

**LAKE HOLIDAY BOARD OF DIRECTORS MEETING  
MARCH 16, 2021  
7:00 P.M.**

1. **CALL TO ORDER:** The meeting was called to order by President Ray Uzumecki at 7:01 p.m. Meeting conducted through Zoom.

2. **ROLL CALL:** Members present: President Ray Uzumecki, Vice-President Jeff Marco, Treasurer Ahren Lehner, Secretary Ivanauskas, Directors, Jay Wiegman, Greg Wasson, Ray Conley and General Manager Jon Bouxsein. Seven members in attendance.

3. **ACCEPTANCE OF MINUTES OF THE FEBRUARY MEETING:** President Uzumecki asked if everyone had an opportunity to review the minutes of the February 16, 2021 meeting. Secretary Ivanauskas made the motion to accept the minutes. The motion was seconded by Vice-President Marco. The motion passed unanimously.

4. **PRESIDENT'S ADDRESS:** President Uzumecki read the following report:

The brighter sun, the longer days promotes the desire to get outside and participate in the pre-Covid outside world. It appears that old man winter's back is broken and spring is in the air. And it's been a very long and uncomfortable winter with all the constraints that the pandemic has brought on to our daily lives. Further exacerbated by the absence of being surrounded by family and friends, I know and understand the desire to get-together with every family member, friend, neighbor and even people you don't even know. Renew the experience of being a social human being, to give those close to you a hug; shake hands or just simply acknowledge someone with a smile. The pandemic has separated us from our natural instincts.

Regrettably the reality is that for the near future we still have constraints that must be adhered to. I think it's worth mentioning that in the coming months we're going to go through periods of change relative to the Restore Illinois phase guidelines and overview. It's important to know that Lake Holiday is not prepared to breach, bend or redefine the guidelines. It would not be right for the Association or fair to all of our members to jeopardize the well-being of our community, both legally and or ethically by infringing on the guidelines for personal reasons. Please keep this in mind as you entertain the idea of having parties, get-togethers, celebrations and making use of our facilities. Please be sure that we stay within the confines of the existing guidelines on the date of your event. Know that the Association is working very hard to enable all of our members to experience a wonderful summer here at the lake. Please know that the Administrative staff and the Board of Directors greatly appreciate your cooperation and adherence to the guidelines in this matter.

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

General Fund total revenues for the month ending February 28<sup>th</sup> 2021 were \$453,365 and total expenses and transfers were \$272,070. Expenditures for capital items were \$0, resulting in revenues in excess of expenses and transfer by \$181,295.

Total cash and investments were \$3,906,920 and total fund balances (Association equity) were \$6,448,543 of which approximately \$3,344,110 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 read the following report:

**Annual Assessments-** Late fees have been added to all delinquent accounts and interest will be added at the end of this month to all outstanding accounts. I urge anyone who may be having difficulties bringing their account current please call us and we will work something out that will potentially save you hundreds of dollars in collection expenses. Currently, there are 104 homes and 13 vacant lots that have been notified of their past due accounts. Based on previous year’s collections we are equal to or slightly ahead in members paid at this time.

**Road Posting-** Roads are posted at a 10 ton limit and will remain posted until such time as the roads firm up. Notice will be sent out when the restriction is lifted.

**Lake-** With warm weather and open water we will start to see activity picking up on the lake. Please be cautious and courteous while boating and watch the sign boards and flags for any no-wake postings of the lake that will assuredly take place this spring.

**Goose Control-** Goose control efforts will soon be underway as the geese move into the breeding season. While we use every method available to us by law to keep our resident goose population under control, you, the property owner can help. If you have nesting geese on your property let us know and we will include your property into our goose control schedule.

He is happy to report that when the lake got to 12” above normal pool, the road below the dam stayed high and dry.

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

FEBRUARY 16 to MARCH 16, 2021

**CALLS TO SERVICE**

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

23 - TOTAL CALLS TO SERVICE

**LH PASS CHECKS / FISHING LICENSE CHECKS**

LH PASSES CHECKED IN THE GREEN AREAS / BEACH AREAS – 36 TOTAL  
49 – FISHING LICENSE CHECKS

**CITATIONS**

- 2 – SPEEDING
- 2 – UNLICENSED INOPERABLE VEHICLE
- 1 – LEASH RULE

## 5 CITATIONS TOTAL

### WARNING CITATIONS

2 – SPEEDING

2 – UNLICENSED INOPERABLE VEHICLE

1 – STATE LAW CRIMINAL TRESPASS

## 5 WRITTEN WARNINGS TOTAL

In late February, LHPS assisted seven motorists whose vehicles were stuck in the ditch / roadways during inclement weather. Each were removed without incident or significant damage.

