

LAKE HOLIDAY BOARD OF DIRECTORS MEETING

July 16, 2019

1. CALL TO ORDER

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

2. ROLL CALL: Members present:

Vice President Jim Bianchi, Treasurer Greg Wasson, Secretary Dorothy Fleming, Directors Michael Ivanauskas, Ahren Lehner, Ray Uzumecki and General Manager Jon Boussein. Absent: President Jay Wiegman.

3. ACCEPTANCE OF MINUTES OF THE JUNEMEETING

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

4. PRESIDENT ADDRESS

Vice President Jim Bianchi read the following thank you from President Jay Wiegman

Thank you to all the volunteers who helped turn our 4th of July Celebration into a successful and enjoyable evening. Thank you as well to the staff who supported their efforts particularly our security officers, who helped keep everybody safe.

5. TREASURER REPORT: Treasurer Greg Wasson gave the following report:

General Fund total revenues for the month ending June 31st 2019 were \$1,183,918 and total expenses and transfers were \$1,056,828 resulting in revenues in excess of expenses and transfer by \$127,090. Expenditures for capital items were \$11,619, which results in revenues in excess of expenses, transfers, and capital expenditures by \$115,471.

Total cash and investments were \$3,716,949 and total fund balances (Association equity) were \$6,327,555 of which approximately \$3,214,807 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 Boussein gave the following report

North End Dredging- Peter Berrini and I met again this morning to go over the final details regarding the documents Mr. Berrini is preparing for the Association. We are looking at having the bids turned in by mid-August in order to have them in the Boards hands by the August Board of Director's meeting. We are looking at breaking down the proposal into 3 options. Option one, dredging the area to the boat launch which would require removing 38,277 cubic yards, similar to the dredging project of 2011. Option 2 would extend the area to be dredged to the no-wake line which would total 85,289 cubic yards to be removed and option 3 would encompass the area from lighthouse point straight south to the inlet. This would require removal of 139,014 cubic yards. We are looking at a minimum of three qualified contractors to bid on the project.

Independence Day Festival- I would like to thank all of the people responsible for making the fest a successful fun filled day for members and their guests. Many hard hours go into the planning and

organizing an event this size and it certainly is no small task. The Recreation Committee and all of the volunteers who worked that day deserve our thanks

Board of Directors Election- Beginning August 1st anyone wishing to run for the board may stop in the office and pick up election material. Petitions and Statement of Candidacy must be returned to the office no later 4 P.M. September 16th.

7. PRIVATE SECURITY REPORT: Chief Matt Clifford gave the following report from June 17, 2019 thru July 16, 2019.

CALLS TO SERVICE

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

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 174TOTAL
78 – FISHING LICENSES CHECKED
LH MARINE PATROL
65 - WATERCRAFT COMPLIANCE CHECKS
5 – RESIDENT BOATS TOWED

CITATIONS

5 – SPEEDING
3 – PASS VALIDATION
1 – UNLICENSED INOPERABLE VEHICLE
1 – TUBING
1 – FIREWORKS
1 – GUEST POLICY
1 – NO WAKE IDLE SPEED ZONE
16 CITATIONS TOTAL

WARNING CITATIONS

10 – SPEEDING
1 – STATE FISHING LAW
1 – TUBING
1 –GUEST POLICY
1 – GOLF CART (AGE OF OPERATOR)
2 – STOP SIGN VIOLATION

1 – BURNING
1 – NO WAKE IDLE SPEED
12 – STATE LAW CRIMINAL TRESPASS
9 – PASS VALIDATION
4 – UNLICENSED INOPERABLE VEHICLE
41 WRITTEN WARNINGS TOTAL

Between July 4 and July 15, one electronic speed radar sign was posted and collected the following data from the on the 600 block of LaSalle Drive on the Somonauk Side:

303 vehicles were clocked travelling between 10 and 30 MPH

588 vehicles were clocked travelling between 31 and 40 MPH

32 vehicles were clocked travelling between 41 and 61 MPH

During this same time frame, one electronic speed radar sign was posted and collected the following data from the 1700 block of Suzy Street on the Sandwich Side:

582 vehicles were clocked travelling between 10 and 30 MPH

918 vehicles were clocked travelling between 31 and 40 MPH

63 vehicles were clocked travelling between 41 and 61 MPH

In late June, a resident from the 500 block of Holiday Drive reported an unknown person ringing her doorbell late during darkness hours. LHPS responded to the area and no subjects were located. The resident advised that she and her family recently installed video cameras on their property and they would report any details. Extra patrols were requested.

A resident from the 1200 block of Holiday Drive reported theft of a garden hose and garden hose winding system.

A resident reported theft of a watercraft gas cap while it was docked behind the Lodge overnight. LHPS received an anonymous call about water running from the bottom edge of the LH Utilities water tower on Ray Court. LH Utilities was contacted after LHPS verified water puddles under the tower. No other incidents were reported after Utilities was contacted.

In late June, a resident from the 1800 block of Irene Road reported unknown persons knocking on her door late during darkness hours. No subjects were located. Extra patrols were requested.

A set of headphones was located by LHPS in the roadway of the 1700 block of Suzy Street. The owner was located in the immediate area and the property was returned.

In early July, a wallet was found in the area of Banks Court by a resident. The item was taken to the LHPS office and inventoried. With the assistance of the Somonauk Public Library, the owner was contacted and item was returned.

LHPS assisted a non-resident visiting Lake Holiday with a local realtor after the non-resident got her vehicle stuck in a ditch on the corner of Debbie Lane and Cynthia Drive. LSCO was contacted and AAA services removed the vehicle from the ditch without any damage.

During the LH 4th of July Fest, a juvenile was lost at the LH beach after being separated from his parents by large crowds. With the assistance of the DJ, the parents were notified and the juvenile was claimed by his parent.

On the same date, at approximately 8:00 pm, a resident from the 2000 block of Suzy Street reported a lost child at her residence. LHPS made contact with the resident and juvenile and the juvenile was returned to his parent two blocks away.

A resident from the 700 block of Cynthia Drive reported a broken water main. Utilities Inc. was contacted to address the issue

LHPS received a call about a fight in progress in the area of Beach 2. One male subject was found in the area with injuries and LSCO was contacted for a report.

A resident from the 500 block of Holiday Drive reported a lost cell phone, possibly left in the roadway. No item has been located to date.

The maintenance staff found a damaged cell phone in a ditch of a green area. The owner contact LHPS and identified the damaged phone and the item was returned.

A nonresident vehicle struck a garbage dumpster by the Marina parking lot in the 300 block of Holiday Drive. LSCO and EMT services were contacted.

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:

Members, guests and the Lake Holiday office staff enjoyed the annual Ladies Club picnic lunch of brats, buns, potato salad, watermelon and ice cream bars on July 9th. The chairperson for this meeting was Maureen Burris and the hostesses were Chris Kroll, Linda Rahn and DeAnne Zaeske. Happy Birthday was sung to Elaine Fitzpatrick as she will celebrate an extra special birthday this month. She has been a member of the Ladies Club since 1991.

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 August 13. The program "Emergency Preparedness" will be presented by Chris Kendrick

All ladies of Lake Holiday are welcome to attend the Ladies Club meetings on the second Tuesday of the month at 12:30. The meeting starts at 12:30 pm at the Lodge.

FISHING CLUB: No report

RECREATION COMMITTEE: Sharon Shepard

POKER RUN SEPT 1 - 1st Annual Lake Holiday Golf Cart/UTV Poker Run. Starts at 1:00 PM Join us for our first Poker run. This year we will hold the run on the Somonauk Side of the Lake, all Golf carts and UTV are welcome.

