

**LAKE HOLIDAY BOARD OF DIRECTORS MEETING
DECEMBER 15, 2020
7:00 P.M.**

1. **CALL TO ORDER:** The meeting was called to order by President Ray Uzumecki at 7:07p.m. Meeting conducted through Zoom.
2. **ROLL CALL:** Members present: President Ray Uzumecki, Vice-President Jeff Marco, Secretary Michael Ivanauskas, Treasurer Ahren Lehner, Directors, Jay Wiegman, Greg Wasson, Ray Conley, and General Manager Jon Boussein. Three members in attendance.
3. **ACCEPTANCE OF MINUTES OF THE NOVEMBER MEETING:** President Uzumecki asked if everyone had an opportunity to review the minutes of the November 17, 2020 meeting. Vice-President Marco made the motion to accept the minutes. The motion was seconded by Director Wasson. The motion passed unanimously.
4. **PRESIDENT'S ADDRESS:** President Uzumecki read the following report:

If I may I'd like to start my first meeting as president by thanking Jay Wiegman. During Jay's tenure Jay had a difficult task, bringing the board into compliance with the Common Interest Community Association Act. Personally I found the Act difficult to operate under, due to the constraints on what had been traditional lines of communication; In essence changing the way the board functioned. I agreed with the principle of open transparency however, it is difficult to make decisions with limited feedback from your fellow board members having only two opportunities a month. However, Jay managed to drag us kicking and screaming through the whole exercise. Certainly it's made the board look more professional. Please don't misunderstand; it's not my intention to anyway change our compliance. I do believe in being in compliance with the Common Interest Act and the transparency it is intended to produce, however, we are still in the learning curve.

Over the last 10 years, I have been active in Lake Holiday and would like to share a brief outline of my thoughts and practices. I'm an engineer by education and practice and system oriented. A philosophy of establishing common ground with the team upfront, working together in concert toward a common goal in an effort to minimize misdirection of effort.

In my prior life of serving the plastics industry from an apprentice to president and minority partner, I merged the company with a fortune 500 international corporation. There I served as Senior Vice President managing the international engraving operations. In the transition, I received the opportunity to attend the Baldrige Institute. There I acquired my most important skill. I learned how to listen and I try and practice listening every day, I do have to be reminded occasionally. Admittedly I'm neither the smartest person nor the most talented I have been relatively successful by surrounding myself with good people and Lake Holiday is a wealth of good people. It has been my goal during my tenure, to make a Lake Holiday an even better place to live. Early in my tenure at Standex, I had the opportunity to meet with a gentleman who saved the Chrysler Corporation, Mr. Iacocca. During our conversation Lee made a statement that has stuck with me over the years, you don't have to be sick to get better, and it has been my mantra through the time that I have had the opportunity to be of service to our community.

In closing as you may have noticed, you the members have added Ray Conley to the board of directors. I would personally like to welcome Ray to the Board. Please know the board looks familiar however some of us are just sitting in different chairs.

5. TREASURER'S REPORT: Treasurer Ahren Lehner read the following report:

General Fund total revenues for the month ending November 30th, 2020 were \$2,043,062 and total expenses and transfers were \$2,359,048. Expenditures for capital items were \$30,290, resulting in revenues less than expenses and transfer by \$346,276.

Total cash and investments were \$2,870,412 and total fund balances (Association equity) were \$6,228,185 of which approximately \$3,279,454 is restricted for the Operating Reserve fund, Lake Maintenance Fund, Capital Reserve Fund, Dam Repair Fund, and Infrastructure Fund.

6. MANAGER'S REPORT: General Manager Jon Bouxsein submitted the following report:

2021 Budget – The 2021 budget was approved at the Annual Meeting held on December 13th. Votes cast for the budget totaled 785 of which 732 were for the budget, 28 voted against the budget and 25 abstained. The dues structure for 2021 will be \$910.00 for a lot with a home and \$751.00 for a vacant lot. Members may start making payments now if they choose. Promissory notes are an option although a fee of \$10.00 will be charged to those members wanting to take advantage of this program. Remember fees must be paid or arrangements made before March 1st to avoid the \$50.00 late fee.

Dredging- The dredging project has been completed on the north end of the lake and Superior has removed all equipment from the properties. Approximately 39,000 cubic yards were removed from the lake in this dredging cycle.

