

SUMMARY OF APRIL ELV BOARD MEETING HELD APRIL 15, 2020

OFFICER REPORTS

President

- Spring HOA meeting has been postponed indefinitely due to the “Stay Home” order
 - Notice of cancellation is included in the April ELV newsletter

Vice President

- Sandshores Aeration: *(discussed as part of Lakes Chair report)*
 - I am in favor of aeration plus bio augmentation as a long-term treatment plan for all the lakes provided that it is economic
 - I did some checking and spoke to the President of a small lake association in Shelby who referred me to a company based in Macomb County – discussions with both lead me to believe that aeration and pellets could be done for less the initial estimation
 - We should get additional quotes before further discussions
- Lake Treatments: *(discussed as part of Lakes Chair report)*
 - Dr. Jones has been helpful and provided good information but unsure if properly considered that our lakes were created as blue water swimming lakes and many people want to keep them that way
 - She did not recommend aeration of a nearby lake in a previous study
 - I am in favor of following Lake Pro’s recommendations regarding contact and herbicide treatments provided they’re based upon actual observations

Recording Secretary

- Board Email Addresses:
 - Email addresses have been established for all board positions; plus an extra one for the newsletter
 - Some required slight modification from the norm based on availability
 - ELVPresident1@gmail.com
 - ELVVicePresident@gmail.com
 - ELVRecordingSecretary@gmail.com
 - ELVCorrespondingSecretary@gmail.com
 - ELVLakes@gmail.com
 - ELVMaintenance1@gmail.com
 - ELVMembership@gmail.com
 - ELVSecure1@gmail.com
 - ELVSpecialProjects@gmail.com
 - ELVNewsletter1@gmail.com
 - ELVTreasurer@gmail.com and ELVRestrictions@gmail.com were already established
- Spring Meeting:
 - Canceled our request to reserve space May 11th due to the current “Stay Home, Stay Safe” order from the governor
- Document Maintenance:
 - Summary of the January Board meeting were approved and submitted to the webmaster for posting
- 5-Year Plan
 - Met with Matt Dombrowski and Ken Sharma to discuss the output from the 5-Year plan brainstorming session and the best way to prioritize
 - Simplified the list of 50 items down to 29, by:
 - i. Combined with similar (9)
 - ii. Lakes (5)
 - iii. In progress (3)
 - iv. Maintenance (2)
 - v. City Restrictions (2)
 - Developed a Google Survey to gauge resident interests, prioritization and willingness to volunteer
 - Survey will feed summarization charts for use during the next HOA meeting and can be updated in real-time
 - List & survey emailed to board in mid-March, no responses received; will resend to everyone

Corresponding Secretary

- Newsletter Deadlines: May 1
- Correspondence:
 - Ken Grand taking a break as a goosebuster.
 - A resident on the creek, emailed about erosion and sand build-up in the creek (Renshaw-Ferry drain). I emailed him back and gave him contact numbers for Oakland County and the city and Oakland County Commissioner Tom Kuhn
 - Garage Sale has been postponed with a request to Board for a recommended fall date
- Backflow preventer:
 - Two residents wondered if something could be put in the newsletter thanking healthcare workers, first responders, etc. Used our meeting signs with a thank you message on them at 6 entrances
 - Water quality data has been sent and will be posted in the newsletter
 - Flowers were not purchased for the memorial as the service is postponed
 - Webmaster says some website updates may not be timely as she is switching to a new web host company as Adobe is discontinuing service
 - I will introduce the new email addresses for the Board in the May newsletter
 - A resident has put the trash can back on the beach lot but will not be taking it out to the curb
- Advertising:
 - Vinyl Kraft will be sent a reminder to pay for their ad once business starts up again
 - Dean Moser paid for advertising from April through June

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.
- Dues
 - Down to 11 homes that have not yet paid dues for 2020
- **The Board unanimously approved the January and February 2020 Treasurer's Reports**

Assistant Treasurer (OPEN)

- No report.

