

LAKE HOLIDAY BOARD OF DIRECTORS MEETING

June 18, 2019

1. CALL TO ORDER

The meeting was called to order by President Jay Wiegman at 7:05 PM. We then said the Pledge of Allegiance.

2. ROLL CALL:

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

3. ACCEPTANCE OF MINUTES OF THE MAY MEETING

President Jay Wiegman asked if everyone had an opportunity to review the minutes of the May 2019 meeting. Director Michael Ivanauskas made the motion to accept the minutes and motion was seconded by Vice President Bianchi. Motion passed unanimously.

4. PRESIDENT ADDRESS

President Jay Wiegman welcomed the attending members.

5. TREASURER REPORT:

Treasurer Greg Wasson gave the following report:

General Fund total revenues for the month ending May 31st 2019 were \$1,000,445 and total expenses and transfers were \$887,567 resulting in revenues in excess of expenses and transfer by \$112,878. Expenditures for capital items were \$5,776, which results in revenues in excess of expenses, transfers, and capital expenditures by \$107,102.

Total cash and investments were \$3,829,835 and total fund balances (Association equity) were \$6,306,178 of which approximately \$3,201,764 is restricted for the Infrastructure Fund, Capital Reserve Fund, Lake Maintenance Fund, Dam Repair Fund, and Operating Reserve Fund.

6. MANAGER REPORT:

General Manager Jon Bouxsein gave the following report:

Carp Netting- On May 31st staff conducted a targeted netting of spawning carp and were able to remove 186 carp. This is in addition to 199 caught mid-May and the 666 caught in March. This makes our total for the year 1051 carp removed.

Burning- As a reminder, burning of yard waste material is only allowed on Tuesday and Thursdays between the hours of 7:00 a.m. and 9:00 p.m. and Saturdays between the hours of 7:00 a.m. and 4:00 p.m. Campfires are allowed at any time the weather is favorable and using clean, seasoned untreated wood.

Permits Required- As we move into the summer season many of you will be looking to repair or improve your properties. We would like to remind everyone that any works being done on your properties potentially require a permit issued by the Association. One type of permit required, regardless of the work being done, is a permit for shoreline protection, repair or installation. Since any work done on shorelines can impact the lake or neighbors, proper review of the repair or

installation must be accomplished before any work is started. If you are doing any other type of work and are unsure of the permit requirements call before you start and we will assist you in any way we can.

Septic Inspection- A reminder to those property owners who last had their conventional septic systems inspected in 2014 your new inspection reports are due August 1st. All owners who have inspections due were notified by mail.

7. PRIVATE SECURITY REPORT:

Chief Matt Clifford gave the following report from May 21 thru June 17, 2019

CALLS TO SERVICE

11 ASSIST TO LSCO SHERIFF'S DEPT.
3 ASSIST OUTSIDE AGENCY
8 ASSIST RESIDENT
2 WELL BEING CHECK
8 CALLS OF SUSPICIOUS ACTIVITY
7 CALLS OF SUSPICIOUS PERSON
11 CALLS OF SUSPICIOUS VEHICLE
50 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 204 TOTAL
49 – FISHING LICENSES CHECKED
LH MARINE PATROL
81- WATERCRAFT COMPLIANCE CHECKS

CITATIONS

6 – SPEEDING
6 – PASS VALIDATION
1 – OBSTRUCTION
1 – ILLINOIS BOAT SAFETY ACT
1 – LEASH RULE
17 CITATIONS TOTAL

WARNING CITATIONS

20 – SPEEDING
1 – STATE FISHING LAW
1 – LEASH RULE
2 – STOP SIGN VIOLATION
1 – WATERCRAFT REGISTRATION
1 – LH WATERCRAFT STICKER
16 – STATE LAW CRIMINAL TRESPASS
45 – PASS VALIDATION
1 – GUEST POLICY
1 – UNLICENSED INOPERABLE VEHICLE
91 WRITTEN WARNINGS TOTAL

In late May, a seine net was found in the area of the 820 Green Area after it was tangled in a resident's watercraft boat propeller. Marine Patrol got the prop untangled and the net was removed by staff without incident.

