

SUMMARY OF SEPTEMBER ELV BOARD MEETING HELD SEPTEMBER 9, 2019

OFFICER REPORTS

President (Absent)

- No report.

Vice President

- Willow Tree:
 - Checked on the Willow Tree, and it is in compliance.
- Junk car on Crescent Way:
 - Talked with the owner on Crescent Way, and the car is now gone.

Membership

- Greeted four (4) new residents this month.
- A home on Pebble Point is for sale. The new owners will be closing later this month.

Recording Secretary

- Regarding a “Quorum,” I noticed that former minutes showed a 3/4 vote was required for *some votes* while the latest minutes showed that a two thirds 2/3 vote was required for *some votes*. Upon checking the Bylaws, I found the following:
 - For the Board of Directors’ Meetings:
 - i. **BOARD VACANCIES** require a 2/3 vote as stated in *ARTICLE VI, Section C., VACANCIES. Vacancies in the Board shall be filled by appointment made by the remaining directors. However, that said appointment shall be approved by two-thirds (2/3) of the remaining directors.*
 - For the Annual Meetings:
 - i. **ANNUAL DUES** as stated in *ARTICLE VIII, MAINTENANCE AND OPERATING FUND, Section A. ...The annual charge for each year shall be determined each year by the Board of Directors and approved at the annual meeting by a two-thirds (2/3) majority of the members voting.*
 - ii. **SPECIAL ASSESSMENT** as stated in *ARTICLE VIII, MAINTENANCE AND OPERATING FUND, Section C. Upon the recommendation of the Board of Directors, a special assessment may be approved at the annual meeting of the members or at any special meeting of the members by a favorable vote of no less than two-thirds (2/3) of the votes cast.*
 - In view of the above, future Board and Annual Meeting Minutes formats will show the requirements of a two-thirds 2/3 vote and what they are for so that in the future, there will be no question as to what that requirement affects.
- Stones in Street – The house on one of the corners in ELV has large stone gravel covering their corner and the ground is not flat. Since it’s a sharp turn, people run over that curb frequently sending the stones into the street. It is extremely dangerous for bikers of which there are plenty. The stones even reach across to the north and west side of the street. Is there anything that can be done like asking them to lower the stone level so they won’t roll into the street so easily? This has been going on for years. The Board’s suggestions are:
 - Put something in the newsletter reminding owners to keep the streets clear of stones.
 - Throw stones back onto the property.
 - Talk to the resident whose rocks are spilling out.
- A resident requested the *official contact name and address to send real mail to the ELV Assn.*
 - On August 23, 2019, emailed the following information to the resident: *Board of Directors, Emerald Lakes Village Homeowners Association, P.O. Box 113, Troy, MI 48099-0113.*
- The former Recording Secretary will be turning over all the ELV files once she gets a travel drive.

Corresponding Secretary

- Newsletter Deadlines: Friday, September 5 and October 4, 2019
- Correspondence:
 - The Nominating Committee reports that there is another resident who has entered the race for Recording Secretary or another position if a vacancy opens.
 - Winter Party Chairperson is looking for a suitable venue for our holiday party and will let Board know what the options are prior to the Fall Homeowners Meeting. She has been in contact with several residents and Board members. So far, the two (2) choices are:
 - i. Bowling Alley (Eats & Crafts, formerly Troy Lanes)

- ii. CJ's Pub
 - o Talked to one (1) resident about sand dumping and another about doing auto repair in his driveway and all is fine now.
- Action Items and Info:
 - o The resident with the dead tree has agreed to cut it down. He has a chain saw and said he would cut the tree down last Thursday (September 5). As of September 8, he still has not done so. We need to send a letter to him with a deadline for completion of that job with fines to follow if the deadline is not met.
 - i. I pointed out the weed seed trees that needed to be removed, and I removed the dead shrub myself.
 - ii. FYI, the resident was cutting it down today, per our Treasurer.
 - o Prepared a list of residents who have received aquatic plants.
 - i. The Lakes Chairman has reviewed the list and has made the corrections.
 - ii. The Corresponding Secretary will call the former Recording Secretary for additional names.
- Advertising:
 - o Received a resident's payment for his July, August, and September ad.
- Miscellaneous
 - o What Board Members plan to return? An answer is needed by Tuesday, September 10, so they can be posted in the newsletter. Thus far, all Board members plan to run again with the exception of the newly appointed Recording Secretary.