Lakes

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

Lake	Apr. Avg (in.)	Max	Min	Current	Var. from Avg
Andale	(3.07)	2.50	(9.00)	1.00	4.07
Crystal	(0.45)	5.00	(5.75)	5.00	5.45
Emerald	2.84	5.00	1.00	4.25	1.41
Pebble	1.93	4.00	(2.25)	3.00	1.07
Sandshores	0.16	1.75	(2.25)	1.50	1.34
Walker	2.64	5.00	0.00	3.00	0.36

- Treatment Schedule
 - LakePro has a strong opinion to continue with offshore treatment on Walker Beach due to the level of invasive weeds, though Emerald is lesser level and could be done based on actual observations
 - Spot treatments are not permissible until at least 2 weeks since last treatment
 - First projected treatment is May 4th, assuming the "Stay Home Stay Safe" order is lifted
 - **Board unanimously approved the 2020 LakePro contract to include 6 treatments per lake, with preventative offshore herbicide treatments on Walker Lake, offshore herbicide treatments on Emerald Lake based on observed needs only, and blue dye on all except Walker**
- Sandshores Lake
 - Permit and water testing requirements for lake aeration is unclear from different contractors
 - Will investigate requirements further and solicit a competitive quote from LakePro
 - Will solicit aeration installation quotes from multiple vendors and to develop their own proposal for # of components, cost, etc.
 - Some of the issues that would need to be resolved:
 - Onsite power for the compressor – potentially 220V
 - Would sound levels (decibels) be acceptable

- Compressor location and access
 - **Board unanimously approved establishing a committee to investigate lake aeration and gather quotes from multiple vendors. Full board will be updated on all progress / information collected**
- Aquatic plants
 - **Board unanimously approved continuing to use LakePro for the purchasing and planting of native aquatic plants**

Security (ABSENT)

- No report

Maintenance

- Contractors will be the same as last year, but have not yet been able to work due to the Stay Home order
- Replaced the lock for the Emerald Beach picnic table – will put key with those for the other locks
- Storage Unit
 - Question was posed regarding what is currently stored in the storage unit and if the cost is still justified
 - Will add action to Action Items list to review

Restrictions

- Approved plan to renovate a resident’s existing sunroom
- Approved plan to rebuild a resident’s existing dog run and shared relevant restriction statements
- Received request to replace a resident’s existing deck; requested plans for the project
 - Notified by a resident moving in that pods will be delivered and if they could be in the street, advised that is a city issue

Membership

- Greeted one new resident: (and one resident relocated)
- Sent 2 sympathy cards:
- Contacted and collected 14 late ELV dues
- Have been reading the Troy Police Newsletter - will forward to the rest of the board
- Volunteer of the Year Banquet:
 - I notified all of the cancellation of the event
 - New date to be announced

Special Projects

- May Homeowners meeting at Troy Union:
 - Due to social distancing I recommend that we consider skipping / canceling this meeting
- Five Year Plan for ELV:
 - Mark, Ken and I met to work on the list in March
 - Lake aeration system will need to fit into this plan if we ultimately move forward
- Emerald Lake Beach lot:
 - Board requested some of the technical details
 - Recommend construction during the fall
 - For next meeting, will polish up the multiple bids and have a recommendation to proceed
- Walker Beach lot:
 - Someone has been moving around the rocks that cover the drain.
 - Nothing yet to report on the boat ramp
- Dog houses:
 - Still working on pricing and best options with Joe Power – We pushed this back to Spring 2020 maybe summer depending on virus
- Aeration is something that we could use the reserve funds for, but not the other special projects

New Business

- Spring and Fall HOA Meeting Alternatives
 - Spring meeting has been postponed indefinitely
 - If rescheduled in the Spring would need a different venue as the schools will be closed
 - If restrictions on size of gatherings exist in the fall, may need to revert to a “virtual venue” for the Annual meeting

- Will be revisited at a later date, as the “Stay Home” order evolves

Old Business

- None

Date of Next Meeting

- The next meeting will be held on Monday, May 4, 2020.

Adjournment

- The meeting was adjourned at 8:25 p.m.

APPROVED as amended on May 4, 2020