A report of a male subject soliciting was reported in the area of the 1900 block of Amanda Drive. The subject was asked to leave and the company was contacted.

An unmarked swim raft was found loose on the lake by the maintenance staff. The raft was tied up in the area of Beach 3.

An unknown vehicle caused damage to the ditch at the intersection of Cynthia Drive and Myrtle Court. The maintenance staff was advised to repair the damage.

A purse was found on the lakefront by the maintenance staff. The contents of the purse were itemized by LHPS staff and the owner was contacted to retrieve the purse and its contents.

In early June, LHPS found a gallon of white marine paint dumped in the parking lot of Beach 2 near the equipment owned by Superior Seawall Inc. LHPS made contact with Superior Seawall who claimed ownership of the paint. LHPS asked the company to check all of their property to see if any other items were tampered with, damaged or missing and all equipment was present and intact. Maintenance was advised to clean the paint from the asphalt of Beach 2.

The Marine patrol staff retrieved four loose boats and returned them to their docks.

LHPS was contacted for a vehicle accident involving a vehicle vs. mailbox in the area of Linda Lane. Minor damage was noted and no injuries were reported. Both the vehicle operator and the owner of the mailbox were advised to contact LSCO for a report.

A fishing lantern was found in the area of Beach 3 and the item was taken to the LHPS office Lost & Found.

8. CLUB REPORTS:

LADIES CLUB:

Secretary Dorothy Fleming stated that the following reports were submitted:

Myrna Skopek, President of the Ladies Club submitted the following report:

Twenty members and guests attended the annual June Outing at Starved Rock. They were treated to their Land and Water Cruise which included lunch.

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 July 9 which will be the annual picnic. The festivities start at 12:00 Noon.

All ladies of Lake Holiday are welcome to attend the Ladies Club meetings which are held on the second Tuesday of the month at 12:30; however, July's picnic will start at 12:00 Noon at the Lodge.

FISHING CLUB: No report

RECREATION COMMITTEE: Sharon Shepard

The festival is in full swing with a full day of events for the entire family. Ray Conley has returned to the event bringing us an amazing Fireworks show. The schedule will be printed in the paper. Sign up for any of the events by calling Sharon Shepard at 630-538-0895

NORTHVILLE TOWNSHIP: Township Supervisor, James Swanson submitted the following report: The Townships monthly meeting was held where all of the Township bills were audited and

paid. During the meeting the Township Assessor Hal Ament informed the board that the multiplier for our township's property tax is one. This is great news for all of us as this means all of the properties were reviewed properly.

I have lived in Northville Township for over 25 year and cannot remember a time when the multiplier for property tax was ever one. Assessor Ament has done our township an excellent job.

Please remember the recycle event at the Township will be June 22, 2019 and start at 9:00 AM ending a 12:00 PM.

I would like to remind everyone in our Township that the Township building has to be replaced as it was not built with treated lumber so the foundation is falling apart.

FINANCE COMMITTEE:

Don Kieso, Chairman of the Finance Committee reported:

Each of you are now in receipt of the financial statements for the year ended December 31, 2018 as audited by WIPFLI, LLP along with their opinion. President Wiegman and I propose that these financial statements be presented to the Board at next month's July 2nd Work Session meeting with myself and Jon Bouxsein available to answer any questions you may have about the audit and the content of the financials and the auditor's opinion and report. A motion to accept these statements and the auditor's report would be placed on the Board's agenda for approval at the July 16th Board meeting.

ENGINEERING ADVISORY COMMITTEE: No report

LAKE COMMITTEE:

Will Olson, Co-Chair of this Committee reported

The Lake Committee met earlier this month with a number of agenda items.