A resident from the 400 block of Erma Drive reported subjects “ding dong ditching” her residence and she had photos captured by a RING doorbell camera. LHPS was able to identify the subjects as nearby neighbors. LHPS made contact with the subjects and each were warned to stop disturbing the peace of neighbors by ringing doorbells and running away.

In early March, a resident turned in a cellular phone found by the dam area. The item was taken to the Lost & Found.

A report of a dog versus dog attack took place in the area of Glyn Drive. One dog was in control by a leash while the other was at large. The owner of the dog at large was contacted and cited for Leash Rule. No injuries were reported.

## **8. CORRESPONDENCE FROM MEMBERS:**

The first correspondence is from a member from lot 210 requesting the use of the lodge for an event that would involve about 70 people in attendance. He was asking the Board to allow this event and brought up several points in support of his position.

First, in his opinion, the lodge is a club house and should fall under those guidelines as noted by the IDPH. General Manager Bouxsein stated that under Phase 4 of the DCEO guidelines weddings are limited to the lessor of 50 people or 50% of room capacity and venues with multiple rooms may not split.

Second, (the member) stated the LaSalle County Health Dept. has reported only 14 Covid cases in the last week and there have been no deaths. Director Wasson stated that he would not go against the Health Dept. rules.

Third, (the member) is asking the Board to make their decision on how they think most of Lake Holiday residents would feel and not on their own feelings. Vice-President Marco stated that we hired Jon to do a job and he has researched this and if something were to happen it could put all of Lake Holiday at risk.

Fourth, (the member) noted that any person at risk who would be in attendance has already received their vaccine.

Fifth, (the member) spoke with Jason from the Health Dept. and he stated Lake Holiday should follow the guidelines for restaurants which would be at 50% capacity. General Manager Bouxsein stated that is not the conversation he had with Jason. Secretary Ivanauskas said he

would not go against the health dept. guidelines. We didn't do it this past summer when the beaches were closed and shouldn't go against them now.

Sixth (the member) inquired if he could he have 40 people inside and 40 people outside? President Uzumecki stated it is not in the guidelines to allow that and would not be in favor of jeopardizing the Association.

Seventh, (the member) would like the Board to take a vote on this decision for the record.

President Uzumecki stated that the Board would like to grant his request, but has to follow the guidelines.

A motion to continue to follow the DCEO guidelines was made by Treasurer Lehner and seconded by Secretary Ivanauskas. Voice vote taken. The motion passed unanimously.

The second correspondence is from member from lot 1956 who is requesting to put an ice cream cart at the lodge area from around Memorial Day to Labor Day. Secretary Ivanauskas made a motion to put this on the April Work Session agenda. The motion was seconded by Vice-President Marco. The motion passed unanimously. **(Agenda Item #1)**

## **9. CLUB REPORTS:**

LADIES CLUB: No report.

FISHING CLUB: No report.

## **10. COMMITTEE REPORTS:**

RECREATION COMMITTEE: Nikki Lorenzen submitted the following report read by Secretary Ivanauskas. We are working on beginning planning outdoor events for this upcoming summer! In the interim, we are still limited in what we can plan due to Covid guidelines, and keeping everyone healthy and safe is top priority! Stayed tuned to the 'Lake Holiday Rec Group Official' Facebook page for future event updates! Contact Nikki Lorenzen at (815)474-9292, or via email at [lakeholidayrec@gmail.com](mailto:lakeholidayrec@gmail.com) to volunteer!

FINANCE COMMITTEE: No report.

ENGINEERING ADVISORY COMMITTEE: No report.

LAKE COMMITTEE: No report.

RULES COMMITTEE: No report.

LANDSCAPING COMMITTEE: Dorothy Fleming submitted the following report read by Secretary Ivanauskas.

The weather has not allowed us to do our usual assessing of the landscaping and which plants have survived and what will need replacing. This will be done in the near future.

At this time the Maintenance Department has other projects to accomplish.

In the next couple of months, we hope to finish up some of the projects such as the rope fencing and the newly placed sign areas. As always, we hope to ready the Community with attractive inviting entrances. Looking forward to spring and finishing up some projects that are in the works.

VARIANCE REVIEW COMMITTEE: No report.

PLANNING COMMITTEE: Debra Gerdes, chairperson, read the following report:

**Where we've been:**

I want to highlight some key developments under of this committee under Jim Steadman's leadership. Ray Uzumecki got us off to a busy start and led us through the development of the 2020 membership survey which gave valuable information on what is important to the property owners. Upon completion of the report to the board on the survey results, the baton was passed to Jim to lead us in our follow-up on what actions the board might take. To address concerns about communication, he initiated research on web platform providers and was the driving force to create the plan for developing a new web site and continues working closely with Jon as it nears implementation stage. Jim also actively recruited new members for the planning committee to bring a wider range of expertise as we continue to advise the board. In response to the board's January request for possible 2022 budget projects, Jim led the committee through the development of the 2021 survey, currently underway, to focus on property owners' opinions on the best use of our green areas.

