

LAKE HOLIDAY BOARD OF DIRECTORS MEETING

July 21, 2020

7:00 P.M.

1. CALL MEETING TO ORDER:

This meeting was conducted through zoom. Meeting called to order at 7:06 p.m. Seven members in attendance.

2. ROLL CALL:

President Jay Wiegman, Vice-President James Bianchi, Treasurer Greg Wasson, Secretary Ray Uzumecki, Directors: Michael Ivanauskas, Ahren Lehner, Jeff Marco and General Manager Jon Bouxsein.

3. ACCEPTANCE OF MINUTES OF THE JUNE MEETING:

A motion was made by Secretary Uzumecki to accept the minutes of the June 16, 2020 minutes. Seconded by Director Ivanauskas. The motion passed unanimously.

4. PRESIDENT'S ADDRESS:

President Wiegman stated that things are beginning to settle down with the exception of one issue that occurred during the opening of the beaches. The Board hadn't enacted the new policy on smoking at the beaches. Illinois State law states, there is no smoking in the sand and water areas of the beaches, and smoking disposal containers should be installed in the grassy areas. Security is handling that situation, and everything is running smoothly.

5. TREASURER'S REPORT:

Greg Wasson submitted the following report:

General Fund total revenues for the month ending June 30th, 2020 were \$1,190,507 and total expenses and transfers were \$1,133,843 resulting in revenues in excess of expenses and transfer by \$56,663. Expenditures for capital items were \$0, which results in revenues in excess of expenses, transfers, and capital expenditures by \$56,663.

Total cash and investments were \$3,740,757 and total fund balances (Association equity) were \$6,466,359 of which approximately \$3,476,256 is restricted for the Infrastructure Fund, Capital Reserve Fund, Lake Maintenance Fund, Dam Repair Fund, and Operating Reserve Fund.

6. MANAGER'S REPORT: Jon Bouxsein read the following report:

Road Below the Dam- Work has begun on the road below the dam. The area below the dam is closed while construction is underway. This means no foot traffic or vehicular traffic allowed. The construction crew has started the west side of the project and once completed the east side will be started and connected in the center. The new crossing will be approximately 3 feet high with a series of culverts that will allow the overflow from the dam to pass under the road. The design is such that this new road will be a dry crossing except during high water events allowing safer crossings for walkers, runners, golf carts, UTVs, and bike riders. Depending on the conditions of the area this project could take 2 months or more if heavy rains occur during the construction of the road.

No Smoking on Beaches- Illinois Dept. of Public Health rules regulating the use of beaches state that no tobacco is allowed in any area other than designated areas of the swimming facilities. The Board of Directors has ruled that the sandy areas of the beach and the waters of the beach are to be tobacco-free. Smoking is allowed on the grassy area but please be respectful of the other patrons.

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 15th.

7. PRIVATE SECURITY REPORT:

Matt Clifford submitted the following report:

JUNE 16 – JULY 20, 2020

CALLS TO SERVICE

16 – ASSIST TO LSCO SHERIFF’S DEPT.
3 – ASSIST OUTSIDE AGENCY
9 – ASSIST RESIDENT
4 – WELL BEING CHECK
7 – CALLS OF SUSPICIOUS ACTIVITY
8 – CALLS OF SUSPICIOUS PERSON
7 – CALLS OF SUSPICIOUS VEHICLE

54 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 241 TOTAL
62 – FISHING LICENSE CHECKS

87 – WATERCRAFT COMPLIANCE CHECKS

CITATIONS

2 – SPEEDING
1 – STOP SIGN VIOLATION
1 – LEASH RULE
2 – PASS VALIDATION
1 – LOT USAGE
1 – GOLF CART REGISTRATION
1 – GOLF CART EQUIPMENT
1 – OBSTRUCTION
6 – FIREWORKS
2 – GREEN AREA USAGE
1 – MOWING
1 – BEACH USAGE
20 CITATIONS TOTAL