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

7. PRIVATE SECURITY REPORT: Chief Matt Clifford submitted the following report:

NOVEMBER 17 – DECEMBER 15, 2020

CALLS TO SERVICE

- 8 – ASSIST TO LSCO SHERIFF'S DEPT.
- 2 – ASSIST OUTSIDE AGENCY
- 3 – ASSIST RESIDENT
- 2 – WELL BEING CHECK
- 6 – CALLS OF SUSPICIOUS ACTIVITY
- 4 – CALLS OF SUSPICIOUS PERSON
- 2 – CALLS OF SUSPICIOUS VEHICLE

27 - TOTAL CALLS TO SERVICE

LH PASS CHECKS / FISHING LICENSE CHECKS

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 6 TOTAL

11 – FISHING LICENSE CHECKS

CITATIONS

10 – SPEEDING

2 – STOP SIGN VIOLATION

1 – LOT USAGE

1 – LEASH RULE

1 – OBSTRUCTION

15 CITATIONS TOTAL

WARNING CITATIONS

29 – SPEEDING

6 – STOP SIGN VIOLATION

1 – LEASH RULE

3 – SIGNS

2 – UNLICENSED INOPERABLE VEHICLE

1 – BURNING

1 – BURNING IN DITCH

1 – LOT USAGE

1 – STATE LAW CRIMINAL TRESPASS

45 WRITTEN WARNINGS TOTAL

In late November, LHPS responded to a two vehicle accident, one vehicle parked in the area of Suzy Street and Anne Street. No injuries were reported and LSCO was contacted for a report.

A resident from the 700 block of Cynthia Drive reported a loose dog attacking her dog, causing minor injuries. The resident was advised to file a report with LSCO Animal Control.

A resident from the 400 block of LaSalle Drive reported a hunting arrow stuck in the back siding of his garage. The resident was advised to contact LSCO for a report.

LHPS received a call regarding two male juveniles shooting a BB gun at squirrels in a tree near the 392 Green Area. No animals were injured. Contact was made with the parents of the juveniles. No citations were issued.

In early December, a resident reported a dog being left outside a residence in the cold for a long duration of time. As LHPS was en-route to the residence in the area of the 900 block of Sarah Street, the dog was let into the house and the complainant called back asking LHPS to disregard.

8. CORRESPONDENCE FROM MEMBERS: One member would like the board to address a concern about displaying flags with political content well past the time frame set by the Board of Directors. Currently, there is not a rule with regard to flags. Director Wiegman had discussed this with the member and informed the Board of their discussion. There is a website called “Next Door” (not the official website for Lake Holiday) which was telling our members a way to get around the sign rule is by flying political flags. There was discussion from the Board as to whether flags should be added to the current sign rule. The member is agreeable to putting this on hold for a few months to see if the problem goes away.

President Uzumecki stated with board approval, he would be willing to talk with the member about this and we will put it on hold for a few months.

Director Wiegman stated the member would like for the whole board to call her. At this time, it was decided that President Uzumecki will call her and he will report the outcome at the January Work Session.

9. CLUB REPORTS:

LADIES CLUB: No report.

FISHING CLUB: No report.

10. COMMITTEE REPORTS:

RECREATION COMMITTEE: No report.

NORTHVILLE TOWNSHIP: Submitted by James Swanson, Supervisor Northville Township Township meeting was held on 12-8-2020:

Our Township Board, Road Commissioner, Assessor, Clerk and Supervisor would all like to wish each and everyone in our Township a safe and Merry Christmas and a Happy New Year.

The Township Board reviewed and approved all of the Town and Road District bills.

Our Road Commissioner John Middleton informed the board we have received our order of salt and sand, ensuring we are ready for the winter weather.

Please note that the Township uses a 60/40 mix of salt and sand on paved roads and sand only on gravel roads.

Salt on a gravel road does not work well because when the salt melts the snow and ice on a gravel road it causes the base of the gravel to wash away,

Hal Ament our Assessor informed the board that he and his staff are currently up to date on all of the tasks.

A motion was made and seconded and we closed the last Township meeting for 2020.

FINANCE COMMITTEE: No report.

ENGINEERING ADVISORY COMMITTEE: No report.

LAKE COMMITTEE: No report.