Brad Baird's water quality tests, taken in May and June at inlet locations, showed high phosphorous and nitrate levels due to the record amount of rain we've had. Phosphorus, which ideally, should be below 0.10 ppm was averaging 0.50 ppm. Nitrates, which ideally, should be below 0.10 ppm were averaging 0.25 ppm. Phosphorus and Nitrate levels below the dam (water leaving the Lake) were 50% higher, which we interpret as the Lake's nutrients being flushed out by the increased currents.

Hopefully, everyone will notice in the "Lake Holiday News" and other social media websites that the Lake Committee has its own website and we are looking for input from our fellow Association members. Just go to *Lakeholidaywater.com* and log-in your observations, like -- carp are spawning, algae has appeared, water clarity, water temperature, and anything else you feel would be pertinent.

The Lake Committee has asked me to let you - the Board, our Lake Manager, Jon, and those who volunteered - know that we strongly support your carp removal efforts. John Lamont has kept a detailed count over the last 4 years noting each time carp were netted, and it's our observations that targeted gill netting has been the most successful method, particularly by our in-house staff when carp are spawning along the shoreline. If at all possible, and we know there are other considerations like labor costs and boat traffic, but strictly coming from a lake water quality perspective, if at all possible, we would like to see an increase in shoreline gill netting when carp are observed spawning. Also, again from strictly a water quality point of view, when the cottonwood seeds fall, it's been observed by members of our committee that there typically is a concentration of carp feeding in the

north area of the Lake. This could be an ideal time to encircle them with nets. On behalf of the Lake Committee, we realize it's easy for us to just give these recommendations and not address how the actual work gets done, so let me reiterate, every Lake Committee member is very supportive and appreciates the strenuous, messy, smelly, carp removal effort that we've seen over the last four years, and our recommendations should not be construed otherwise.

RULES COMMITTEE: No report

LANDSCAPE:

Chairman Rich Johnson gave the following report

In the fall if you are someone who takes care of landscapes it is common to say, "It is time to put the landscapes to bed". If you have a good plan it sure makes it easier to get things up and running in the Spring and early Summer. We do that at Lake Holiday and this year it sure paid off. Our equipment was ready, the pruning was done, the landscape beds were mulched, grass seed was put down, etc. While many places are still behind because of wet weather we were ready for Memorial Day activities, a Fishing Derby, and now 4th of July. Thanks for all the hard work that was done by our maintenance crew.

VARIANCE REVIEW COMMITTEE:

Michael Kroll, member of the Variance Committee reported.

1. Owner of Lot 421 seeks a variance to allow the easternmost existing raised deck and stair attached to the home to remain in its current location, which encroaches on the easternmost side property 10' easement by 4.5'.

Variance Committee Recommends: Grant a permanent variance for the home encroaching the easternmost side 10' easement by less than one foot. Grant a temporary variance for the existing eastern raised side deck, additional stairs & landing attached to the home that are structurally sound and well maintained that will follow the property until such time as that attachment requires replacement or a significant repair for any reason. At that time, the attachments must be brought into complete compliance or removed. Should the property be sold or title transferred all relevant documentation must be provided to the new owner with the knowledge that the variance constraints and privileges become the new owner's responsibility along with a written acknowledgement to LHPOA from the new owner expressing their understanding of the variance. All documents will remain on file in the Lake Holiday office until all of the variances have been made compliant. 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.

Once a decision is made regarding the variance request the owner upon receiving notice from the Association shall have 30 days to acknowledge the decision of the Board in writing to the LHPOA office. Included in this acknowledgement shall be procedures to make any corrective actions within the stated directives and timeline if necessary. Failure to acknowledge the decision of the Board in writing after 30 days of notification shall result in a \$50.00 fine escalating 100% every 30 days until 3 such escalations (90 days) at which time the variance shall become null and void and a \$10.00 a day fine shall be applied to the member account until such time as the nonconforming structure is removed or brought into compliance with the governing documents of the Lake Holiday Property Owners' Association.

