

SUMMARY OF DECEMBER ELV BOARD MEETING HELD DECEMBER 2, 2019

OFFICER REPORTS

President

- No report

Vice President

- No report

Recording Secretary

- Karen Charnawskas finished the backlog of ELV Summaries from when the prior Recording Secretary resigned and they have been submitted to the webmaster
- I have backed up the files provided on the thumb drive by Karen

Corresponding Secretary

- Newsletter will be mailed out early this month in advance of the Holiday Party
- Children's Social:
 - Kat Hammill will organize the Easter Eggstravaganza
 - Amber Barbieri will organize the Halloween Parade
 - Charlene Stillings has retired from organizing FunDay, but Meggha Koshal has agreed to take over. Charlene will help with the transition to Meggha
- Aquatic Plants:
 - Resident would like money allocated in the Special Projects 5-Year Plan for more flowering aquatic plants on our lakes
 - They are willing to coordinate the planting project, including looking for other plant suppliers and do the planting
 - I will put an article in the January newsletter asking if residents would like flowering aquatic plants to contact Tom Kuhn
 - There is a set fee from the current supplier, but it comes with additional quality controls for both the materials and planting
- Beach Lot:
 - A resident stated someone has been dropping bags of dog waste in the corral at the Emerald Beach lot
 - He has asked if he could pull the garbage can from the corral and place it in his garage for the winter
 - I told him that he could go ahead and do that

Treasurer (Absent)

- Treasurer's reports were sent out prior to this meeting. All reports are on file with the Treasurer.
- Current balances in the ELV accounts were presented.
- Maintenance budget
 - You will see \$9,000 of maintenance – we were billed for a lot in the same month and I missed bill prior so it also got paid in November, but you will see in total for the year we are close to budget.
 - We are over budget by the amount of the sprinkler repairs
- Water bills
 - Water bills came in and are paid in December, so do not show in this month's reports
 - Total for the year was \$4,240 vs prior year was \$3,121 (potentially combination of higher rates and the sprinkler system leak that was found during the season)
- Dues payments have started to come in
- Budget allocation
 - I have attached an updated net income tracking document which shows how much extra money we have (not in reserves) if we want to allocate extra next year to special projects
- **The Board unanimously approved the NOVEMBER 2019 Treasurer's Report.**

Assistant Treasurer (OPEN)

- No report.

Lakes

- Current lake measurements show that all lakes are higher than December averages since 2010

Lake	Dec. Avg (in.)	Max	Min	Current	Var. from Avg
Andale	(8.18)	(0.12)	(15.50)	(1.75)	6.43
Crystal	(6.64)	2.50	(15.00)	2.50	9.14
Emerald	2.38	8.00	(2.25)	3.50	1.13
Pebble	(6.56)	3.25	(16.25)	1.75	8.31
Sandshores	(0.78)	0.75	(2.25)	(0.50)	0.28
Walker	(3.36)	3.50	(10.50)	2.25	5.61

- Unusually high number of ducks and geese have been congregating on Pebble Lake this season, but unknown if there is a cause
- Treatment plans
 - LakePro provided comments on the potential use of peroxide for cyanobacteria – their perspective is that Andale would be a better candidate for treatment, but will review with external 3rd party experts
 - LakePro confirmed that blue dye can be used in our lakes (except Walker) through 2021 which is when ELV's current state permit expires; further use would require a permit renewal in 2022

Security

- Speeding
 - Speeding cars have returned to Atkins now that John R has reopened – Charlie and some neighbors have periodically contacted police with complaints
 - There was a speeding car that passed another vehicle on Walker Dr – Charlie stopped the individual and asked them to slow down

Maintenance

- No report

Restrictions

- Spoke to resident about a mess on property, which has now been largely cleaned up
- Attempted to contact resident about an unapproved patio project and building materials placed in the street – if no progress continues, will contact city since this is also against city ordinances

Membership

- Greeted no new residents this month.
- Sent one (1) sympathy card
- A resident voiced a complaint to Andrea about dirt and debris in the street of another resident's home

Special Projects

- Five Year Plan for ELV:
 - Re-establishing a revived 5-year plan for ELV
 - Kannav and I met at my house to discuss five-year plan ideas and he will assist with building an excel spreadsheet to detail cost and plans
 - I will be asking the ELV neighborhood for ideas and announcing the new 5-year plan in the newsletter
 - Rough draft #1 below. I will work on making this look better for the newsletter.
 - i. We would announce the idea of bringing back a detailed five-year plan again for ELV.
 - ii. I will build a time line and prioritize projects in order of urgency or importance.
 - iii. Gather suggestions from all ELV resident stakeholders who want to provide ideas.
 - iv. Residents could e-mail, call or text their suggestions
 - v. If interested, the person making the suggestion could assist and help as a junior role in the project. (ie delegation of tasks to that person)
 - vi. Special projects chairperson, (myself currently) would provide an update at least once per year of the progress in the newsletter and or at HOA meeting.
 - vii. Define the special projects budget.
 - viii. Possibly host a special meeting to all who want to attend to brainstorm and talk through ideas. (this would not be a regular monthly meeting) any resident could attend.
- Entrance signs
 - We have had some suggestions about improving or redoing our entrance signs
 - There would be a total of five to rebuild
 - I received an e-mail from a ELV resident who stated that she was happy with them and not to change them

