

**ELV HOMEOWNERS ASSOCIATION
FALL ANNUAL MEETING
MONDAY, OCTOBER 30, 2017
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order – Vice President John Martin 7:02 p.m.
 - Vice President Martin welcomed everyone. He stated that the purpose of the meeting is primarily to elect the Board of Directors and to receive a report from the Treasurer.
 - Vice President Martin explained that the previous president resigned about two (2) months ago and pursuant to the bylaws the Board of Directors had appointed Doug Haxer. He stated that Doug Haxer had been a president twice in past and that we do not know anyone that has done so much for Board in past. He concluded that we are fortunate that he has agreed to help.
 - Vice President Martin introduced President Doug Haxer.
 - President Haxer introduced himself and welcomed everyone to the Fall Annual ELVHA Meeting.
 - He asked how many folks have been on the Board in the past quite a few raised their hands. He asked if there were any original homeowners, several raised their hands. President Haxer stated that all of them are the backbone of our ELV Community.
 - In 2014, he noted that ELV had 51 homeowner families that were 2nd generation families and stated that this is a remarkable trend ELV has with 2nd generation families residing here in ELV. This is a tribute to us as an organization to have as many turn out that have come here tonight. He recalled that that in late 1950s he drove out to the old Oakland gravel pit and parents would let us swim and shared amazement at what has become of that old gravel pit.
- Welcome to New Residents – Membership Chair Andrea Allemon
 - Andrea acknowledged new residents and reported that 17 new families joined the ELV Community in 2017. Andrea acknowledged several in attendance including the Hartzell and Rosenburg families.
- Introduction of Current ELVHA Board of Directors – President Haxer
 - President Haxer acknowledged the hard work put in by the Board this year. He introduced the Board members.
 - Officers:
 - President – Doug Haxer
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Jay Reynolds
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Brandon Johnson
- Appointment of the Tellers – President Haxer
 - President Haxer indicated that it is necessary to appoint two tellers to assist with the election and voting process during the meeting. He asked for volunteers and then thanked those that volunteered which included Bill Clancey and Elizabeth Kaniarz. The Recording Secretary provided a copy of the tally sheets to the volunteers.
- Establish A Quorum (5% of 550 = 28 homes) – President Haxer
 - President Haxer announced that **69** homes are represented and, therefore, we have a quorum.

- Approval of the 2016 Fall Annual Meeting Minutes – President Haxer
 - President Haxer called for a motion to accept the minutes as presented. The minutes have been posted on the ELV Website and copies are available with the Recording Secretary this evening.
 - **Resident Karen Charnawskas moved to accept the 2016 Fall Annual Meeting Minutes, Resident Ray Donnelly seconded and the assembly unanimously approved.**
- Awards Presentation – Membership Chairman Andrea Allemon
 - 2017 ELV Volunteer of the Year – Restrictions Chair Robert Stillings III
 - Andrea explained that every year the Board nominates a volunteer and announced that this year Robert Stillings III will be attending the 49th Annual Leadership Troy Banquet and Award Ceremony. CONGRATULATIONS Robert!
- President’s Remarks – President Haxer
 - First of all, I want to start off by thanking Yvonne Misuraca and Gloria Dezenski for providing us with good drinks and treats. We all appreciate that! Doug asked that everyone thank them.
 - In 2011, we started a phragmites eradication program in ELV. Spot treatment on all lakes started based on areas LakePro identified. In 2011, there were 47 different patches, one was 30 feet wide and was surrounded by cattails. I was asked if phragmites will spread on a beach and the answer to that is yes, they will grow towards the grass. The spot treatments are done in August and September, and those spots are sprayed with double or triple dose. Since 2011, the number of spots needing treatment has declined, from 47, 37, 35, to 29 and now to some number fewer this year. A problem area was at the creek along each side. In 2015, the Board initiated a 3-year eradication program to address the phragmites along the creek. The decision to initiate this program was based on suspicions that their presence was because of a large influx of phragmites to our north, and also based on knowledge gained from much discussion with outside agencies. This 3-year program is now completed and has put these phragmites along the creek at bay. Once you get to a certain point, the phragmites are considered to be under control.
 - In 2016 we continued work on a long term project to renovate Walker Beach lake access lot. This beach has a large concrete drain right down middle of it into beach and this results in beach erosion over time. This project has been a complex one to plan and getting the permit from MDEQ has been a challenge. Matt Dombrowski has spearheaded this project and although the plans are not yet approved, we do have the money for the project.
 - We have heard from many residents that Emerald Lakes is looking better than it has for a long time. It took us four (4) years to get approval to put dye into Emerald Lake, and now this is the third year dye has been put into Emerald Lake. It’s unlikely we will ever get approval to put dye into Walker Lake because, unlike all the other lakes, its outflow goes into the Renshaw drain and there are concerns about the dye damaging downstream areas.
 - Along the back wall here tonight you will find maps for all ELV lakes showing their depths and also bottom hardness. The maps show the current situation in comparison to 10 years ago. You will see that the lakes are filling in. We are continuing to study this data to inform future decisions. For instance, we’d like to better understand the variation in lake depth decline from one lake to another.
 - Early in 2016 we completed the five year plan to redo landscaping in all the cul-de-sacs. Our major project moving forward is for the Walker Lake Beach Renovation.
- Treasurer’s Report and 2018 Budget Presentation – Treasurer Megan Marx
 - A copy of the *2018 Proposed Budget (Attachment #1)* was distributed as everyone signed in.
 - On one side of the sheet (Attachment #1) is the actual income and expense account amounts from this year, which is current up through today, along with the budgeted amounts. The far right column shows the additional income and expense amounts projected through the end of the year. On the other side of the sheet is the proposed budget for next year.
 - Each year a minimum of \$6500 is set aside into the Reserve Account. This set aside is for future expenses such as dredging.