Treasurer

- 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.
- The signers have been changed on the ELV bank account to the current President versus a past President.
- I have made no progress on collecting the final two (2) dues payments from a resident.
 - o I will not be filing a lien.
 - o The Membership Chairman will talk to the resident.
- Answered the few questions that one of the auditors had on the accounting records he is reviewing. This audit is still ongoing.
- Have not yet put together a budget. Asked the Board if there is anyone who has something that needs to be added to the budget so that it can be completed and presented at the Annual Meeting.
 - o No additions given.
- **The Board approved the AUGUST 2019 Treasurer's Report.**

Assistant Treasurer (OPEN)

- No report.

Lakes

- Sandshores Lake:
 - o Meeting with residents:
 - i. Met with the group from Sandshores, and they are developing a draft proposal for treatment of Sandshores for the Board's review and consideration. They have suggested a wide variety of concerns and ideas, including a suggestion that ELV consider planting wild celery in the lake.
 - The Corresponding Secretary also asked the following question: *Given that wild celery requires a special treatment if it grows to nuisance levels, if the Board were to approve putting wild celery in Sandshores Lake what is the risk that it would spread to other lakes?* No answer was given at this time.
 - ii. Once the residents come up with a plan, it will present it to the Board.
 - iii. A Strategic Plan was submitted today, which did include adding minnows to Sandshores Lake. A copy is attached (Attachment #1).
 - iv. I am willing to work with the residents to resolve Sandshores Lake's issues.
 - o Minnows added to Sandshores Lake:
 - i. Three (3) residents have requested that we purchase minnows for Sandshores. Also, one resident had a lab test done of Sandshores lake water that came back negative for any cyanobacteria.
 - ii. We should have them get the minnows and pay for them, but that is putting the cart before the horse as we need to have a place for the minnows to hide or live.
 - iii. A test was done on the Sandshores Lake water, which came up with nothing but algae.
 - iv. **The Board is recommending that we do NOT add minnows for now.**
 - Read the *Pullman Report* (Attachment #2) so it can be discussed next month.
- Dropbox – Not all Board members have Dropbox, so email communication will be necessary as well.

- Andale – Issues this past week:
 - Andale has had a big problem with algae starting this Labor Day weekend. LakePro did delay the treatment due to the holiday weekend, which may have added to the problem. LakePro has been involved and our representative will stop by to look at the conditions personally and will get back to the Lakes Chairman.
- Crystal Lake:
 - A resident complained that swimming in Crystal Lake caused her to become ill. Further research is needed.
- Lake levels have remained high throughout the summer, which is consistent with the higher lake levels throughout the Great Lakes Region. We used the Andale pump much less than usual, approximately 35 days this summer, yet our lake levels are the highest since we started keeping detailed records in 2008.
- LakePro does the vegetation surveys pursuant to MDEQ requirements for the lakes, which will be provided separately.

Security

- Looking into security cameras, but more time is needed to make an evaluation.

Maintenance

- Andale Pump – The Andale pump electrical has been fixed and the pump is again operational.
- LakeFront repaired the broken sprinkler head and leaking water line at Walker Beach lot.
- Pursued the following three (3) quotes:
 - Remove contactor box at Crystal Lake pump.
 - i. **The Board approved the removal of the disconnect cabinet and conduit to the pump (contractor box) at Crystal Lake using Dustmen Electric, L.L.C., Troy.**
 - Remove the disconnect box and upgrade 120 Vac power outlet at Walker Beach lot using Dustmen Electric, L.L.C., a Troy company.
 - i. An electrical quote was received with possibly an additional amount because it is unclear at this time what else may need to be installed.
 - ii. **The Board approved the Electrical Quote from Dustmen Electric and possibly an additional amount for further work.**
 - Replace 19 defective sprinkler heads at Walker, Sandshores, and Emerald Lake beach lots and aerate with over seeding of all beach lots.
 - i. Lakefront Lawn Care found 19 sprinkler heads that need to be replaced. He also said that he needs to aerate at a cost to include reseeding. The Maintenance Chairman recommends we get the sprinkler heads fixed now along with the aerating. The reseeding can be done later.
 - ii. **The Board approved the repair of 19 sprinkler heads at Walker, Sandshores, and Emerald Lake beach lots.**
 - iii. **The Board also approved the repair of four (4) irrigated sites at the Walker Entrance; and Walker, Sandshores and Emerald Lake beach lots.**

