

**Holiday Park, Park & Recreation District**  
**Workshop Meeting Minutes**  
**October 26, 2021**

**I. Call to Order** by Chairman Dick Gortz @ 9:01 AM.

**II. Roll Call**

Taken By: Lisa Hoover

Present: Chairperson Dick Gortz, 2<sup>nd</sup> Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustee Bob Bachman, Trustee Sharon O'Reilly, Trustee Deborah Perla, and Sgt at Arms, George Clinch.

Excused: Trustee Jim Oliver

**III. New Business**

Dick greeted the residents who came to this workshop.

1. Architect presentation of plans for renovation of Ph I building.

Jennifer Smith, the representative for Hibner did a presentation for the renovation of Phase I clubhouse. One of the main changes in all areas would be bringing items up to ADA code. Such as lighting, exits, bathroom accessibility, plumbing, electrical, and entrance/exit doors. New acoustical ceiling, walls, and fans. The renovation will include paving of roads and parking lots and fencing around the park perimeter. "See attached" Preliminary Construction Estimate

General discussion followed.

Residents showed concerned about the exclusion of the kitchen area, which some seemed to presume would be included in the renovation

The item will be brought back to more workshops as recommendations, revisions, changes are being reviewed.

2. Proposal for Deed restriction Modification

Karin Anderson presented the second revision for possible changes to the Deed Restrictions from the September workshop. Discussion took place on several key areas.

Reference addition 3 (a) to any unpaid charges being collected prior to property transfer is already in practice the discussion is to include this in the Deed Restrictions. The office does currently collect fees on the estoppels when received for closings.

Reference addition to 3 (c) discussion on this was favorable but all seemed to agree on not to grandfather in, any homes that are currently in violation of the fencing restrictions.

Reference addition to 3 (e) Discussion on wording resident, guest, or just everyone. Responsibility of upholding this regardless is on the owner of the property.

Reference addition to 3 (f) Discussion began on the need for extensive and descriptive breakdown on what should all be labeled under derelict vehicle.

Karin advised that the wording was recommended by the Park Attorney.

Additional discussion on condemned or damaged homes on adding restriction on the time frame to repair, replace or demolish said homes and the legality to

do so by the park. One of the key issues bringing up this discussion Reference addition 3 (m) Discussion on the presented changes to parking on the property other than driveway and expanding driveways. Also verifying that all vehicles are registered.

Reference to addition to 3 (o) Discussions that all homes must be connected to all public utilities and discussion on having certified propane tanks installed by a licensed contractor attached to the residence. Portable tanks should be for bbq grills only.

Reference to addition to 3 (q) Discussion to change from allowing to not allowing patio furniture or grills in carport received a negative response. Dick Gortz advised everyone that Karin will revise changes made after today's discussion and present it again at the next workshop.

3. Appointment of rules Enforcement Review Committee  
Dick Gortz spoke to residents on creating a committee of 5 members that will rotate 3 at a time when needed to resolve a fines issue. The Board will be accepting nominations and residents may send in letters if they wish to be considered to be on the committee. This item will return to the next workshop.
4. Pet Application – Snelling  
Discussion took place on the application and will be moved to the agenda at the next regular meeting.

#### **IV. Supplemental Items**

1. Sharon O'Reilly would like to have the job description for Safety & Security updated accordingly to reflect the change from staff being labeled from Security officers to Property Monitors which more appropriately depicts their role in the Park. It was agreed that the office will make the changes.
2. A brief discussion took place in reference to types of signs or flags to be permitted on homeowner properties.
3. Bob Duncan informed the Board and Residents that a delay in obtaining materials would push back the replacement date on the roof and the option to go to a liquid membrane instead was on the table. The main seams on the roof have been repaired.

#### **V. Trustee Comments**

Bob Bachman reminded everyone to attend the Halloween Party, Costumes optional, \$5.00 @ the door.  
Cheryl Morris would like to discuss the lawn contracts at the next workshop.  
Ken Judd would like to see further research and/or discussion on the kitchen as well as Deborah Perla.

#### **VI. Resident Comments**

Debbie Hall would like the drainage looked at behind her home, feels that her property is eroding due to the swale area.  
Frank Lampe states he was unaware of the change to the gate system requiring the pound key before the entry code.  
Keven Tevault wanted to know if these renovations would change the assessments. Dick Gortz & Don LaMaster informed him that the increase had already occurred.  
Pauline Hyson stated that now that people have murals on their driveways, they

are parking in other people's driveways.

**VII. Adjournment**

A motion to adjourn the meeting was made by Don LaMaster, 2<sup>nd</sup> by Ken Judd.

Meeting adjourned at 11:01 am.

Respectfully Submitted,



Lisa Hoover  
Administer, Holiday Park

Attested to:



Dick Gortz  
Chairmen, Holiday Park Board of Trustee