- A question was asked to why there is so much more spending on Lakes Maintenance than was budgeted. The answer was that there were unplanned treatments needed on Emerald Lake for northern and Eurasian milfoil and also some additional spot treatments on some lakes.
- There is \$90K in the Reserve Account now, with the full year target being \$110K.
- The amount of approximately \$13K that remains unallocated will immediately be put into next year's budget – most to Walker Beach Renovation Project and more landscaping we want to do.
- We had \$24K in the budget for Special Projects, primarily for the Walker Beach Renovation Project, for this year but have not spent it this year; we show \$35K for Special Projects in the proposed budget for next year.
- Also shown in the proposed budget for next year, as compared to the budget for is year, is a decrease in the amount budgeted for Lakes Maintenance. The reasons for this decrease are that (1) we should not need as much for addressing phragmites as the creek phragmites are under control and residents will take responsibility for maintaining their areas along the creek, and (2) although both Walker and Pebble Lakes receive additional treatments for weeds in middle of the lake, Pebble will not need the additional treatment next year per LakePro.
 - A resident commented that this year's treatment on Emerald Lake was highly successful, as there were no weeds present after the treatment.
- There is one new expense item for Restrictions. Based on current Board discussions, we are leaning towards hiring an outside entity to assist with some situations. Our initial look into this estimates a budget of \$11K-\$15K is needed. This topic is still up for discussion.
- Everything else in the proposed budget for next year is about the same as this year.
- There is an amount budgeted for next year for Security for patrols (Guardian Alarm) during mostly the summer time for four (4) hour shifts.
- A question was asked about the amount of \$1500 shown for a study in the Special Projects proposed budget for next year. The answer is that this study would be conducted by an outside entity to evaluate what should be budgeted over the long term for projects to maintain ELV.
- Vote on the 2018 Budget – Treasurer Megan Marx
 - Treasurer Marx called for a motion to approve the 2018 Budget.
 - **Resident Jackie Shelson moved to approve the budget as presented. Resident Dave Barlow seconded the motion. The Tellers reported the count as follows:**
 - **Yes – 56**
 - **No – 0**
 - **Total # of Votes Cast – 56**
 - **Since a 2/3 vote (67%) is required (2/3 of 56 votes cast by members in attendance), the motion was carried.**
- Vote on the 2018 Annual Dues – Treasurer Megan Marx
 - Treasurer Marx called for a motion to approve the 2018 dues.
 - **Resident Dave Barlow moved to keep the annual dues at \$220.00. Resident Jackie Shelson seconded the motion. The Tellers reported the count as follows:**
 - **Yes – 60**
 - **No – 0**
 - **Total # of Votes Cast – 60**
 - **Since a 2/3 vote (67%) is required (2/3 of 60 votes cast by members in attendance), the motion was unanimously approved.**
- Introduction of New Candidates Including a Short Bio – President Haxer
 - A Treasurer's Report is done monthly by Megan Marx using professional software and budgets are reviewed by the Board monthly, so by the time the Audit comes around we are in good shape.
 - The Board members from the past year that are not returning are Bill Devich and Robert Stillings, and we thank them for their service.
- Election of the 2018 Board of Directors – Nominations Committee Member Henry Allemon
 - The 2017 Nominating Committee consists of:

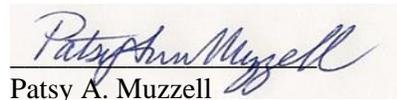
- Anne Clark, Chairman
- Rosemary Reeves, Member
- Jeff Muzzell, Member
- In the absence of the Nominations Committee Chairman Anne Clark, President Haxer presented the slate of officers as outlined in the October 2017 Newsletter:
 - President – Brandon Johnson
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Lakes – Tom Kuhn and Derek Zdeb
 - Maintenance – Joe Power
 - Restrictions – Charlie Blaeske
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Matt Dombrowski
 - Are there any additional nominations?
- President Haxer explained that the Board serves for one (1) year.
- For any positions where there are only one person we can vote those as a block.
- Newsletters had the bio on the two candidates for Lakes Chair; these were read for Tom Kuhn and Derek Zdeb. President Haxer then thanked Tom for agreeing to be a candidate again and to Derek for volunteering to be a candidate.
- President Haxer also thanked Brandon Johnson for agreeing to be a candidate for President, and acknowledged two others, Charlie Blaeske and Matt Dombrowski, for agreeing to be candidates for Restriction Chair and Special Projects Chair, respectively.
- President Haxer asked residents to fill out their choice for Lakes Chair and turn in their ballot.
- President Haxer asked if there were any nominations from the floor for other candidates.
 - President Haxer declared that there being no further nominations, that the nominations were closed.
- President Haxer called for a vote to elect the slate of officers as presented.
 - **Resident Tom Geth moved to accept the slate of officers as presented. It was seconded by Resident Jay Reynolds and the assembly unanimously approved.**
 - President Haxer announced that vote was unanimous for the block vote.
- Election of the 2018 Nominating Committee – President Doug Haxer
 - Our 2017 Nominating Committee members are Anne Clark, Rosemary Reeves and Jeff Muzzell.
 - We need nominees for the 2018 Nominating Committee.
 - All three current members, namely Anne Clarke, Rosemary Reeves and Jeff Muzzell expressed their interest to be nominees for the 2018 committee.
 - The Bylaws state in Section B. Standing Committees, 10. NOMINATING COMMITTEE, b) *The Nominating Committee shall be composed of three (3) members who shall be elected at the annual meeting from nominations made at large.*
 - President Haxer called for nominations to the 2018 Nominating Committee.
 - Nominated were Anne Clark, Rosemary Reeves and Jeff Muzzell. There was no second.
 - President Haxer then called for a vote to accept Residents Anne Clark, Rosemary Reeves and Jeff Muzzell as the 2018 Nominating Committee.
 - **Resident Scott Linzel so moved. Resident Bob Koffer seconded and the assembly unanimously approved.**
- Election of the Audit Committee – President Haxer
 - The Bylaws state the following in Section B. Standing Committees, 9. AUDIT COMMITTEE. *An Audit Committee composed of two (2) persons shall be elected at the annual meeting. Neither member shall serve as a Board member while serving on this committee. The Audit Committee*

shall audit all financial records of the Association and present its report to the members at the annual meeting in writing. The Audit Committee shall carefully examine all insurance policies to determine the amount and kind of insurance in force and include this information in its report.

