

HOLIDAY PARK, PARK & RECREATION DISTRICT
Board of Trustees Regular Meeting Minutes

Main Recreation Hall
November 12, 2020 at 7:00 PM

 **DRAFT**

I. Call to Order

The meeting was called to order by Chairperson Richard Gortz at 7:00 PM.

II. Pledge of Allegiance

III. Roll Call

Taken by: Barbara Vitolo

Present: Chairperson Richard Gortz, 1st Vice Karin Anderson, 2nd Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustees Betty Hart, Mike Nasalski and Jim Oliver, and Sergeant at Arms George Clinch.

Absent: Excused Bob Bachman, and Tess Schofield.

IV. Approval of previous meeting minutes:

Motion to approve the minutes from the previous meeting of October 8, 2020, by Jim Oliver, 2nd by Don LaMaster.

Jim Oliver would like the minutes amended to include his comments concerning the swales not being kept according to the contract.

Motion to approve the amended minutes from the previous meeting of October 8, 2020 by Jim Oliver, 2nd by Ken Judd. Motion passed.

V. Treasurer's Report:

See Attached Report, expenses were higher than normal due to the Phase II pool repairs, Main Hall construction and the Laundry Room remodel. The park should see income from assessments by the end of November.

VI. Chairperson's Report:

District Manager Tess Schofield is out on medical leave and should return in a little over a week. Phase II pool is scheduled to be open on Friday, November 13. The fence line in Phase I near the property owned by the Salvation Army is to be attended to in mid-December. The Salvation Army has hired Greentops to complete the work. Regarding opening the facilities, as long as COVID infections are on the rise, they will remain closed. The Trustee's first obligation is to protect the residents. Thank you to Bob Moore and his team for their work on Veterans Day.

VII. Trustee Committee Report:

Mike Nasalski: No Report

Jim Oliver: No Report

Don LaMaster: We have hired a temp to work the weekends. Bernie Mullen is in the process of training him.

Karin Anderson: Please refer to the November Newsletter if you have any recommendations for future Holiday Park Deed Restriction changes. Thank you to the residents who have already submitted recommendations.

Betty Hart: We are fully aware and agree 100% that the swales and lawn care is not up to standard. I will be meeting with them Monday to review all the swales and explain what needs to be improved upon. Brightview has promised 2 groups of workers would be here Monday to correct the deficiency.

Cheryl Morris: No Report

Ken Judd: We are still short 4 spaces in the compounds. If you have a space you are no longer, using please inform me or the office staff. Currently there is a trailer in space 15 that is not registered in the office. This trailer has a MI plate and we do not know who it belongs to.

VIII. Resident Comments:

None

IX. Old Business:

None

X. New Business:

1. Changes to General Rules & Regulations.

Karin Anderson explained the reasoning around the changes. Currently our Deed Restrictions do not allow for Day Guests. The House Bill 1855 allows for Day Guests and supersedes the Deed Restrictions. This change will allow Day Guests to use Park facilities when accompanied by the Resident.

Motion to approve the proposed changes was made by Karen Anderson, 2nd by Don LaMaster. Motion passed.

2. Fines for Violations of Deed Restrictions & Rules

Chairman Dick Gortz explained the history and need for fines. He appointed an Ad-Hoc committee of 5 residents. These committee members are: Kim Branch (chair), John Rabideau, John Kahnowski, Nancy Rivers and Roland Ficken. Dick Gortz would like the committee to have a report and recommendation to the trustees for the January Workshop.

XI. Supplemental Items:

None

XII. Trustee Comments:

Cheryl Morris asked about agenda items being posted on the website.

Don LaMaster reported that they are on now.

Mike Nasalski mentioned that the remodel on the Phase I building is looking good. He would like to see a committee put together to start planning the interior remodel.

Dick Gortz stated that an interior remodel is at least a year away and agreed that a committee is need for such a project.

Jim Oliver questioned if everything that is in the contract is being done.

Dick Gortz stated he is waiting on ideas and suggestions for the concrete shelves around the building.

Mike Nasalski questioned if we have a policy of when we get bids versus when we go with a known contractor. If we do not have a policy now there should be one drafted. Cheryl Morris volunteered to do the research on any law that may pertain to the bid policy.

Dick Gortz stated he would email the attorney for guidance.

Mike Nasalski commented that our residents are being responsible and following the pool rules. He would like to consider raising the number of people allowed in the pool at any given time.

Dick Gortz stated that that is an issue that will be reviewed on a consistent basis.

XIII. Resident Comments:

Lois Langtry addressed the ladies in attendance. Just Us Girls is having a Christmas luncheon at Heron Creek on December 2nd. Please join us. There will be no dues this year. The luncheon will be a served meal and the cost is \$24.00. Just us Girls is also requesting a donation of cash or gift cards at the luncheon. These donations will be distributed to the food bank.

Wiz LaMaster informed the residents of a concern. A resident reported that someone came by their home and wanted entry to complete a home inspection. The homeowner does not remember signing up for the service and the inspector did not leave a card. The inspector arrived in a "Civil Patrol" car.

Dick Gortz commented that it is a legitimate car.

Jim Oliver commented that a home inspection is usually done with transfer of real estate.

Karin Anderson advised to check with city and review identification credentials.

Frank Lampe advised that we now have 197 memorial bricks.

Bob Moore stated that the Holiday decorating will begin on Monday, November 23, at 9 AM. There will be no coffee or donuts. Social Distancing will be observed. Bob also observed that the lawn care company are running into and over the outlets. Bernie Mullen and Steve Grossl are fixing them as fast as they can.

Betty Hart commented that she would point this out to the lawn care mowing crew.

Ken Judd commented that they are digging out the swales and leaving the debris on the bank. Once it rains it all goes back into the swale.

Dick Gortz stated that seats 2, 4, 6 and 8 are up for re-election in March. The first week in January is the deadline to file if you wish to run. Packets will be available in the office in December or you can pick them up at the Election Office.

George Clinch thanked everyone for coming to the meeting with a mask and for practicing social distancing.

Motion to adjourn the meeting by Jim Oliver, 2nd by Mike Nasalski.

Meeting adjourned at 7:43 PM.

Respectively Submitted,

Barbara Vitolo

Barbara Vitolo

Bookkeeper, Holiday Park

Approved By,

A handwritten signature in cursive script that reads "Cheryl Languirand Morris".

Cheryl Languirand Morris
Secretary, Board of Trustees