**Where we're going and how we're going to get there:**

The baton passes to me to facilitate this talented group as we move forward in three current areas of work.

- **Web Platform** – As Jon reported in the March 2 Work Session, numerous documents, photos, and other content materials have been provided to Nabr Network who committed to having a “review” version of the website ready within 4 weeks. They are a little ahead of that schedule. An initial preview of the public portion of the site has been delivered for Jon and Jim to review on Wednesday (March 17). The next steps will be access to the members-only portion and then expanding the review to the board and planning committee to explore and provide feedback.
- **2021 Survey** – The office launched the survey on March 5 through email and Facebook notices. As of March 15, there have been 331 responses (for reference, there are 1,250 email addresses on file). A small survey data team is categorizing the numerous comments, and the full committee will discuss the survey results at our next meeting on March 23. We plan to have a report ready for the board with our budgetary recommendations by the April 6 Board Meeting.
- **Strategic Planning** – This term has caught our attention as it has been used a few times in past board meetings. Several members of the planning committee have engaged in strategic planning processes in our various careers, so at our March 23 meeting we will also pool our resources and our knowledge and begin to study how it might better inform our work that will be guided by the survey results and the board's direction.

**Current Planning Committee Members:**

Ray Uzumecki, board advisor

Debbie Gerdes, chair  
 Patrick Jecmen, secretary  
 George Karosas  
 Mike Kroll  
 Bob Schuetz  
 Craig Shelbrock  
 Jim Steadman  
 Libby Wallace  
 James Young

**11. NEWSPAPER DEADLINE:** March 22 and April 20

**12. MEMBER FORUM:**

**13. OLD BUSINESS:** None.

**14. NEW BUSINESS:**

1. **Change Work Session Date in April:** President Uzumecki stated that at the March Work Session there was discussion to move the April Work Session to Tuesday, April 13<sup>th</sup>. Director Wiegman made a motion to change the Work Session date from April 6 to April 13. The motion was seconded by Vice-President Marco. The motion passed unanimously.

2. **In-Person Meetings:** President Uzumecki stated that this will be kept on the docket and as it stands right now, the target date to return to in-person meetings will be in May. Hopefully by then, vaccines will be done. (**Agenda Item #2**)

3. **Mower Purchase:** (capital reserve scheduled replacement) General Manager Bouxsein provided three bids for mower replacement to the Board and noted that the 2015 John Deere Z925M Z Trak will be traded in and replaced with a 2021 John Deere Z945M Z Trak.

|                     |               |           |
|---------------------|---------------|-----------|
| 1. AHW, LLC         | Somonauk, IL  | \$9268.75 |
| 2. Buck Bros, LLC   | Hampshire, IL | \$9726.30 |
| 3. DeKalb Implement | Sycamore, IL  | \$9775.00 |

Vice-President Marco made a motion to accept the lowest bid from AHW John Deere. President Uzumecki asked for a voice vote. Ray Conley (yes); Michael Ivanauskas (yes); Ahren Lehner (yes); Jeff Marco (yes); Greg Wasson, (yes); and Jay Wiegman (yes). The motion passed unanimously.

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

|        |      |                   |
|--------|------|-------------------|
| Vacant | 381  | \$199,000         |
| House  | 695  | \$235,000         |
| House  | 931  | \$275,900         |
| House  | 961  | \$201,000         |
| House  | 1168 | \$600,000         |
| Vacant | 1169 | \$260,000         |
| House  | 1661 | \$200,000         |
| House  | 1708 | \$220,000         |
| House  | 1967 | Family Conveyance |

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 assessments. The motion was seconded by Treasurer Lehner. The motion passed unanimously.

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

House            558            Rental

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 Owner's Association. The motion was seconded by Treasurer Lehner. The motion passed unanimously.

**17. ADJOURN OFFICIAL MEETING:** A motion to adjourn the meeting was made by Secretary Ivanauskas and seconded by Director Conley. The motion passed unanimously. Meeting adjourned at 7:56 p.m.

**Member Forum:** None.

**Agenda Item#1 for April Work Session:**

**Ice Cream Cart at Lodge**

**Agenda Item #2 for April Work Session:**

**In-Person Meetings**

Prepared By:

Peggy Savage, Minute taker

Submitted By:

Secretary Michael Ivanauskas