- President Haxer called for nominations to the Audit Committee.
 - Megan Marx nominated Sue Beach. There was no second.
- President Haxer explained that the Audit Committee receives a report and reviews the books which typically takes about two to three hours and is performed in June or July. Tom Fields will assist.
- President Haxer then called for a vote to accept Sue Beach as the 2018 Audit Committee.
 - **Resident Jackie Shelson so moved. Resident Pam Kondizola seconded and the assembly approved.**
- We are only sustained by folks that are working to ensure our policies are adhered to per our bylaws, restrictions, and policy letters. Beyond that there are all sorts of volunteers and I want to thank many folks:
 - Our ELV Website is managed by Jee Naughton who also was its creator and developer.
 - Our great Hospitality Committee, Yvonne Misuraca and Gloria.
 - Our Goosebusters to a heck of a job keeping geese off our lakes – thanks go to Ken Grand, John Hodsdon, Steve Gentner and Matt Dombrowski
 - Sometimes we have more ad-hoc Committees that form like the Walker Beach Do Dads – Matt Goodison, Joe Lowry, Jason Kuechle, Kelly Roskelly, Matt Dombrowski, and Jackie and Brian Shelson, and Brandon Johnson.
 - Let's not forget our Lake Reps for every lake – John Martin, Jerry Redmer, Ken Grand, Nancy Krisfalusi, John Schmitt, Megan Marx, Tom Kuhn, and Tim and Ann McLain.
 - A thank you goes to many others including to our 2016 Holiday Party Committee including Christie Dombrowski, Shari Dennis, Jane Hussar, Emily Lowry, Kelli Roskelly, Niki Johnson, and Kelli Mattson; to our Easter Eggstravanga Committee organized by Jill Gentner; to Nancy Krisfalusi and Darlene Mehrer for organizing our Garage Sale for years; to Barbieris for the Mini-Triathlon/IronKids; to Charlene Stillings for FunDay; to Amber Barbieri and Jackie Shelson for the Halloween Parade; and to our Cutting Crew (old paddle boats)-Doug Haxer and Jay Reynolds.
 - I have not named everyone here that was involved, just the leads. It takes lots of people to make a village great! Congratulations and thank you to all of the volunteers.
- General Q&A (Questions from the Floor) – President Haxer
 - A resident asked about the nature of some utility work that was recently going on in ELV. The City came through ELV to rerun gas lines as they are 50 years old. All that work is done as far as we are aware. The City was responsive to coming back and fixing the pavement that was disturbed. They have not completed repairs to all the driveways, this work will have to wait until the spring.
 - A resident shared their observation that in past six (6) months lights to the west side of Walker entrance have not been on. This is on the radar of our Maintenance Chair and has been an intermittent issue. The resolution likely is going to involve fixing underground wiring.
 - A resident stated they have concerns about the chemicals being used to treat the lakes. There is information available about the chemicals being used by LakePro on their Website. Furthermore, it's important to understand that the Michigan Department of Environmental Quality (MDEQ) strictly regulates which chemicals and how much of each can be used.
 - A resident asked why testing for E. coli is not being done anymore as they recall the County used to come do testing at ELV Lakes every three years. The Lakes Chair indicated that these results can vary significantly from one day to the next. The Lakes Chair indicated he would look into this further.
 - A resident voiced his concern about the use of copper sulfate to treat the lakes and the fact that it will remain in the lake bottom sediment, turning it into a hazardous waste if dredged out. The

resident stated that there are other chemicals that are less invasive that can be used instead of copper sulfate. The resident suggested that ELVHA have a biologist come speak at the spring meeting. The Lakes Chair indicated that he will seek to have a biologist be the guest speaker at the spring meeting but will also seek to have LakePro attend.

- A resident expressed his concern with someone shooting bb guns across some of the lakes. Another resident also mentioned an issue with windows being shot out. A third resident responded that people should know they are not supposed to be shooting ducks or geese with bb guns and that if a resident observes this happening, they should call Troy Police. The Security Chair agreed to meet with residents after the meeting to get more to determine if there were any other appropriate actions to take.
- A resident asked about some native cattails off of Sandy Point. Since these are a native plant, they are not considered invasive and cannot be sprayed.
- Closing Remarks – President Haxer
 - The only closing remark was that Matt Dombrowski announced that plans for the Holiday Party are taking shape and the date and place will be 21st December at CJs Pub just north of M59 and Mound Rd (same place as last year).
- Adjourn – President Haxer
 - President Haxer called for a motion to adjourn the meeting at 8:16 p.m.
 - **Resident Scott Wenzel so moved. Resident Ken Grand seconded and the assembly approved.**



Patsy A. Muzzell
ELV Recording Secretary

APPROVED on October 22, 2018.

Attachment #1 – 2018 Proposed Budget