RULES COMMITTEE: Michael Ivanauskas reported that the office has been very helpful with regard to preparing a letter to go out with the dues statements in January relative to a booklet which will be given to each boat owner at the time of their boat registration. He will present this to the board at the January Work Session.

LANDSCAPING COMMITTEE: No report.

VARIANCE REVIEW COMMITTEE: No report.

PLANNING COMMITTEE: Jim Steadman submitted the following report:

Our November 24, 2020 our regular committee meeting discussions centered on the following topics:

During a meeting between Jim Steadman and Jon Bouxsein on November 4 on the subject of the new web site, the Planning Committee was charged with developing content and direction for the new site. Subsequent research showed a first step in creating a web site is generating a Flow Chart, a visual representation of the proposed content and organization of that content.

During November, the Planning Committee members reviewed many other lake association web sites for ideas and incorporated them into a Flow Chart.

Several versions of the Flow Chart were discussed with the committee members; additional topics were added, and their locations on the web site discussed. The Flow Chart was finalized during the November 24th meeting. Jim Steadman and Libby Wallace met with Jon Bouxsein on December 1st to discuss and incorporate any changes he wanted made before showing the Flow Chart to the Board.

Modifications were made to the Flow Chart and it was returned to Jon to forward to NABR Network. On December 8th, Jon informed Jim the contract, payment and Flow Chart had been sent to the vendor.

A possible article from the Planning Committee was also discussed in our November meeting and a topic agreed upon. An article was submitted to the office on the 14th of December.

As recommended by the Planning Committee, a Facebook post by the office mid-November asking residents for photographs of the lake that could be used in the new web site resulted in 200 submissions. In addition, notice was sent on Facebook stating the Planning Committee was looking for new members. As of the 10th of December, three resumes had been submitted.

Committee members were asked again for ideas for possible topics of interest and inquiry in a planned 2021 survey of residents. Members were instructed to bring them to the December meeting of the Planning Committee.

In summary, following is a list of recommendations to the Board from the Planning Committee.

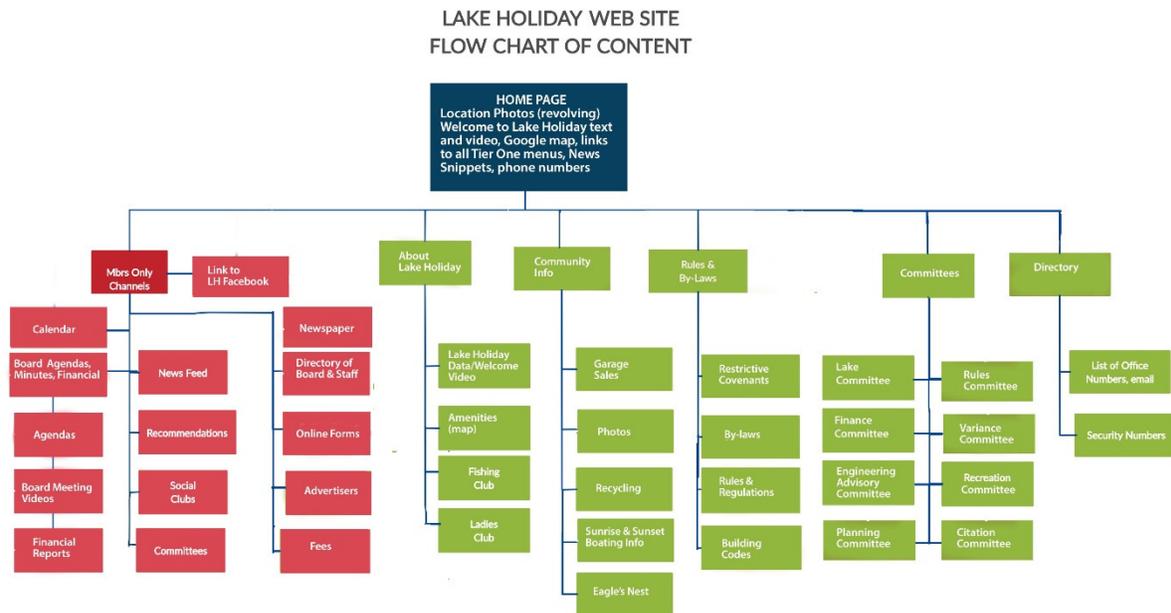
It is our understanding that the new communication platform hosted by NABR Network will require Lake Holiday residents to be registered as users to gain access to the Members Only channels of the web site, or to receive any outbound messages. NABR network requires a list of residents with email addresses in order to invite them to register for this access.

