/29/2017)**

**Variance Committee Recommends:** Grant a temporary variance for the existing swimming pool.

The temporary variance should run until the pool needs major repair or sale / change of title of the property providing the pool is reasonably maintained. Grant a permanent variance for the garage 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.** The following has been identified as an item that will need to be corrected. Assure the pool is made compliant or brought into location compliance at the time of sale or major repair. Note the shed denoted on the plot of survey at the rear property line was removed at the time of on-side review and is not included in this review.

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 221 seeks a variance for a home which is 8.5' from the northernmost side lot line, a retaining wall with brick patio 5' from the northern most side property line and a filled in pool area wood deck and stairs 50' from the water's edge.. **This variance does not qualify for the amnesty program (submitted 9/22/2017)**

**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.** The following has been identified as an item that will need to be corrected. **None**

Ray Uzumcki added that the dock box suggestion came up to try to solve a problem for residents who need some storage but not necessarily a shed which does many times obliterate their view. This could be an asset to these homeowners.

Secretary Dorothy Fleming then made the motion that we accept the recommendations of the Variance committee Motion was seconded by Director Michael Ivanauskas. 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:

Michael Ivanauskas gave the following report.

The committees meet on October 23 all groups were in attendance. The groups came up with many great ideas and a lot of duplicate ideas also.

Increasing the size of the lodge was agreed upon with everybody. Having dividers in the lodge to make different room sizes was suggested.

Make the deck around the beach area larger. They also felt that a separate conference room to hold about 20 people would give the office staff more privacy and keep office records private. Also increasing the size of the office and possibly making the office 2 stories. Storage was a big issue. To increase storage space for Lady's club, fishing club and the rec group. Office storage was also a topic. The committee would like to see the office start a process on how to start digitalizing the files. This would free up more office space for them in the future.

Access to the lodge was important to the lady's club and to the office personnel. They would be looking for a shorter walk, kitchen to be closer to entrance or possible way to have a drive up window.

We also felt that there should be multiple bathrooms. The offices personnel have a separate bathroom (so they do not impose on events).

It was also felt that there should be a bathroom, locker room and shower area for the beach goers. It was also agreed upon to making the kitchen into a commercial size kitchen. It was also agreed upon have a state of the art audio visual system in the lodge and office. It was also discussed to keep a section of the lodge opened during office hours for members just to get together.

The outside of the lodge was also discussed. We would be looking more electrical outside to fit with our outside events. We would also like to see a family area, gaming section (bags and bocceball) and also outside grilling section.

I will be turning over all the groups' ideas to the board for their review. The group looks forward to keep on helping in the planning of the lodge and hopes these ideas could be a good start. Secretary Dorothy Fleming inquired if there would be more meetings with this committee. President George Leidolf stated that the committee completed their task.

## 10. NEWSPAPER DEADLINE: FEBRUARY 19 AND MARCH 26

### 11. MEMBER FORUM

President George Leidolf went over the agenda items to be discussed.

Utilities Inc. Water Rate Increase Request – Utilities Inc. have offered to address the concerns of their customers over the proposed rate increase at a Town Hall style meeting in April.

Security Vehicle Replacement – Our Security vehicles are on a four-year replacement cycle designed to replace equipment before major repairs are necessary and while there is still significant trade-in value on the vehicle. We plan to replace a 2014 a Chevrolet Silverado this year.

Triathlon – It's been requested that Lake holiday host this year's triathlon on July 29<sup>th</sup>. Many of our members participate in these activities, there has been minimal impact on residents, and it does showcase the community helping with property sales.

March Meeting Date Change – The lodge is used as a polling place for the election on March 20<sup>th</sup> necessitating a date change.

Appoint New Member to the Variance Committee – The committee needs another member. Michael Kroll has volunteered.

He then then invited the attending members to comment on the Agenda items. No one came forward.

## 12. OLD BUSINESS

### 1. UTILITIES INC. WATER RATE INCREASE REQUEST

In the absence of Jay Wiegman, Chairman of this Committee Secretary Dorothy Fleming read the following report he submitted.