WARNING CITATIONS

2 – SPEEDING
2 – STOP SIGN VIOLATION
24 – PASS VALIDATION
8 – STATE LAW CRIMINAL TRESPASS
4 – GOLF CART (AGE)
1 – GOLF CART (REGISTRATION)
3 – GOLF CART (EQUIPMENT)
1 – GOLF CART (OPERATION)
3 – GUEST POLICY

1 – FIREARMS
2 – NO WAKE ZONE
1 – PWC
4 – BEACH USAGE
1 – BURNING
1 – ILL BOAT & SAFETY
8 – G.A. USAGE
3 – NIGHT OPERATION
4 – TUBING
64 WRITTEN WARNINGS TOTAL

In late June, LSCO asked LHPS to locate a vehicle that may have been involved in a hit-and-run accident in Ottawa. It was reported that the vehicle was seen in the 200 block of Holiday Drive. Details of the vehicle described were transferred to Ottawa Police Department by LHPS.

LHPS contacted LH Maintenance in regards to a tree in the roadway of the 800 block of Suzy Street. The tree was removed from the roadway.

The LHPOA mailbox was found damaged by LHPS during patrol. The damaged property was taken to the LH Maintenance staff and a report was filed. The mailbox was replaced the following day. On the same date, LHPS found damage to the housing of the LHPOA speed radar electronic sign and post located on the 1300 block of Holiday Drive. Both were repaired by the LH Maintenance staff. The sign was malfunctioning and data collected was lost.

LH Marina called LHPS to remove a belligerent patron from the Marina store. LHPS made contact with the patron, who was identified as a resident. The resident left the area without incident and no complaints were signed.

LHPS received a complaint of a LH resident in the 1600 block of Holiday Drive using a crossbow and arrow in his backyard. LHPS made contact with the resident and explained LHPOA's firearm rule. A written warning was issued.

A resident reported misplacing a tackle box in the area of the H-Docks behind the Lodge. The items were not located.

LHPS made contact with four male subjects who were identified as residents who were in the process of attempting to move one of the lighted buoys near Beach 3. The buoy was not damaged and it was replaced to its original location.

A suspicious male subject, later identified as LH resident was in contact with LHPS and LSCO after reports of suspicious activity were noted in the 1200 Green Area.

IDNR was contacted by a LH resident in regards to a male subject operating a watercraft recklessly in the area of Beach 3. IDNR made contact with the operator and a report was filed.

A resident from the 200 block of Holiday Drive reported a dog vs. dog attack. LHPS went to the area and spoke with the resident and LSCO Animal Control was contacted for a report.

In early July, a resident reported an unknown subject operating a white Chrysler 300 had thrown a lit M80 fire cracker out his window and into a resident driveway located on the 1100 block of Ladybird Drive. LSCO was contacted after the vehicle was located by LHPS. LSCO made contact with the driver and complaints were signed.

A cellular phone was found in the area of Beach 1. LHPS took possession of the phone and completed a report. The owner of the phone called hours later and claimed possession of the phone.

LHPS found a vacant resident boat sinking in the area of Beach 3. The resident and IDNR was notified for a report. The resident boat was removed from the water within 24 hours.

Miscellaneous property was found in the field area of the spoils basin located within Lake Holiday jurisdiction. The maintenance staff retrieved the property from the area. The items were claimed days later by a LH resident and the property was returned.

A bicycle was found in the area of Beach 1. The maintenance staff took the bicycle to the LHPS office and a report was filed. The owner of the bicycle posted details about the missing bicycle and LHPS returned the bicycle to the owner.

LHPS received several complaints about fireworks on both the Sandwich and Somonauk Sides.

A hit and run boat accident occurred on July 4, 2020. Both watercrafts were occupied and no injuries were reported. IDNR Conservation Police was contacted and a report was filed.

LHPS was dispatched by LSCO for a vehicle accident that occurred in the area of the 1500 block of Holiday Drive. The motorist struck a telephone pole and a residential culvert. A report was completed by LSCO and the motorist was transported by Somonauk EMS personnel.

In mid-July, LHPS located a non-resident vehicle parked near the median of the Campground Entrance. The driver appeared to be incoherent. LSCO and Somonauk Police Department made contact with the driver. The vehicle was towed from the area and the driver was transported by LSCO.