If you don't have a golf cart / UTV and would like to be a "Dealer" we need 15 homes/or stops on the Somonauk Side" to serve as "Dealers to Players" The golf carts/ATVs will start at the Lodge, and obtain a map to the "dealers" to obtain their cards. The players will have 3 hours to gather their playing hand - return to the lodge, and poker game starts! Entry fee is \$10.00 per cart - Winner takes all! Team up with your neighbors, friends, or make it a family event. Everyone including the dealers will be invited to the game, and a poker picnic will round out the day! The Poker Picnic is sponsored by Lake Holiday Homes, Nikki Lorenzen Broker Owner. More details to follow. Check out all the details on the Lake Holiday Rec group official Facebook page, call or text Sharon Shepard 630-538-0895 Or Call Melissa Bentley 815-715-6796 to sign up your cart or to be a "dealer".

NORTHVILLE TOWNSHIP:

Township Supervisor, James Swanson submitted the following report:

The re-cycle event held with LaSalle County was very successful and we were able to load one semi-truck load of electronics. The Road Commissioner and me are hopeful that this will reduce the

number of TV's left on the Township roadsides that the Township has to pick-up and pay for the TV's recycle.

We would like to thank the Lake Holiday board for allowing the Township to post the flyers and LaSalle County for conducting this event with us.

Because our intergovernmental agreement was so successful we are now discussing a re-cycle event for waste fluids in the future.

We are reviewing the steps the Township needs to take to replace the building and purchase land. As stated before the Township building is past it useful life, the structure is crumbling at its base.

FINANCE COMMITTEE:

Don Kieso, Chairman of the Finance Committee report under New Business. 1. Approval of Audit

ENGINEERING ADVISORY COMMITTEE: No report

LAKE COMMITTEE: No report

RULES COMMITTEE: Report information under Old Business 1. Overhangs on sheds etc.

LANDSCAPE: Chairman Rich Johnson gave the following report

The Landscape Committee visited some of the greenways in our community that are important but not used as much as our 11 most important greenways. At our 3rd meeting of the year with Our General Manager, we are going to talk about this phase of our landscape improvements. In landscaping nothing is ever finished when your goal is EXCELLENCE IS OUR MINIMUM STANDARD.

VARIANCE REVIEW COMMITTEE:

John Niemann, member of the Variance Committee reported.

1. Owner of Lot 41 seeks a variance to allow the easternmost existing shed to remain in its current location less than 1' off the rear lot line which encroaches on the rear easement by 9.6'.

Variance Committee Recommends: Deny a variance to allow the existing shed to remain in its current location. The shed must be removed or relocated to a compliant location and structurally repaired. 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.

2. Owner of Lot 802 seeks a variance for a metal shed 8" by 10 '=0 sq. ft. located 1' from the Northernmost side lot line. Also a shore line two story Lake front façade with a metal roof covered top patio attached to the supporting deck. In the opinion of the Committee the entire structure is not in keeping with the spirit of an uncluttered shoreline and view obstructive. The entire structure is not

maintained or used evidenced by the over growth of vines and vegetation on the floor, walls and furniture surfaces.

Variance Committee Recommends: Grant a temporary variance until the current owner decides sell or change the title in any way. Providing the current owner or new owner reevaluates the current structure and formulates a firm construction plan to do away with the Owner of Lot 802 seeks a variance for a metal shed 8' x 10' = 0 sq. ft. located 1' from the current roof, deck and façade. This would generate a more compliant and less view obstructive lake front. Upon formal documentation and approval of the plan by the Association, an additional three month temporary variance should be granted to implement the agreed upon plan. Providing the structure is reasonably maintained and any repairs, modifications, structural & non-structural changes are permitted by the Association prior to proceeding. The metal shed should also be granted a temporary variance until the property is sold or change of title. Property owner must agree: Any existing easement benefitting the Lake Holiday Property Owners Association, set forth in Section 8 of the Restrictive Covenants, shall survive the granting of any variance, with or without conditions, which may intrude on said easement.

