

## SUMMARY OF OCTOBER ELV BOARD MEETING HELD OCTOBER 7, 2019

### OFFICER REPORTS

#### President

- No report.

#### Vice President

- Update on the Willow Tree:
  - The Willow Tree is currently in compliance. A photo is available if anyone is interested.

#### Membership

- NO new residents were greeted this month.
- Sent two sympathy cards to residents' families.
- Received dues from a past due resident.
- Sent the City of Troy app to everyone on the Board via email.
- Volunteer Appreciation Banquet:
  - The banquet has been **moved** to **Tuesday April 21, 2020**, at the San Marino Club.

#### Recording Secretary

- ELV Website:
  - Will contact ELV Webmaster via email or phone to ask that the ELV Board Meeting Summaries be posted in the same date order as the Newsletters, beginning with January and ending with December.
    - i. All new summaries should be sent to the Vice President for review before posting.

#### Corresponding Secretary

- Newsletter Deadlines: Friday, October 4 and November 1, 2019
- Correspondence:
  - Nominations – The Nominating Committee reported that there are currently three (3) candidates running for Recording Secretary; however, one (1) is also interested in and qualified for the Treasurer's position. In view of his experience, the Nominating Committee asked him if he would be interested in running for a position on the Audit Committee and working with the Board on a Five-Year Plan. He agreed and will no longer be running for Recording Secretary.
    - i. Sent *Policy Letter #6 Job Descriptions* to the two (2) candidates via email and/or text.
  - Response to Planting Wild Celery – LakePro stated that if the Board decided to plant wild celery in Sandshores Lake, the risk of it spreading to other lakes would be minimal. They have found it on Pebble Lake in the past, but they don't recall seeing it on other lakes. Seeds could be transferred via bird droppings. Because LakePro has stated that control of this plant would require a different treatment, I do **not** support putting wild celery in Sandshores Lake.
- Action Items and Info:
  - Newsletter 2020 Budget – The 2020 Newsletter Budget has less income since Ross Martin is now paying the same ad rate as all other advertisers (\$40/month) for a display ad. Advertising has been opened up to other realtors, who are now able to advertise; however, since they are also residents, they are running FREE written ads not display ads. Further discussion is under *Advertising* below.
  - Restrictions Article – Will put an article in the October newsletter on how violations of our Restrictions Agreement are to be reported and handled.
  - Half Dead Tree – A resident on Walker has started cutting down the half dead tree in his front yard. He said he has hurt his back, but hopes to do more cutting this Wednesday.
  - 2020 Nominating Committee – Emailed the current Nominating Committee to see if they would be agreeable to run again in 2020. One (1) has bowed out, and I have not heard from the other two (2) as yet. Does anyone have any suggestions for Nominating Committee candidates?
    - i. The Treasurer gave the name of someone who is interested in running
- Advertising:
  - Dean Moser has renewed his ad for October, November and December. Will send him an invoice.
  - Will send Ross Martin an invoice for his Century 21 ad for October through December.
    - i. The Board discussed the fact that other real estate agents are putting ads into the newsletter without paying because they are residents. This is something that MAY not be proper. I will check into this to see if it is legal. It's possible that if they are licensed, they may have to pay for a display ad.

## 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.
  - As is done annually, \$6,500 was transferred in September to the Reserve Account.
- An amount of \$12,000 has been set aside for special projects, \$6,000 for Sandshores (additional), \$4,000 for plantings and \$2,000 for Dr. Jones. We only spent \$2,000 of the \$15,000 we had in 2019 for special projects, so unless something major comes up in the next three (3) months, we should plan to spend that money next year.
- Request the Board approve purchasing a NEW computer for the ELV Treasurer's accounting records. The current refurbished laptop was purchased in the fall of 2012 and barely works today.
  - **The Board approved purchasing a new computer not to exceed \$1,200.**
- All dues have now been paid.
- Both auditors have finished their review of the accounting records and found no issues. The email received from the Audit Committee was forwarded to the Corresponding Secretary for inclusion in the newsletter.
- 2020 Budget:
  - The 2020 Budget Draft was given to the Board.
  - The following items will be discussed at the Annual Meeting regarding the 2020 Budget:
    - i. Concrete
    - ii. Plantings
    - iii. Special Projects
    - iv. Security
    - v. Holiday Projects
  - **The 2020 Budget was discussed and will be presented at the 2019 Annual Meeting.**
  - **The Board approved the SEPTEMBER 2019 Treasurer's Report.**

## Assistant Treasurer (OPEN)

- No report.