Much discussion about the above issue ensued. Then a motion was made by Treasurer Greg Wasson to grant a permanent variance on the home as recommended by the Variance Committee and to also include the side deck and stairs. This will run with the land. Any future improvements to the deck must receive a permit and the homeowner will not be allowed to expand the footprint further into the set back. Motion was seconded by Vice President Jim Bianchi. A voice vote was taken with Yeas by Treasurer Greg Wasson, Vice President Jim Bianchi and Director Michael Ivanauskas. Abstain by Secretary Dorothy Fleming and Director Ray Uzumecki. Motion passed by 3 to 2.

2. Owner of Lot 1320 seeks a variance to allow the easternmost existing raised deck and stair attached to the home to remain in its current location, which encroaches on the easternmost side property 10' easement by 2'. Allow the westernmost back side of the garage to remain in its current location which encroaches on the westernmost side property 10' easement by 1.2'. Allow the existing shed to remain in its current location, which encroaches on the westernmost side property 10' easement by 2'. Allow the swimming pool, which encroaches on the 50' setback from the lake by 15' and the surrounding pool deck which encroaches on the eastern and western side 10' easements by 7' and 1' respectively.

Variance Committee Recommends: Grant a permanent variance for the detached garage to remain in its current location which encroaches on the westernmost side property 10' easement by 1.2'. Grant a temporary variance for the existing eastern raised side deck, additional stairs & landing attached to the home that are structurally sound and well maintained that will follow the property until such time as that attachment requires replacement or a significant repair for any reason. At that time, the attachments must be brought into complete compliance or removed. Should the property be sold or title transferred all relevant documentation must be provided to the new owner with the knowledge that the variance constraints and privileges become the new owner's responsibility along with a written acknowledgement to LHPOA from the new owner expressing their understanding of the variance. Deny a variance for the existing shed to remain in its current location, which encroaches on the westernmost side property 10' easement by 2', the shed must be moved to a compliant location. . Deny a variance for the existing plastic shed to remain in its current location behind the garage, which encroaches on the westernmost side property 10' easement by 3', the shed must be removed. Deny a variance for the swimming pool, which encroaches on the 50' setback from the lake by 15'to include the surrounding pool deck which encroaches on the eastern and western side 10' easements by 7' and 1', all must be moved to compliant locations or removed. All denied variances should be removed or made compliant prior to sale. If all denied variances are not addressed prior to sale they then become the responsibility of the new owner and made compliant within six months from the time of sale. All documents will remain on file in the Lake Holiday office until all of the variances have been made compliant. 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. Once a decision is made regarding the variance request the owner upon receiving notice from the Association shall have 30 days to acknowledge the decision of the Board in writing to the LHPOA office. Included in this acknowledgement shall be

procedures to make any corrective actions within the stated directives and timeline if necessary. Failure to acknowledge the decision of the Board in writing after 30 days of notification shall result in a \$50.00 fine escalating 100% every 30 days until 3 such escalations (90 days) at which time the variance shall become null and void and a \$10.00 a day fine shall be applied to the member account until such time as the nonconforming structure is removed or brought into compliance with the governing documents of the Lake Holiday Property Owners' Association.

After much discussion, A motion was made by Vice President Jim Bianchi and seconded by Secretary Dorothy Fleming to accept the Variance Committee' recommendation and to allow General Manager Jon Bouxsein meet with the family and their legal counsel to clarify the corrective action. Motion passed unanimously.

9. NEWSPAPER DEADLINE: JUNE 17 AND JULY 22

10. MEMBER FORUM

President Jay Wiegman went over the Agenda items and stated that the attending members can come forward with any comments on these items Old Business 1. Responsibility of Owners to Request Covenant Compliance check upon Listing of Property for Sale, 2. Update of Rule 7.07 Right of First Approval and New Business: 1. Allowing Non-Motorized Boats access when Lake closed with Exceptions, 2. 3. Sedimentation Study/Spoils Basin Survey 4. Overhangs on Sheds and Garages (should they be included in square footage maximums or regulated in size)

No one came forward so we proceeded into the business part of the meeting.