We have been told that there are currently only approximately 1250 resident email addresses in the Lake Holiday files. We recommend that a letter or document be prepared describing the new communication platform and how it can be used; emphasizing the need for all residents to be registered. It is our recommendation that the letter be sent with the Annual Dues distribution, both via traditional mail and email. We are prepared to assist in any way to help create that letter or document.

Additionally, the Planning Committee strongly recommends that we as a committee be fully involved in all aspects of implementing the new communication platform that we have been charged with designing. This would include assisting the office with content writing, photo selection as well as continuing research into how to populate and grow the NABR Network platform.

The Planning Committee further recommends a member of the committee attend and be identified as one of the content providers that will interface with the NABR Network client-support specialist during the training sessions.

Attached is the flow chart and the explanation submitted by Jim Steadman:



Point 1. A flow chart is a fluid document. It and the web site it defines are meant to be updated and changed as the needs of the organization or its audience change.

Point 2. A flow chart can be broken into phases – the new site could go live and still not have some elements added until a later date. However, it is important that the initial web site contains all necessary functionality to allow our residents to register, gain access to and complete their personal choices of contact, and inclusion in the directory. We must strive to include as many residents as possible in this initial registration process.

Point 3. Most flow charts show only the main headings of menu options – the actual content under those menu items must be written, photos selected, and the page layout arranged. The actual content is the reason visitors to the site will visit and then decide if they will return. Our committee reviewed many lake association web sites and stands ready to provide content in conjunction with the office staff.

Point 4. This flow chart recommends the creation of videos that do not exist today. P C strongly recommends a budget be set up to provide for professional creation. The first video appears on the front page and sells Lake Holiday as a desirable location for residence. The second video would inform new residents of the basics about living in and enjoying Lake Holiday. New residents today may experience a steep learning curve about Lake Holiday's day to day activities. We believe this video could mitigate some of the inaccuracies of information that can occur when they "ask their neighbors for direction." Additionally, the video can serve as an introduction to the Lake Holiday communication system registration and procedures.

Point 5. Based on review of other lake association web sites, we have included posting of video recordings of the Board meetings into the flow chart. Zoom can automatically create these recordings, and NABR Network's platforms can accommodate them.

Point 6. We recommend the previously created amenities map be updated and added to the web site.

Point 7. Based on the frequent requests for recommendations of services posted on Facebook, we added a category in the member-only web site that would allow only registered members to ask for and other members to respond with recommendations.

President Uzumecki stated we have a good start on this process and it will be at least a two and a half year process.

General Manager Bouxsein stated that on the flow chart, it shows Board Meeting Recordings for members to have access to. He stated that the Board had previously stated they were not going to record the meetings. President Uzumecki stated that is the committee recommendation but the Board has to agree and approve.

Jim Steadman asked about the three resumes that were received for the Planning Committee. General Manager Boussein stated that it will be put on the Work Session Agenda and Board Meeting for consideration. (**Agenda Item # 1 for January Work Session-Appoint Planning Committee Members**)

11. NEWSPAPER DEADLINE: December 14th and January 25, 2021

12. MEMBER FORUM: Business Topics

13. OLD BUSINESS:

1. PWC Horsepower Increase to 130 hp: Treasurer Lehner stated that currently there is an outstanding proposed rule change to increase the PWC horsepower from 120 to 130. Secretary Ivanauskas made a motion to approve this rule to change the PWC horsepower from 120 to 130 and to remove the cc limits. The motion was seconded by Vice-President Marco. The motion passed unanimously.

14. NEW BUSINESS:

1. Adopt Resolution (Authority to Open Deposit Accounts):

**RESOLUTION OF BOARD OF DIRECTORS
(AUTHORITY TO OPEN DEPOSIT ACCOUNTS)**

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of Lake Holiday Property Owners Association and the keeper of the records and corporate seal of said Corporation and that the following is a true and correct copy of a resolution duly adopted at a regular meeting of the Board of Directors of said Corporation held in accordance with the By-Laws of said Corporation and its offices at Lake Holiday Lodge on the 15th day of December 2020.

