

**EMERALD LAKES VILLAGE HOMEOWNERS ASSOCIATION
SPRING MEETING
TUESDAY, MAY 23, 2017
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

1. Call to Order – Chairman/President Bill Devich
 - Chairman/President Bill Devich called the meeting to order at 7:07 p.m.
2. Welcome to New Residents – President Bill Devich
3. Introduction of the Current ELVHA Board of Directors – President Bill Devich
 - President – Bill Devich
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Lakes Chair – Tom Kuhn
 - Maintenance Chair – Joe Power
 - Restrictions Chair – Robert Stillings
 - Security Chair – Joe Lowry
 - Membership Chair – Andrea Allemon
 - Special Projects – Brandon Johnson
4. Establish A Quorum (5% of 550 = 28 homes)
 - It was established that there were >29 homes represented; therefore we have a quorum.
5. Approval of the 2016 Spring Meeting Minutes
 - **Bill Devich moved to approve the May 18, 2016 Spring Meeting Minutes. Ray Donnelly seconded and the assembly approved.**
6. President's Remarks – President Bill Devich
 - Welcome New Residents & Opening Remarks:
 - i. Welcomed all the residents and asked all to give a big thanks to those that help to make this meeting more enjoyable. He acknowledged appreciation for the good treats provided by some of the ELV volunteers.
 - ii. Asked if any residents new to Emerald Lakes Village were in attendance and welcomed one (1) new resident. He remarked that ELV is a great place to live and that many residents have lived here a long time.
 - iii. Thanked Andrea Allemon, Membership Chair, for all her work on putting together the new directory. Remarked that she has greeted everyone since 1980 and thanked her for all she does for us.

- iv. Announced that Red Guardian Alarm will be on patrol either this weekend or next weekend and will patrol over the summer. A resident remarked that last year Guardian patrols would drive through the neighborhood too fast. President Devich responded that the Board has addressed this with Guardian and will be monitoring their performance.
 - v. Shared information from the President's Association Meeting he attended with counterparts from 14 other Troy community associations that were also in attendance. The big news at this meeting from a guest speaker was that Troy is creating a master plan for a Troy downtown at the 100 acre site where city hall stands now. The plan includes mixed use development, keeps the park, planting of native trees and a six (6) acre lake. Developers will pay the cost, not taxpayers. The impetus behind this plan is the thinking that having a downtown will help keep Troy a place where younger people want to move to and live in. In addition, Cindy Stewart, Troy Community Affairs Director, stated that all residents will get 62 gallon recycling carts in May.
 - vi. Gave the microphone over to Megan Marx who organizes the Christmas Lighting Contest. Megan stated that ELV had lots of outstanding this past Christmas and the donated trophies will pass on to the winners of this year's contest. Megan announced the winners of the contest.
 - Introductions:
 - i. President Devich introduced the Board (all of whom are listed above).
 - ii. Noted that Joe Lowry, Security Chair, as well as Brandon Johnson, Special Projects Chair were not able to attend.
 - Association Activities:
 - i. ELV Easter Extravaganza – Remarked that over 100 kids joined the Easter Bunny in the fun at Walker Beach on a cool sunny day. Praised Jill Gentner and all the other volunteers for their work that ensured a good time for all.
 - ii. ELV Halloween Parade – Identified Renae Smith, Jackie Shelson and Amber Barbieri as the organizing committee and thanked them for their support.
 - iii. ELV Holiday Party – Noted that the party was held at CJs Pub in Shelby Township with about 120 residents attending, and that there were plenty of appetizers, dinner food and drinks. Thanked Christy Dombrowski and her committee for organizing this event.
7. Introduction of Speaker on Management of ELV Lakes – Recording Secretary Patsy Muzzell
- Recording Secretary Patsy Muzzell introduced Ms. Mary Gerstenberger of the Michigan State University (MSU) Extension.
 - i. Mary Gerstenberger earned her BS degree from Wayne State University. She has been employed by MSU Extension since 1997 beginning as a Program Assistant in 4-H and Natural Resources and then as Environmental Education Programs Coordinator. Responsibilities included school programs for water conservation, groundwater, and the Great Lakes Education program, as well as adult programs for water quality, wetlands, conservation and the Master Composter program. In 2012 she was moved to Consumer Horticulture Coordinator handling plant and insect diagnostics, working with the garden

hotline, assisting with the Master Gardener program and providing other educational programming in areas related to the various aspects of gardening.