A tree fell in the roadway of Holiday Drive near the Marina hill. LH Maintenance was contacted that the obstruction was removed without incident.

The swim rope at Beach 1 was cut by unknown person or watercraft. LHPS made contact with LH Maintenance and the rope was repaired.

LHPS received a call about a boat accident on 07/12/2020. The accident involved one operator whose watercraft was involved in a collision with a parked, vacant watercraft and a dock located in the area of the LH Marina. IDNR Conservation Police were contacted for a report. In injuries were report.

A report of a PWC jet ski taking a resident's loose water ski from open water was filed by LHPS. The owner of the water ski provided details if the item is located in the future.

LHPS assisted LSCO with a two vehicle car accident in the area of the 1600 block of Holiday Drive. No injuries were reported.

A wallet belonging to a nonresident guest of LH was located in the area of Beach 2. The contents of the wallet were inventoried by LHPS staff. The owner made contact with LHPS and the property was retrieved hours later.

A resident from the 1700 block of Suzy Street reported another resident dog had been outside in the heat too long for heat index conditions. LHPS made contact with the owner and the dog was brought inside.

A resident guest called to explain that he left a backpack with several other items on a picnic table at Beach 2. The guest asked if LHPS could check the area. The items were located and the caller came to the LHPS office to retrieve his property.

8. CORRESPONDENCE FROM MEMBERS: None.

9. CLUB REPORTS: Ladies Club, Fishing Club

LADIES CLUB: The following Ladies Club report was submitted by Co-Presidents Deb Jozwiak and Jackie Moravik.

There were 24 members in attendance at the July pizza party held outside at Beach 1. The warm breeze and the sunshine added to the enjoyment of our social gathering. Smiles were everywhere!

Thanks to Chris Kroll for all her help with the ordering of the delicious pizzas and picking up water and ice cream sandwiches for our picnic.

The two dog park benches are now in place. One has been placed in the area for larger dogs and the other bench has been placed in the small dog area.

The next meeting will be August 11, 2020 inside the lodge. All ladies residing at Lake Holiday are invited to attend. Meetings are held on second Tuesday of the month at 12:30 PM at the Lodge.

FISHING CLUB: No report

10. COMMITTEE REPORTS: Recreation Committee, Northville Township, Finance Committee, Engineering Advisory Committee, Lake Committee, Rules Committee, Landscape Committee, Variance Review Committee, Planning Committee

FINANCE COMMITTEE: The following Finance Committee report was submitted by Chairman, Don Kieso and read by General Manager Bouxsein.

On Tuesday, May 26, 2020, Donald Kieso, Chairman of the Lake Holiday Property Owners' Association's Finance Committee, met with Mr. David Shroepfer, the newly appointed partner in charge of the L.H.P.O.A.'s annual certified audit by Wipfli, LLP, Rockford, IL. Mr. Shroepfer was accompanied by Mr. Mark Miller, manager, from the Sterling-Rock Falls office of Wipfli. General Manager Jon Bouxsein also attended the hour-and-a-half meeting which was held in the large meeting room of the lodge. It was a meeting with masks on and 10-feet of separation. It was a first opportunity for Don and Jon to meet, become acquainted with Mr. Shroepfer, discuss the firms audit findings to date, ask and answer questions, and establish the nature and completion date of the audit and receipt of the audit report draft for the Finance Committee to review and discuss.

When received the audit report was delivered to Finance Committee members Howard Habenicht, Don Kieso, George Leidolf, Reed Martin, Lynn Menth, and Dennis O'Connell. Questions, comments, and recommendations were obtained by phone from each member by Finance Committee Chair Don Kieso who communicated these comments and suggestions by phone, and in writing to Wipfli, LLP. All of the Finance Committee's recommendations (all verbiage changes) were adopted by Wipfli and these are incorporated in the final draft of the auditor's report.

This year's audit report and management letter contain no exceptions, corrections, or deficiencies. No correcting entries of a material amount were necessary this year.

Our auditors were very complimentary of the financial and accounting work performed by the Association's management (Jon Bouxsein) and accountants (Marianne Perino and Peggy Savage) and the cooperation they received under unusual remote working conditions this year.