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

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

NAME	TITLE
Ray Uzumecki	President
Jeff Marco	Vice-President
Ahren Lehner	Treasurer
Michael Ivanauskas	Secretary
Jay Wiegman	Director
Gregory Wasson	Director
Ray Conley	Director
Donald Jon Boussein	General Manager

and countersigned by any one of the following:

SAME AS ABOVE

whose signatures shall be duly certified to said Depository, and that no checks, drafts, notes or orders drawn against said Depository shall be valid unless signed.

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

In Witness Whereof, I have hereunto affixed my name as Corporate Secretary and have caused the corporate seal of said Corporation to be hereto affixed this 15th day of December, 2020.

A motion to adopt this resolution was made by Secretary Ivanauskas and seconded by Vice-President Marco. Motion passed unanimously.

2. Adopt Resolution (Setting Fees for Use of Association Property):

**RESOLUTION TO ADOPT 2021 FEES FOR USAGE
OF ASSOCIATION PROPERTY**

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

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

WHEREAS, the Board of Directors has submitted a proposed budget to the membership of Lake Holiday at the Annual Meeting in December of 2020, at which, said budget was approved.

NOW, THEREFORE, be it resolved that the following schedule of dues and usage fees shall be established for 2021 and printed in the January issue of the Lake Holiday News:

2021 LHPOA DUES AND FEES

2021 ASSESSMENTS	House	\$910.00
	Vacant Lot	\$751.00
	Late Fee	\$ 50.00
	Lien Filing Fee	\$300.00
	Promissory Note fee	\$ 10.00

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

GARAGE SALE REGISTRATION	Two per Year (Each)	\$ 10.00
CARPET & PADDING STICKER		\$ 1.50
MISC.	Copies per page	\$.10
	Faxes per page	\$.50
	Large map	\$ 2.00
	Small map	\$ 1.00

A motion to adopt this resolution was made by Director Wasson and seconded by Secretary Ivanauskas. Motion passed unanimously.

3. Adopt Resolution (Establishing the 2021 Annual Dues and Late Fee Policy):

**RESOLUTION TO ESTABLISH 2021 ANNUAL DUES
AND LATE FEE POLICY
THE LAKE HOLIDAY PROPERTY OWNERS**

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

WHEREAS, the Board of Directors has submitted a proposed budget to the membership of Lake Holiday at the annual meeting in December of 2020, at which, said proposed budget was approved; and

NOW THEREFORE, be it resolved that the Annual General Assessment or charge for the year 2021 shall be fixed at \$751.00 for each owner of a vacant lot and \$910.00 for each owner of a lot on which a residence has been constructed or a building permit issued.

FURTHERMORE, be it resolved that a late charge of \$50.00 shall be added to owner accounts unpaid on March 2, 2021. Additionally, a monthly service fee shall be added to the delinquent balance of all owners' accounts at the rate of 1-1/2% compounded monthly, and run continuously thereon. "Delinquent Balance" shall be defined as the assessment levy for the present fiscal year, after March 1, and all assessed charges and penalties, as well as accrued previous year account balances.

A motion to adopt this resolution was made by Vice-President Marco and seconded by Treasurer Wasson. Motion passed unanimously.

15. DECLINE TO PURCHASE PROPERTIES AND APPROVE NEW MEMBERS:

House	852	\$378,250
House	1553	\$500,000
Vacant	1591	\$192,000
House	1878	\$180,000

Above were approved Dec 1

Vacant	385	\$150,000
House	1212	Family Conveyance
House	1706	\$234,900
House	1993	\$250,000

Vice-President Marco made 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 with the exception of Lot 1993 which must resolve their compliance issue as set forth in their application documents and remove the shed within 30 days after closing. The motion was seconded by Treasurer Lehner. Motion passed unanimously.

16. APPROVE NEW RENTERS: Application for Lease of Residential Lots to be Approved:

House	126	Rental
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Vice-President Marco 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. The motion was seconded by Director Wasson. Motion passed unanimously.

17. ADJOURN OFFICIAL MEETING: A motion to adjourn the meeting was made by Secretary Ivanauskas and seconded by Vice-President Marco. Motion passed unanimously. Meeting adjourned at 8:00 p.m.

Agenda Item #1 for January 2021 Work Session: Appoint Planning Committee Members

Prepared By:
Peggy Savage, Minute taker

Submitted By:
Secretary Michael Ivanauskas