- Key Highlights from Speaker's Presentation and Q&A:
 - i. What millions of homeowners do across our nation has more of an impact on the environment than businesses. Businesses are more careful and better trained in regards to their impacts on the environment.
 - ii. Its best to water early in the day rather than late at night when there is a greater chance that fungal problems will develop.
 - iii. Kentucky blue grass of grass of choice; although most grass seed is a mix also containing perennial rye grass. Lawns only need about one (1) inch of water each week. Overwater a lawn increases risk of fungal issues and over-fertilization creates thatch that makes lawns more prone to issues during drought. Kentucky blue puts in deeper roots and you want to keep it higher than the typically recommended minimum height of three (3) inches. This will keep it healthier and less prone to damage from grubs.
 - iv. Michigan has banned phosphate in lawn fertilizers. You do not need to add lime in Michigan to raise the pH of the soil.
 - v. Dead and decomposing plants in lakes take up oxygen which in turn may cause fish to die and add to problem of oxygen depletion.
 - vi. Nitrates move through soil and into ground water and into lake which is bad.
 - vii. Michigan passed fertilizer laws both homeowners and commercial applicators must follow. Lawn fertilizer cannot contain phosphorus. Look at the NPK values which must be on the label of every fertilizer container sold. To legally put on a lawn, the (P) value, which is the amount of Phosphorus, must be zero. There is some allowance for the use of Phosphorus, but a soil test is required. Some box stores offer soil tests. MSU has soil test kits for homeowners which cost \$25 and are available at the MSU bookstore. You mail the kit back in and results are returned in about two (2) weeks.
 - viii. Only three (3) to four (4) pounds of nitrogen is needed over a season, about one (1) pound of nitrogen per 1000 square feet applied three (3) or (4) times in a season will keep a lawn healthy. May is best time to start fertilizing in Michigan, then a second application in June or so and then skip to September and early November for the other applications.
 - ix. Ask lawn companies why they are applying so frequently and what the composition is of the fertilizer they use. If you want healthy lakes, you should demand they not over-fertilize and comply with the law in regards to the fertilizer they apply.
 - x. Do not apply to fertilizer to frozen soil or to saturated soil. If you apply at the wrong time, you are drinking it (Detroit city water)! Sweep fertilizer off the streets and sidewalks back onto the lawn.
 - xi. You are restricted from applying fertilizer within 15 feet of a body of water.
 - xii. Use mulch – but not too much. Do not put mulch against the bark of tree, keep it about four (4) to six (6) inches away. It keeps moisture around base of tree and softens the wood, making it more prone to insects and forces some trees to put roots into the mulch.

- xiii. Soil testing – wait about every three (3) to (5) years to retest.
- xiv. Coffee grounds can be good for a lawn as they are high in nitrogen. Eggs shells provide calcium, but rinse them first as you do not want the aroma to draw critters.
- xv. Aeration is useful if you have thatch and poor drainage.

8. Review of the Lake Treatment Plan for the Year and Q&A – Lakes Chair Tom Kuhn

- Every third year we need to put a Request for Proposal out for the management of ELV Lakes. We received several proposals to review from the RFP we issued earlier this year. Our lakes receive about six to nine treatments per year. Crystal, Andale and Sandshores typically receive entire lake treatments whereas the other lakes receive only shoreline treatments. The last couple of years, Walker had additional treatments because of invasive pond weeds. We are planning for one additional this year and will do more if needed. The same goes for Emerald too. These treatments are applied when it's determined that they will be the most effective and this timing will vary somewhat from year to year. Pebble will one added treatment this year and Sandshores will have an entire lake treatment because of milfoil. There may also be a treatment for milfoil in Emerald cove where there was an issue last year.
- As we study the proposals we received for letting a new contract this year, Tom asked residents in attendance whether they thought treatments should be less, about the same, or more. He stated that there are different perceptions as to lake treatments, with some perceiving that the treatments are too aggressive and having concerns about overtreatment. There was a show of hands by residents with some residents indicating they thought there should be more treatments, others indicating there should be less, and the most show of hands were for those thinking treatments should stay the same.
- What is the efficacy of these lake treatments? We want to understand this better too. Realize though that much of the time the treatments are mostly along the shoreline.
- One resident complimented the Board's efforts to sustain our lakes. Tom stated that all residents are welcome to contact the Board with their questions or observations about the lakes.
- After last year's meeting where concerns about muck build up were expressed, we asked LakePro to respond about a variety of options, and there is ongoing effort looking into these.
- A question was raised about whether dredging has been looked at because it will be needed sooner or later. Dredging is very expensive.
- Another resident voiced that boats should be cleaned when they move from lake to lake. It was noted that LakePro does not have a way to clean their boat at our sites. A suggestion was made that it should be in the lakes management contract that cleaning their boat with a solution to wash off undesired material is required.
- A statement was made that having treatment notices placed on stakes in ground is okay as long as they do not detach during high winds. A suggestion was that treatment notices be emailed to residents, but Tom answered that the MDEQ requires posting.
- A resident mentioned that they observed a boat put into Sandshores that was moving around the perimeter and across the lake. Tom responded that it was likely LakePro performing a mapping of the vegetation in the lake.

- A resident asked if any of the lake management companies care about the fish and quality of fishing. Tom responded that this will be addressed with the contractor and ELV residents can be part of the discussion.
- A resident announced that the ELV Mini-Triathlon and Ironkids is the 8th of July and requested that the lake not be treated near that date.
- Another resident requested there be no treatments on Fridays or Saturdays. Tom responded that there are never treatments on these days as it's a requirement in the contract.

9. Brief Update on Walker Beach Renovation – Treasurer Megan Marx

- We have a plan design that we are happy with that will place the drain in a different location (e.g., alongside the boat ramp) and remove the cement trough near the beach.
- Matt Dombrowski has volunteered to take the lead for the project to move it forward.

10. General Q&A

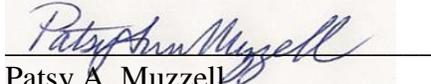
- A resident shared that they had a small wooden bridge up to lake on their property and replaced it with larger structure (deck). They stated they had a MDEQ permit for this and that the City of Troy had signed off on the plan. The resident continued by stating that the HOA is persistent that the bridge be removed even though neighbors are in support of it. President Devich stated that the Board notified the resident a couple of years ago that this structure was not allowed; the Board is not able to approve it because it is placed over an easement.
- A resident stated that there are big logs stuck in the drain at the creek. Kathleen Donovan, the Corresponding Secretary, indicated she would contact the County about this issue.

11. Closing Remarks and Q&As –President Bill Devich

- President Devich asked if there were any additional questions from the assembly before adjourning and thanked everyone for attending.

11. Adjournment - President Bill Devich

- **Bill Devich moved to adjourn the meeting at 8:51 pm; Rosemary Reeves seconded and the assembly approved.**


 Patsy A. Muzzell
 ELV Recording Secretary

APPROVED as amended/presented on May 21, 2018.