

COUNCIL MEETING MINUTES

August 3, 2024

Tamra McKenna called the meeting to order at 10:59 AM. All stood for the Pledge of Allegiance.

1. ROLL CALL

Roll call was taken, and the following members were present: Randy Gentry, Tamra McKenna, Fred Berry, Dave Bonifati, Tom Liberty, Darlene Kifer, Harlan Shober, Bill Danforth, James Doyle, Michelle Joy, Jim Wiggins, Stephanie Toy, Janet Gilson, Dan Stoehr, Pat Cenci, Tony Tizzano, Jim Hamilton, Kevin Kucherak, & Attorney David McCombs

Excused: Rene Hearn

2. APPROVAL OF 7/20/2024 MEETING MINUTES

Pat Cenci made a motion to accept the minutes. Stephanie Toy seconded the motion. All were in favor. Motion Passed.

3. TREASURER'S REPORT

Jim Wiggins gave the Treasurer's Report (June 2024 report) on behalf of Rene Hearn. Tony Tizzano made a motion to accept the report. Jim Hamilton seconded the motion. All were in favor. Motion Passed.

4. LOT OWNER COMMENT/QUESTION

Dawn Worrell (619N & 620N Dutchcraft) – Dawn requested Council review the current policy on bringing pets with them when emergencies occur which require lot owners to more seek permanent shelter. Pets are like family members to most pet owners who will choose a less safe option so they can be with their pets. Perhaps there can be a pet safe designated areas/comfort stations where pets can be muzzled or caged for safety.

Tamra thanked Dawn and indicated that Council and Randy would take her suggestion under consideration.

5. COMMITTEE REPORTS

Buildings & Grounds Committee: Dan Stoehr – No report at this time.

FLO Committee: Fred Berry – Thank you to everyone for supporting FLO events. Highlighted events for August 9th, Elvis the Wonder Show and the Mocktail Bubble Party on August 10th at 2 PM. Dress up in your best Elvis costume for the dance on Friday and bring your pre-teens (IDs will not be checked) for some fun flavored drinks and snacks on Saturday. Car Bash is August 31st 1 PM, and the Clambake is scheduled for September 21st at 1 PM.

Volunteer Corps Committee: Bill Danforth – Thank you to all the red shirt volunteers. We can always use more. September 7 at 5 PM will be the Volunteer Appreciation Dinner. Thank you to everyone who donated to Tales for Tots on Sunday mornings.

Finance Committee: Tamra McKenna on behalf of Rene Hearn – The explanation of the questions regarding the revenue which covered the cost of the Splash Pad, as reflected in the audit/compilation not reflected as operating expenses was provided. Although money is coming in it does not mean we spend it. Money goes into savings or higher interest-bearing accounts and is moved to checking when we need the funds for operating to cover costs. The significance of the fundraising by committees to cover the cost of the Splash Pad enabled funds from the operating budget to be used elsewhere or remain in savings.

Rules & Regulations Committee: Jim Wiggins – Committee did not meet this month due to having two meetings within two weeks of one another. Next meeting, chaired by Tamra, will be in September. Two areas of focus will be on the easement related to culverts as not all culvert placements are the same and the rule regarding fences which require neighbor approval currently.

Sportsmen's Committee: Darlene Kifer – Poker Run starts at 2 PM so be there by 1:30 PM if you can. Thank you to all the volunteers as well as all the lot owners who have supported the Sportsmen's Committee. We could not do this work without your support. Ticket sales for the golf cart and the free dues will continue for the next two weeks and at the Corporate Meeting. There will be two Free Dues winners this year. Don't forget to vote.

Special Projects Committee: Dave Bonifati – Recyclables were taken last Monday and we received \$462. Thanks everyone for your help. Thanks to Randy and maintenance for replacing the tires on the trailer. We'll be headed over to the trailer after the Council Meeting to go through the cans. Any help is appreciated.

Communication Committee: Pat Cenci – Check out the green board outside the clubhouse comfort station. You may learn something you did not know. Please get address numbers on your lot to help our Safety Forces and Emergency Services get to your lot quickly in an emergency.