The Finance Committee respectfully 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.A. Assoc. has reviewed the audited financial statements and accompanying notes of the Association for the year ended December 31, 2019, and

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

Whereas, the Finance Committee recommends approval of the audited financial statements of the Association for the year ended December 31, 2019, 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, 2019, as presented by the independent auditing firm of WIPFLI, LLP.

A motion to accept the audited financial statements for 2019 was moved by Director Ivanauskas and seconded by Vice-President Bianchi. The motion passed unanimously.

ENGINEERING COMMITTEE: Director Lehner submitted the following report:

On November 20th, 2019, Vasconcelles Engineering performed their annual dam inspection which is required under our IDNR permit for our dam. Our dam is routinely monitored by LHPOA staff which includes weekly visual inspections and readings of our piezometers. More frequent observations are necessary when large rain events are observed to provide additional data to our engineer.

The overall statement from our engineers is that the "Lake Holiday Dam and appurtenances are generally being maintained in good condition." This is the statement that we are looking for and have received for many years. We will continue to monitor the dam moving forward to ensure the health of the dam.

In our continuing monitoring of the dam, our engineers look for as much data as possible, to develop trends that we can monitor on the behavior of the dam and structure. One of the devices that give us some data is a tilt logger, of which one is installed on each wing wall of the spillway. We have been getting incomplete data as the batteries have been wearing out before we can change them. We have recommended that these be changed more frequently to ensure a continuity of the data recorded. Our recommendation would be to change them once a quarter, or four times per year.

We have also developed a spreadsheet and provided it to LHPOA staff to make their observations electronically. We will look to add to this spreadsheet areas to record piezometers to this. This will help to streamline our data collection and can be provided to our engineer for analysis much more efficiently.

As construction has begun on raising the road below the dam, LHPOA staff will monitor any changes during this process and into the future. If any changes that are observed will be reported to our engineers to evaluate the situation and make appropriate recommendations. We would like to thank our property manager Tim for all his efforts to ensure the dam is properly maintained.

VARIANCE REVIEW COMMITTEE: Committee member Michael Kroll presented the following information relative to the variance for Lot 1159. Mr. Kroll stated that this was July 21, 2020 Board Meeting 6

continued from the work session because there were questions with regard to the garage attachment, the stairs, the deck, and the shed. The committee recommendation originally stated that at the time of sale, these structures must be brought into compliance. At this time, the committee is recommending the following:

Variance Committee Recommends: Grant a permanent variance for the existing home that is encroaching into the 10' building setback by less than 1' on the East side. Grant a temporary variance for the detached garage extension that encroaches into the Easternmost 10' setback by 1' on the South side and 2.5' on the North side. Grant a temporary variance for the stairs that encroach into the 10' setback by approximately 3' on the Easternmost side.

Grant a temporary variance for the deck that encroaches into the 10' setback by approximately 4' on the Easternmost side. Grant a temporary variance for the shed that is encroaching into the 10' setback on the Easternmost side by approximately 1'. The temporary variances for the garage attachment, the stairs, the deck, and the shed, will follow the property until such time any of these structures that are called out require replacement or a significant repair for any reason. At that time, that structure must be brought into complete compliance or removed. 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 the variances have been made compliant. Any existing easement benefiting 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.

Decision of the Board: A motion was made by Secretary Uzumeki to accept the new recommendations of the Variance Committee and to strike the stipulation that all variances conclude with the sale of the property from the original variance recommendation. The motion was seconded by Director Marco. The motion passed unanimously.

Owner of Lot 1166 seeks a variance to allow stairs to the lake on the Easternmost side of the property and dock on the Westernmost side of the property to remain in their current location, in which both encroach the 10' setback easement by over 6'. In 2003 the owner constructed both the stairs and dock, but no building permit was presented to the committee, nor a Plat of Survey. Both the stairs, and the dock are located as indicated in the photos as shown below.