Corrective Action Required By Landowner before Variance Finalization. The following has been identified as an item that will need to be corrected in order for the variance approval to be completed. Assure the suggested protocol be implemented.

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.

The Variance Committee recommends that the proposed corrections to lot 802 be approved by the Board of Directors but grant a temporary variance to the upper landing until such time as it is in need of major repair or replacement at which time the structure shall be brought into complete compliance relative to the easements and setbacks.

Treasurer Greg Wasson inquired if on Lot 41 a 6 month time frame was sufficient time. General Manager Jon Boussein stated that he must submit a plan within 30 days and then they will work with the property owner depending on timing and weather. Treasurer Greg Wasson then made the motion to accept the recommendations of the Variance committee. Motion was seconded by director Ahren Lehner. Motion passed unanimously

9. NEWSPAPER DEADLINE: JULY 22 AND AUGUST 19

10. MEMBER FORUM

Vice President Jim Bianchi went over the Agenda items and stated that the attending members can come forward with any comments on these items Old Business 1. Overhangs on Sheds and Garages, 2. Rule 4.08 change, New Business 1. Approval of Audit, 2.Appointments to Planning Committee and 3.Road Project Engineering.

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

11. OLD BUSINESS:

1. OVERHANGES ON SHEDS AND GARAGES

Director Michael Ivanauskas read the recommendation from the Rules committee:

RULE 4.08 CHANGE met on 7-09-19 with Don Wiley, John Lamont, Susan Bukvich and liaison Michael Ivanauskas.

The committee was asked to provide wording suggestions for the issue of storage sheds with roof extensions. We propose that the following wording be added to the Building Codes, in Section 4, with the blank in paragraph 2 to be determined by the Board of Directors:
4.12 Storage Sheds

A. The placement of the building, and the roof extension if included in the structure, shall not violate the setback requirements of the Lake Holiday restrictive covenants.

G. A roof extension, whether included in a new shed or proposed to be added to an existing shed, shall require a permit and must meet the following requirements:

1. It shall extend from only one side of the shed;
- 2 It shall not cover more than _____ of the total square feet of the enclosed structure
3. The design of the roof extension, whether cantilevered or supported by posts, must be engineered nor extend more than 6 feet from the structure, to provide a safe and secure structure for expected wind and snow loading.”

The Board needs to fill in the blank in part 3. Discussion continued and it was determined to put in that it shall not cover more than 50% of the total square feet of the enclosed structure; nor extend more than 6 feet from the structure. Motion to accept this wording was made by Secretary Dorothy Fleming and seconded by Director Ray Uzumecki. Then a motion was made to publish this rule change in the Newsletter by Director Michael Ivanauskas and seconded by Director Ahren Lehner. Both motions were unanimous.

2. RULE 4.08 CHANGE

This rule below has been published and now we plan to adopt it.

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 by Director Michael Ivanauskas and seconded by Director Ahren Lehner to adopt this rule. Motion was passed unanimously.

12. NEW BUSINESS:

1. APPROVAL OF AUDIT

The following Resolution was presented by Don Kieso, Chairman of the Finance Committee.

FINANCE-AUDIT COMMITTEE REPORT AND RESOLUTION TO APPROVE THE AUDITED FINANCIAL STATEMENTS OF THE L.H.P.O.A. FOR THE YEAR ENDED DECEMBER 31, 2018.

Having met with the CPA from WIPFLI, LLP representatives Sara McKenna, senior manager and Mark Miller, senior auditor, on May 20, 2019 and having now received (a) a set of newly revised audited financial statements, (b) notes to the financial statements, (c) supplementary information, and (d) the independent auditor's report consisting of a clean opinion and comments on other matters, the LHPOA Finance Committee consisting of Donald Kieso, Chair, Howard Habenicht, George Leidolf, Reed Martin, Lynn Menth, and Dennis O'Connell, requests the passage of the following resolution accepting the audited financial statements and supplementary information of the Association as prepared by our independent auditing firm WIPFLI, LLP. This resolution is as follows:

Whereas, the Finance Committee of L.H.P.O. Assoc. has reviewed the audited financial statements of the Association for the year ended December 31, 2018, and

Whereas, the Finance Committee has met with the representatives of WIPFLI, LLP, the independent auditors performing the audit, and

Whereas, the Finance Committee recommends approval of the audited financial statements of the Association for the year ended December 31, 2018, as presented by the independent auditing firm of WIPFLI, LLP,

Be it therefore resolved that the Association's Board of Directors hereby accepts the audited financial statements of the Association for the year ended December 31, 2018, as presented by the independent auditing firm of WIPFLI, LLP.

A motion was made by Secretary Dorothy Fleming and seconded by Treasurer Greg Wasson to adopt this resolution. Motion passed unanimously.

1. APPOINTMENTS TO PLANNING COMMITTEE

Director Ray Uzumecki stated that the planning Committee met on June 25, they plan to meet on the 4th Tuesday of the month at 7:30 at Lodge. They went over the Charter and set their tasks for the future. Their main goal is to solicit input from members regarding their needs for the future and next 5 years for improvements and amenities. The committee advises the Board of Directors on matters affecting land use and environmental protection, including but not limited to issues of demographics, social and economic forces likely to affect life at Lake Holiday for the next 5 to 10 years. They would like to address facilities, public services, infrastructure and other matters that the Board of Directors deem to affect the environment and quality of life at Lake Holiday. They will take into considerations the demographics of the membership such as age groups, residency (fulltime, weekenders, seasonal). They hope to address the needs, topics and areas of concern such as drainage, lodge, modernization of office equipment, fitness center, pool, Communication in general. The attendees were asked if they would be interested in serving on this Committee. Those willing and I would like to have them appointed are Libby Wallace, Debbie Gerdes, George Karosas, Jody Otto, Jack Grewer and Mike Kroll. Ray Uzumecki is Chairman and Treasurer Greg Wasson are Board members sitting on this committee. The Committee is still open to other applicants. They still would like a member who has skills in Communication and putting together a survey citing the needs of the Community. A motion to accept the 6 applicants to this committee was made by Director Ray Uzumecki and seconded by Director Michael Ivanauskas. Motion passed unanimously.

2. ROAD PROJECT ENGINEERING

Director Ahren Lehner went over this project. We had an extensive report on the overall roads and some specific areas in need were highlighted. One of these areas is on Lake Holiday Drive near the Marina. This will be our first undertaking in response to the report. We feel it is best to get an engineering plan for this area and the cost of this project is \$\$6705. A suggestion was made by Treasurer Greg Wasson to also at this time have the engineer check a nearby area where there may be a concern with erosion to save another trip by the engineer thus saving us some money. A motion was then made by Director Ahren Lehner and seconded by Director Ray Uzumecki to allow General Manager Bouxsein pursue this issue for the Engineering design at the cost of \$6705 plus up to \$2000 for additional engineering design on the other side. Motion passed unanimously.

13. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

Secretary Dorothy Fleming read the following applications to purchase property approve Membership Applications to be Approved:

House	182		\$187,500
House	296		\$557,000
House	782		\$242,500
House	802	Family	Conveyance
House	907		\$208,000
House	992		\$230,000
House	992		\$230,000
House	1025		\$202,000
Vacant	1088		\$ 22,000
House	1656		\$145,000
House	1931		\$157,900

She 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. Motion was seconded by Director Ahren Lehner

14. APPROVE NEW RENTERS:

Secretary Dorothy Fleming 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:

Member Forum: A member requested we work on our Road Shoulders. General Manager Jon Bouxsein stated that we have 52 miles of roads and that is one of our constant ongoing projects. He also offered to be available to give advice on determination of utility vehicles.

No one else came forward.

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

Respectfully submitted

Corporate Secretary, Dorothy Fleming

5 Members in attendance