GM Support Committee: Tamra McKenna – No report at this time.

Elections Committee: Kathy Straight – The elections begin today. Voting is open on August 3, 4, & 10th from 1 – 3 PM at the Clubhouse. Membership Card and Photo ID are required to vote. The absentee ballots must be turned in by 3 PM on August 10th. Corporate Meeting is August 17th at 1 PM with registration from 11:30 AM to 1 PM. Current membership ID and photo ID required.

Kathy also clarified the procedure for voting remains the same as in prior years. People can register, vote, and leave if they choose.

6. LOT OWNER COMMENT/QUESTION

Scott Lester (589N Frolic) – I am in favor of the dues increase as a small business owner. The cost of operating any business has increased and to operate on old revenues, is not sustainable. As an example, work we donated to the camp to update some 50-year-old fixtures in the Champion comfort station would have cost Holiday about \$2,500. To replace all of them the cost would have been \$4,300. Twenty comfort stations would cost a total of \$86,000 with this in mind. This is one example of why the dues increase is needed.

Shannon Henze (105N Camel) – I would like to recommend for consideration that Council consider a sponsored committee or a committee run by lot owners if allowable for pet owners in Holiday. I've received lots of feedback about having a Dog Park and other amenities for pets. Safety, through vaccination registration, could also be a function of this committee. Many people miss dog days at the pool. Perhaps the committee could manage this.

Tamra indicated Council can certainly consider the ideas presented today.

7. GENERAL MANAGER COMMENTS

Summer continues to fly by.

Schools will be back in session within the next two weeks. First football game of the season is August 23rd. All school activities are practicing for the start of the year which means our life guards will not be available as much.

August 11th, Swinger Pool will be closed. Clubhouse Pool will only be open on the weekends. Both pools will be open for Labor Day weekend.

Activities today include the Lumberjack Show, dance, and the Poker Run. Lakefest is going on in town with fireworks.

Corporate Meeting is August 17th with fireworks at 10 PM.

Park looks great thanks to the team but you will notice end of season procedures will become more noticeable as we prepare for the off season.

We are ready for the Corporate Meeting.

Enjoy the remainder of the season. There is still a lot to do.

8. OLD BUSINESS

None

9. NEW BUSINESS

Bill Danforth – In lieu of the Tailgate Party, the volunteer committee will sponsor a Browns/Steelers themed golf cart parade on Sunday, September 1st at 6 PM. Meet by concessions like normal parades and decorate your carts to show support for your team. We can use volunteers for traffic control.

Jim Wiggins – In regards to the contracting with a law firm for our association mentioned two weeks ago, the referral came from a council member who has done work with this law firm, Kaman & Cusimano. We are moving forward with the initial consultation at a cost of \$900 which includes a review of our existing covenant and Bylaws but will also include basic questions after that at no additional cost. They will review the docs and hold a special meeting with council to make recommendations. This came about as a result of the lot maintenance rule. We learned to charge fines for violations we must provide the right to be heard as part of the process. That made clear to council that this level of association expertise will be of great benefit to our association and updating our Rules and Regulations through an enforcement lens.

10. MOTION(S) FOR 9/21/2024 COUNCIL MEETING

Harlan Shober – Based on our previous conversation, it remains a concern that lot owners attending the meeting who vote prior to hearing the motions, and comments / information about them, miss out on an important part of informed decision making.

To Scott Lester, people need to hear your message. It is that type of input that adds value to the Corporate Meeting and fosters informed decision making.

I would like to make a motion to update the time for ballot casting for lot owners present at the Corporate Meeting to be immediately following the meeting.

In follow up to Jim on the law firm, I recommend, as council, we have further discussion and perhaps a vote on engaging the law firm beyond initial consultation.

11. APPEAL HEARING ASSIGNMENTS

Appeal Hearings following Council (2019 Scotty, 2058 Trotwood, 622 Jayco)

12. MEETING ADJOURNED

David Bonifati made a motion to adjourn the meeting. Michelle Joy seconded the motion. All were in favor. Meeting Adjourned.

Respectively Submitted, Fred Berry

Approved _____