Variance Committee Recommends: Grant a temporary variance for the existing stairs to the lake and the dock that are encroaching into the 10' easement setback by approximately 6' that will follow the property until such time as that either requires replacement or repair for any reason. At that time, the stairs or dock must be brought into complete compliance or removed. All relevant documentation must be provided to any 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 benefiting 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. Page | 4 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.

Decision of the Board: A motion was made by Secretary Uzumecki to accept the recommendations of the variance committee and seconded by Director Ivanauskas. The motion passed unanimously.

PLANNING COMMITTEE: The following Planning Committee report was submitted by Chairman, Ray Uzumecki. He presented the survey to the Board at the July Work Session. I would like to ask the Board if they have any questions or responses relative to the survey. Additionally, the Planning Committee would like to suggest the survey be shared with the Membership in hopes of generating additional feedback from the membership. More importantly, the committee would like direction as to issues the board would like the Planning Committee to be focused on. From a personal point of view, and I mean this constructively, I came away from the exercise with the perception that we, the board have not been as successful in explaining our rationale for our actions as well as we may have thought. Displayed by some of the misperceptions of our membership and knowing that the Board has focused on transparency, we are working in the correct direction; but we have a ways to go.

11. NEWSPAPER DEADLINES: – July 20th and Aug 24

12. MEMBER FORUM: Business Topics- Survey Discussion: President Wiegman stated we have one business item on the agenda, Survey Discussion, and now would be the time for the members to come forward with discussion on this item. No one came forward.

13. OLD BUSINESS:

1. None

14. NEW BUSINESS:

1. Survey Discussion: Secretary Uzumecki stated that what stood out to him from the survey is that the Board is not getting accurate information to the membership.

Committee member Jim Steadman asked the Board if the survey made sense and what direction they would like the committee to go forward with the data. He has a list of questions for the Board. Treasurer Wasson did state that this information will be very beneficial when preparing the budget for 2021.

Secretary Uzumecki asked if this topic could be put on the work session agenda for August to give the Board more time to review the survey.

A motion to place this on the Work Session Agenda for August was made by Secretary Uzumecki and seconded by Director Lehner. The motion passed unanimously. **Work Session Agenda Item #1.**

General Manager Bouxsein inquired as to whether the whole survey plus comments should go in the Lake Holiday News. Secretary Uzumecki didn't believe that the comments needed to be printed in the newspaper but be made available for the membership to read if they choose to.

General Manager Bouxsein asked if Jim Steadman could forward his questions to the Board before the Work Session.

A motion was made by Secretary Uzumecki to publish the survey in the Lake Holiday News, on the website, and on Facebook, delete the map and make the comments accessible to the membership. Seconded by Vice-President Bianchi. The motion passed unanimously.

15. DECLINE TO PURCHASE PROPERTIES AD APPROVE NEW MEMBERS

Vice-President Bianchi read the following properties:

House 64	\$200,000
House 300	\$552,000
House 371	\$415,000
House 393	\$580,000
House 439	\$345,000
Vacant 1106	\$ 99,000
Vacant 1106	\$ 99,000
House 1166	\$475,000
House 1316	\$310,000
House 1377	\$211,500
Vacant 1557	\$170,000

Vice-President Bianchi made a motion to approve the lease of residential lots as read, also in accordance with the provisions of the Lake Holiday Property Owner's Association. Seconded by Michael Ivanauskas. The motion passed unanimously.

16. APPROVE NEW RENTERS: No renters

17. ADJOURN OFFICIAL MEETING: A motion to adjourn the meeting was made by Director Ivanauskas and seconded by Director Lehner. The motion passed unanimously. The meeting was adjourned at 8:00 p.m.

Member Forum: Please limit your discussion to those matters, which have overall applicability to Lake Holiday in general. Please do not complain about other members by name or other identifying characteristics. This is not the proper forum for neighbor-to-neighbor disputes.

A member stated the new fitness equipment is installed and it is great and people are utilizing it.

Another member asked if the Work Session is open to members through Zoom and President Wiegman stated so far it is working pretty well and we will continue to invite members to attend.

Prepared by:
Peggy Savage, Minute Taker

Approved by:
Ray Uzumecki, Secretary

Work Session Agenda Item #1: Survey Discussion