## Lakes

- Sandshores Lake:
  - Have had a number of discussions with LakePro, and with a number of residents on Sandshores.
  - The Sandshores group is working on a proposed strategic plan. The first item requested is an independent evaluation of the lake from an outside consultant. I have heard from a number of other lake residents in addition to those in the Sandshores group who also support getting an independent evaluation of Sandshores. Obviously, they are talking with other neighbors and asking them to call me. All of the individuals have agreed that they would support an evaluation from Dr. Jones.
  - Dr. Jones submitted a proposal (*SandShores RLSScopeof Work2019 Dr. Jones.pdf*) to provide an independent evaluation of Sandshores. Most of the data and studies that she needs for her analysis and report we have already received from LakePro, so I am asking the Board to authorize me to negotiate an independent evaluation report utilizing the existing reports we already have on Sandshores along with other reports she views as necessary, such as the fish habitat study. Dr. Jones has done work on a number of lakes in our area, including working currently with Avon Lake in Rochester Hills (another development by the same people who built our sub). I have spoken with the reps from Avon Lake and they are very happy with the work she has provided. Avon has been using Dr. Jones for the past couple years.
  - Dr. Jones doesn't do any treatments, so her only role would be to advise the Board on conditions and treatment options that she recommends.
  - I also spoke with LakePro about the spraying of a resident's plants. They have agreed to replace the resident's plants and can provide some replacements for those that didn't germinate on Sandshores.
  - I suggest that we budget for six (6) new plant locations for 2020, as well as keeping the \$6,000 contingency in the 2020 budget for possible additional work on lakes next year.
  - I recommend authorizing \$4,000 for a consultant's report, but only as a basis to negotiate. I don't believe Dr. Jones needs all the testing and studies in her proposal as LakePro has already done much of it. I will see if we can get the whole amount down to under \$3,000 or hopefully much less. If I'm authorized, I will be able to discuss and negotiate with her.
  - I will bring any final proposal back to the Board prior to committing to a contract.
    - i. The Treasurer said there is money available.
    - ii. The Board discussed whether or not we should have a second opinion and if we think Dr. Jones is the right one?

- The Treasurer will present this and other possibilities at the Annual Meeting.
- **The Board approved allowing the Lakes Chairman to research with Dr. Jones for a second opinion and report back to the Board before committing to anything.**

### Security

- No report.

### Maintenance

- Walker Beach:
  - Removed and refurbished electrical panel for four (4) new outlets with GFI.
- Crystal Lake:
  - Removed the well pump's defective, nonfunctional contactor panel.
- Walker, Sandshores and Emerald Lake Beach Lots and the Walker Entrance:
  - Repaired and/or replaced 19 sprinkler heads.
  - Aerated and over seeded.
  - Treated lawns at for crabgrass control.

### Restrictions

- Talked to four (4) residents about the condition of their homes:
  - Chancery – Called the owner regarding the condition of her home, but the phone number is wrong in the directory. The Board suggested talking to a neighbor.
- Emerald Lake Drive – A resident's house that recently had a fire and is being rebuilt, has two trees planted right by the water that need to be reviewed.
- Emerald Lake Drive – A neighbor called saying that a resident has added sand to her beach. Since there is nothing in the Restrictions that says a resident cannot bring in sand, there is nothing we can do.
- Northpoint – I have made an attempt to talk with the owner about the mess outside his home. The car is now parked on the street, but I will now send a letter asking him nicely to clean up his mess. Will also stop by to talk to him.
- DIY Fish Structures – Brought a sample of a bucket with hoses on it. I propose putting up to five (5) in various areas of the lakes; some in Sandshores and some in other lakes.
  - Once 20 are made, they will be put in the lakes.
  - The Treasurer will bring one to the Annual Meeting for discussion.

### Special Projects

- Five-Year Plan for ELV:
  - We will be re-establishing a revived Five-Year Plan for ELV.
  - I look forward to meeting with a new resident to discuss ideas.
- Emerald Lake Beach Lot:
  - Spoke to Northern Expressions about quoting the wall that is leaning and they expressed concerns.
  - The old capping is glued to the top brick. They said it might be difficult taking the old capping off.
  - If the capping bricks break, they can use new bricks and try to match the color; however, the color of the new bricks would not match the old brick due to fading.
  - I have not yet received the prices to do the work we discussed.
  - The Board feels the wall is urgent, so it needs to be done ASAP.
  - I will contact Northern Expressions to get a quote.
- Walker Beach Lot:
  - Northern Expressions has installed the drain as we discussed. However, I have not been able to check the drain function yet due to the heavy rain storm.
    - i. Northern Expressions will finish the project and repair the damage for \$400-\$600 using a back hoe.
- Dredging Permit:
  - No progress to report.
- Dog Houses:
  - Still working on pricing and best options.
  - The Board did pass a motion at the September meeting to go forward with the purchase of fake rocks.
- Other Beach Lots and Common Areas:
  - Please let me know if there are any other special projects anyone would like to add to the list!

### New Business

- Fall Annual Meeting (Monday, October 28, 2019)

- The Corresponding Secretary sent an email to the three (3) former Nominating Committee members asking if they would run for the Nominating Committee again for 2020. Awaiting a response.
- The Restrictions Chairman will not be attending.
- The President will open the meeting and officiate throughout.
- The Treasurer will present the Treasurer's report.
- The Recording Secretary will take the minutes.
- 2020 ELVHA Board Candidates
  - The only open position at this time is that of the Recording Secretary.
- Vegetation Survey
  - No discussion.
- Pullman Report
  - This is something that the people on Sandshores want us to review. It was discussed briefly.

### **Old Business**

- No old business was discussed other than what was recorded under each Board member's report.

### **Date of Next Meeting**

- The next meeting will be held on Monday, November 4, 2019.

### **Adjournment**

- The meeting was adjourned at 9:16 p.m.

**APPROVED as amended on November 4, 2019**