PLANNING COMMITTEE:

Director Ray Uzumecki gave the following information:

Introduction to the Lake Holiday Planning Committee

On Tuesday June 25th at 7:30 pm in the Lodge the Planning committee will be having an Introduction to Lake Holiday Planning Committee meeting.

To date the Planning Committee has received resumes from ten candidates for the committee in addition to the two Board representatives Greg Wasson and myself, to a total of twelve.

This meeting is the candidate's opportunity to ask questions, express their opinions; most importantly this is their opportunity to decide if this is a path they would like to walk down. At the same time letting the candidates know that this committee has no preconceived agenda. The committee is open to any and all ideas. Most importantly the committee should reflect the wants, needs and desires of the membership. Accurately gathering this information is one of our most difficult tasks before the committee. At the end of the day this committee will be entrusted with the opportunity to bring forward the memberships ideas and perceptions with enough information to present recommendations to the board of directors that in the view of the membership will enhance the quality of life here at Lake Holiday.

At the end of the meeting all candidates interested in participating will be formally submitted to the Board of Directors for approval.

11. OLD BUSINESS

1. RESPONSIBILITY of OWNER to REQUEST COVENANT COMPLIANCE CHECK upon LISTING of PROPERTY for SALE (published)

The following wording was published and no adverse comments were received thus this will be Rule 7.08 Property Inspections

When a member accepts an offer to purchase his or her property, that member shall promptly provide the Office of the Association with the REQUIRED pages of the sales contract. A certified letter, with return receipt requested, shall then be sent to all property owners eligible to exercise rights of first refusal at their address of residence, **as required by Section 9 of the Restrictive Covenants.** If no reply is received within 14 days from the time the letter is postmarked by the Post Office, the right of refusal shall be considered negative. If an adjoining property owner wishes to exercise their right to purchase, under the same terms and the contract states, they must respond in writing with proof of their ability to complete the purchase within the time frame specified in the original purchase offer. Within 5 business days of announcing their intent to purchase, the property owner must provide a pre-approval letter from a lending institution. A motion was made by Director Michael Ivanauskas and seconded by Vice President Jim Bianchi to accept this change to the rules. Motion passed unanimously.

2. UPDATE of RULE 7.07 RIGHT of FIRST REFUSAL (published)

Again this rule was published with no adverse comments received thus this will be an additional wording added as Rule 7.07

In order to avoid potential delay in Board approval or closing date, when a member intends to place his property for sale or transfer or lists his property for sale with a realtor or listing service, that member shall provide written notice to the Association of such intent. Notice of such intent shall be provided not less than 14 days prior to the closing. The Association may, in its discretion, use that time to inspect the property for compliance with the setback requirements of Section 3 of the Restrictive Covenants.

A motion was made by Secretary Dorothy Fleming and seconded by Director Michael Ivanauskas to accept this change to the rule. Motion passed unanimously.

12. NEW BUSINESS

1. ALLOWING NON MOTORIZED BOATS ACCESS WHEN LAKE CLOSED WITH EXCEPTIONS

The following change to Rule 4.08 was suggested to be published

4.08 Lake Closings: a. Lake Closings due to high water.

The lake will be closed to all recreational traffic, **except human-powered craft, such as canoes, kayaks, paddle boats and paddle boards**, whenever the level reaches 18" above normal pool or when excessive debris or other circumstances dictate the closing dignified by a red flag posting. Once the lake level recedes below 18" above normal pool the lake will be opened to no-wake condition if the lake is deemed safe to travel and signified by a yellow flag posting. Open Boating will be signified by a green flag posting. Class A violation

b. Lake closings for reasons other than high water. The lake will be closed if necessary for safety reasons or health concerns, such as water contamination. When closed for this reason, neither water craft nor human contact with the lake is permitted. A closing under this subsection will be signified by a black flag posted. Class A violation

Motion was made to publish the above rule by Vice President Jim Bianchi and seconded by Director Michael Ivanauskas. Motion passed unanimously.