We are working with the ICC to set a community meeting. The date should be in early April. As soon as we have confirmed a date, we will announce it and let membership know via our website, our Facebook page and a post on What's Going on Lake Holiday. We encourage all members to attend. We will work with the attorney to formulate a series of questions for the Commission. Please forward any suggestions to Jay Wiegman via the Lodge email.

A State Congress person from a nearby district is proposing legislation to curb the amount by which a water utility may increase rates. We encourage all members to contact their State senator and representative (both here at Lake Holiday and in the members' home districts for those members who primarily live elsewhere in Illinois) to ask that the congress people support the legislative proposals or create their own.

Secretary Dorothy Fleming suggested we publish therepresentatives' information for the residents' convenience to contact them. Also we do hope to pack the lodge for the meeting to tentatively be held in April. General Manager Jon Bouxsein stated that typically they like to have an evening meeting to accommodate the working residents. More information will be forthcoming.

**NEW BUSINESS:**

**1. SECURITY VEHICLE REPLACEMENT (SCHEDULED RESERVE REPLACEMENT)**

President Leidolf stated that we have a Security Vehicle ready for replacement. Director James Bianchi stated we place money in our Reserve and at this time have \$22,924 available for this replacement. We have received 5 bids for this replacement. Bid #1 from Schimmer Chevrolet in Mendota for \$20,500 for out of door/doc fee, tax, title and plates Bid # 2 from JP Chevrolet in Peru for \$20,630.94 for out of door/doc. fee, tax, title and plates. Bid # 3from Bill Walsh Chevy in Ottawa for \$23,571.94 again out of door/doc fee, tax title and plates. Bid # 4 from Gjovik Chevrolet in Sandwich for \$23,439.19 out of door/doc fee, tax, title and plates and Bid # 5 from Jeff Perry GMC/Peru for \$23,165.75 out of door/fee, tax title and plates. At this time, I make the motion that we accept the lowest bid from Schimmer for \$20,500. Motion was seconded by Secretary Dorothy Fleming. A voice vote was taken and all voted Aye. Motion passed unanimously.

**2. TRIATHLON**

President Leidolf stated that we again have been approached to allow the Triathlon at Lake Holiday. The date they are asking for is Sunday July 29, 2018. We have hosted these in the past and they do showcase our Community and many residents participate in this event. A motion was made by Director Michael Ivanauskas and seconded by Director James Bianchi. Motion passed unanimously.

**3. MARCH MEETING DATE CHANGE (ELECTION)**

President Leidolf stated that Primary election day is March 20<sup>th</sup> and the lodge is used as a polling location, therefore we need to change our Board meeting date. Secretary Fleming made the motion that we change our board meeting night to Wednesday March 21. Motion was seconded by Director Michael Ivanauskas. Motion passed unanimously.

**4. APPOINT NEW MEMBER TO VARIANCE COMMITTEE**

Secretary Dorothy Fleming stated that the Variance Committee is down to 3 members and a resident has sent in his application to serve on this committee. He has met with the Chair of this committee and thus we would like to appoint him to the committee. He is Michael Kroll and his application was very impressive. She then made themotion to appoint him to this committee. Motion was seconded by Director Michael Ivanauskas. Motion passed unanimously.

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

Director Jim Bianchi read the following applications to purchase property approved as of Feb 20, 2018

House 903	\$211,900
House 933	Family Conveyance
Vacant 1107	\$130,000
House 1515/1516	\$305,000
House 1570	\$535,000



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 Secretary Dorothy Fleming. Motion passed unanimously

15. APPROVE NEW RENTERS:

Director James Bianchi read the following properties to be approved for rental as of Feb. 20, 2018

House 191	Rental
House 191	Rental
House 1153	Rental
House 1208	Rental
House 1951	Rental

He then made the motion to approve the lease of these residential lots as read. Motion was seconded by Secretary Dorothy Fleming. Motion passed unanimously.

16. ADJOURN OFFICIAL MEETING:

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

Member Forum

Respectfully submitted

Dorothy Fleming, Corporate Secretary

8 Members in attendance