- Emerald Lake Beach lot
 - Current wall is at least 17 years old
 - I have spoken to Jarod (Northern Expressions) about quoting the wall that is leaning
 - I talked to Jarod (Northern Expressions) again about rebuilding the retaining wall that is leaning – he quoted \$19,900 for a brand-new wall, including removal of all current blocks (100% replacement)
 - The top layer of capstones is glued to the top layer of stones and will not be able to be reused
 - It is unclear if lower layers of stone can be reused or if they are also glued
 - If the capping bricks break, they can use new bricks and try and match the color, however the color of the new bricks would not match the old brick due to fading.
 - I also called Domenico Brick Paving & Landscaping for a quote – they have not yet provided one, but have confirmed that they will be providing a quote
- Walker Beach lot
 - I was not able to check the drain function during a heavy rain storm yet.
 - Jarod has installed the drain as we discussed
 - Boat ramp, I will be working on getting a quote for a new boat ramp and side walk
 - Dredging Permit: - no progress to report
 - It takes 90 days to be approved once submitted.
 - The application will require aerial photos of the property's and an application fee of \$100
 - We can always try and remove sand manually with volunteers. "Do Dads"?
- Dog houses
 - Still working on pricing and best options with Joe Power – this will get pushed back to Spring 2020
 - Board agreed to look at fake rocks last meeting instead of "dog houses"
 - I looked at a fake landscape rock that would provide cover over the sprinkler systems manifolds
 - I want to see how they would be secured to the ground, etc.
 - I went and looked at one on Lamb and Rochester RD – sent out a picture
 - Troy Dell - He said he would charge \$300 for labor and \$250 for material cost for each Dog house
 - The material cost would NOT be marked up, we would just be paying for labor
 - Approx. total cost for all five is \$2,750
 - Rocks will be planned for acquisition in the spring (\$400-600 per rock depending on the size) – they will require an internal clearance around the mechanical components
- Play Structure
 - Resident requested the board to consider installing a play structure at one of the beach lots
 - Several board members had concerns about insurance liability for injuries, carving into wood, etc. and the topic was dropped
- Sub-committee meeting
 - A posting will go out in the January newsletter for a February special projects brainstorming meeting in lieu of a Board Meeting
- Cul-de-sac
 - Weed maintenance was discussed by a few neighbors
 - Potential approaches include hiring a company like Tru-Green or soliciting volunteers

New Business

- Welcomed Mark Barbieri, incoming Recording Secretary.
- Policy Letter #11
 - Proposed revision 1: Item #2
 - i. Current language: No candidate for elected office will be allowed to pass out campaign literature or speak or campaign at this meeting. Any candidate may publish a short bio (100 words or less) in the newsletter providing such bio is submitted prior to the deadline for submitting articles.
 - ii. Proposed language: No candidate for elected office will be allowed to pass out campaign literature or campaign at this meeting. Candidates will be allowed to speak as noted on the agenda for a time not to exceed 3 minutes. Negative or derogatory comments about another resident or candidate are not permitted. Any candidate may publish a short bio (100 words or less) in the newsletter providing such bio is submitted prior to the deadline for submitting articles.
 - Proposed revision 2: Item #5
 - i. Current language: Every nominee must have previously consented to fill the position for which they have been nominated. The confirmation is to be verified by the Nominations Committee prior to the meeting
 - ii. Proposed language: Every nominee must consent to the position for which they are nominated either prior to the meeting if verified by the Nominations Committee or in person at the meeting.

- **The board unanimously approved both policy revisions**
- Documents will be revised and submitted to the webmaster
- Desirable plants in our lakes. What action is needed going forward
 - A map exists of current locations
 - Volunteers can contact Tom Kuhn for more information
- Safety Boxes on Beach Lots
 - Someone needs to confirm contents are present and intact.
 - There was discussion regarding possibility of having a key onsite (e.g. in water meter dog houses) for residents to access – but this could be tort liability for negligence if tampered with
 - Fire department provided input on what equipment is in the boxes and intent all along was to have supplies available for First Responders, not for resident use
 - Jay Reynolds (retired police) did check the equipment last summer and everything was in good order
 - Board dropped the topic of having a key onsite and will leave to trained first responders
 - Board requested that we have an annual check on the equipment to confirm presence and integrity of the contents
- Changes to future permitting by EGLE-ANC for water dye applications
 - Confirmed with LakePro that ELV will continue to be able to use the blue dye through the duration of the current permit (expires after the 2021 season)
- Hope Water Project 5K
 - Kensington Church has requested approval for their 5k run to include a portion of ELV
 - They are considering changing the route to be less in ELV than in 2019 now that John R has reopened, but they will let us know as soon as they decide
 - Will need a final decision by Kensington no later than April in order to get it into the newsletter
 - Board unanimously approved request for the event to transit the ELV neighborhood
- 2020 Board meeting schedule
 - Proposed meeting schedule will be distributed via email
 - First meeting of the year (January 27th) was agreed to be held at Charlie Blaske's residence on the fourth Monday due to school holiday calendar and MLK Day

Old Business

- ELV holiday party
 - Checks and cash have been collected
- ELV holiday decorating contest
 - Judging in progress
 - Normally, last year's winners are ineligible the following year
 - Clarification requested from the judges if this is waived if displays are upgraded from prior year
- Plan to continue/ discontinue funding of HOA Reserve Account
 - Dredging a lake was estimated as \$200-400K for an area approximately the size of Sandshores Lake
 - ELV has an estimated ~100 acres of lakes in total
 - Board agreed to continue funding the reserves account

Date of Next Meeting

- The next meeting will be held on Monday, January 27, 2020.

Adjournment

- The meeting was adjourned at 8:27 p.m.

APPROVED as amended on January 27, 2020