There will also be a section where flag color explanation will be recorded.

2. SEDIMENTATION STUDY/SPOILS BASIN SURVEY

General Manager Jon Bouxsein stated that he has contacted Peter Berrini to submit a contract to oversee the engineering and consulting services related to prepare the bid documents necessary to accomplish the continuing dredging program. Bids will be requested for the removal of 85,000 cubic yards and 135,000 cubic yards. We have received this contract and the cost for this service is not to exceed \$12,800. A motion was made by Director Ray Uzumeccki and seconded by Secretary Dorothy Fleming to accept this contract. Motion passed unanimously. Due to the dollar amount, a voice vote was taken and again was unanimous.

3. OVERHANGS on SHEDS and GARAGES (should they be included in square footage maximums or regulated in size.

The following suggestion came from the Variance Committee:

Shed Roof Extensions (any roof or part of a shed that extends more than 1 foot beyond the exterior walls) shall not be greater than 33% of the total square feet of the enclosed structure. Shed roof extensions must be cantilevered to the original enclosed structure. Frame construction and anchoring of the shed must be accommodated to support the additional load of the roof extension to include wind & snow loading. Roof extensions will require a variance secured from the Property Manager. The exact location of the purposed shed or roof extension must be staked out enabling the review of the property manager and all adjoining properties owners as to possible line of site encroachments. To include formal written notification of the adjoining property owners as per any variance request. Garage roof extensions should remain within the current size constraints 936 feet due to the limited size of most lots. Questions as to being cantilevered or allow posts and the necessity of input from adjoin property owners was addressed. After much discussion, a motion was made by Vice President Jim Bianchi and seconded by Director Michael Ivanauskas to send this to the Rules Committee for additional input. Motion passed unanimously.

13. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

Vice President Jim Bianchi read the following applications to purchase property approved as of

House 83	\$200,000
House 113	\$165,000
Vacant 126	\$ 21,000
House 140	\$138,000
Vacant 141	\$138,000
House 266	\$395,000
House 324	\$179,000
House 421	\$319,900
House 523	\$205,000
House 523	\$205,000

House 545	\$325,000
House 655	\$240,000
House 657	\$247,000
House 709	Family Conveyance
House 733	\$259,900
House 810	\$385,000
House 991	\$227,000
House 1208	\$193,000
House 1320	\$270,000
House 1438	\$235,000
House 1475	\$159,000
House 1949	\$215,000
House 1992	Family Conveyance

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 seconded by Secretary Fleming and passed unanimously.

Additional sale with exception was read.

House	883	\$190,000
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I make a motion to decline to purchase the lots as read and to approve for membership the individuals proposed in accordance with the provisions of the Lake Holiday Property Owners Association; and, upon successful real estate closings and the payment of all required fees and assessment sand contingent upon the waiver of Right of First Refusal from adjoining property owners and/or expiration of the 14 day waiting period. Motion was seconded by Secretary Dorothy Fleming and motion passed unanimously.

14. APPROVE NEW RENTERS:

Vice President Jim Bianchi read the following properties to be approved for rental as of

House	909	Rental
House	1560	Rental
House	1560	Rental

He then made the motion to approve the lease of these residential lots as read. Motion was seconded by Treasurer Greg Wasson. Motion passed unanimously.

15. ADJOURN OFFICIAL MEETING:

A motion to adjourn at 9:30 PM was made by Director Michael Ivanauskas and seconded by Director James Bianchi. Motion passed unanimously.

Member Forum: A member came forward and thanked the Board for their frank discussion regarding the variances.

Respectfully submitted
Corporate Secretary, Dorothy Fleming

12 Members in attendance