Restrictions

- A question has come up regarding a restricted lake view from a property due to the neighbor having full-grown trees obscuring the view. Section 6 of the Restrictions seems to prohibit this, but only for new plantings.
 - Pictures were taken from the back patio, which confirmed an obstructed view.
 - The question is “*When was this restriction added to the agreement; and if the trees were planted prior to the writing of the Restriction, what can we do?*”
 - i. The Recording Secretary researched and found that as of **12-1-04**, *Section 6* of the Restrictions stated: *(a) Landscaping. Basic landscaping, including finish grading and seeding or sodding, must be completed within nine (9) months after the date of occupancy of new construction. New landscaping (plantings) or play structures shall not be placed in a manner that obscures or could eventually obscure the view of the lake from any adjacent property.*
 - ii. She also found that the Restrictions were **revised in October 2013** and *Section 6* now states: *(a) Landscaping. Basic landscaping, including finish grading and seeding or sodding, must be completed within nine (9) months after the date of occupancy of new construction. New landscaping (plantings) self-seedings or play structures shall not be placed located in a manner that obscures or could eventually obscure the view of the lake shoreline of the water from any adjacent property. A view shall be described as at least 45-degrees of visibility from the windows of an existing home across adjacent properties.*
 - iii. An email was sent to the Board containing the above information prior to tonight’s meeting.

- Does anyone remember when former Restrictions Chairman helped/forced the resident to remove their trees and why they were considered a violation?
 - i. No answers to the above question and the Recording Secretary's research came up with nothing regarding the removal of the resident's trees.
- Received a request from a resident to put up shades – The request was approved.
- Received a complaint from a resident regarding her view – Recommended she talk to the neighbors.
- Received several emails from a resident regarding a neighbor's lawn – Suggested she talk with the neighbor and try to resolve the issue herself.

Special Projects

- Emerald Lake Beach Lot – Quote from Northern Expressions on the wall that is leaning:
 - Nothing new to report at this time.
- Walker Beach Lot – Trench Drain, planting sod and reclaiming sand that was washed away:
 - Northern Expressions had installed the drain as we discussed.
 - Will probably go and take a video when the next hard rain happens to see how it works.
 - Also discussed pulling back (reclaiming) the recently eroded sand from a month ago.
 - Northern Expressions said the work would be done later in the fall of 2019.
 - An invoice came in that was less than what we thought.
- Dredging Permit for All Beach Lots:
 - No progress to report.
- Dog Houses:
 - Looked at the fake landscape rock that would provide cover over the sprinkler systems' manifolds.
 - We would consider using a "fake rock" instead of a "Dog House."
 - The cost would be less.
 - Would like to see how they would be secured to the ground, etc.
 - Went and looked at one on Lamb Drive and Rochester Road and sent a picture to the Board.
 - **The Board approved using the fake rock for the dog houses for \$150 each plus a small contingency fee for each dog house.**
- Tree Trimming on Walker Beach:
 - The Maintenance Chairman and I have asked LakeFront Lawncare to look at trimming a pine tree that has branches hanging over a roof near Walker beach.
 - We were given a quote and we told them to trim the pine tree.
- Other Beach Lots and Common areas / Miscellaneous:
 - None

New Business

- Fall Annual Meeting Possible Dates:
 - Monday, October 7, 14 (Columbus Day), and 28.
 - Tuesday's open dates are October 8, 15, 22 or 29. The first Tuesday already has another booking.
 - **The Board decided on Monday, October 28, 2019 and requested the Recording Secretary get confirmation and book it right away so it can go into the September newsletter.**
- 2020 ELVHA Board Candidates:
 - President – Brandon Johnson
 - Vice President – John Martin
 - Recording Secretary Candidates (as of September 9, 2019)
 - i. Mark Barbieri
 - ii. Jackie Shelton
 - Treasurer – Megan Marx
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Membership – Andrea Allemon
 - Corresponding Secretary – Kathleen Donovan
 - Restrictions – Charlie Blaeske
 - Security – Joe Lowry
 - Special Projects – Matt Dombrowski
- Vegetation Survey
 - The Lakes Chairman has the survey and will send copies to those who don't have Drop Box.
- Leadership Troy Banquet – (It is now called the **City of Troy Volunteer Recognition Awards Banquet**):

- The City of Troy is now in charge of the Recognition Awards Banquet, which will be held Wednesday, November 6, 2019 at the San Marino Club. If anyone is interested in attending, contact the Membership Chairman.
- The cost for the candidate and spouse will be paid for by ELV with an extra charge for additional attendees.
- **The Board nominated Special Projects Chairman Matt Dombrowski as ELV Volunteer of the Year. CONGRATULATIONS MATT!**

Old Business

- Sandshores Lake – Discuss Sandshores’ water quality and the addition of a winter pellet treatment, etc.
 - The Lakes Chairman will ask LakePro for a report and will get back to the Board.
- Walker Beach Erosion Progress – This was covered above under Special Projects.

Date of Next Meeting

- The next meeting will be held on Monday, October 7, 2019.

Adjournment

- The meeting was adjourned at 8:57 p.m.

APPROVED as amended on October 7, 2019