

SUMMARY OF JUNE ELV BOARD MEETING HELD JUNE 1, 2020

Opening Remarks (President / Vice President)

- None

Minutes from Past Meetings (Recording Secretary)

- **Minutes from the May board meeting were approved by the board as presented (4 members that missed May meeting abstained)**
- Summaries of the March and April board meetings have been drafted and approved for posting; Mark will forward to the webmaster for uploading

Treasurer's Report (Treasurer)

- Treasurer's reports were sent out prior to this meeting. All reports are on file with the Treasurer
 - Expenses for children's social were for the Easter event which was cancelled; all items will be able to be retained for next year's event or Fun Day
- Current balances in the ELV accounts were presented
- Dues
 - Only a couple dues are left for collection
- **The Board unanimously approved the January and February 2020 Treasurer's Reports**

Ongoing Business

- Recent Electronic Approvals (Recording Secretary)
 - **Approved plans for a backyard renovation electronically**
 - **Approved the cancelation of the Spring HOA meeting due to Covid 19 electronically**
 - Plans for a deck replacement were proposed electronically but lacked sufficient votes for a decision prior to tonight's meeting
 - i. **During meeting, Board unanimously approved plans for a resident's replacement deck**
 - **Approved contract with LakePro for EGLE permit testing electronically**
- Membership Update (Membership Chair)
 - Greeted one new resident and sent one sympathy card
- Newsletter (Corresponding Secretary)
 - Deadlines for upcoming newsletters are June 5th and July 3rd
 - Website updates and ongoing transition will be delayed due to webmaster having surgery
 - Mark discovered a layout issue when displayed on mobile devices – Kathleen will notify Jee
- Lake Levels and Treatments (Lakes Chair)
 - Lake levels were last measured on May 31st
 - i. Levels are about average for this time of year
 - ii. Andale pump is not on currently, but will be turned on inf Emerald levels become too low
 - Tom received feedback from residents about increased algae on Pebble and Walker, both of which were treated a week early last week
 - LakePro indicates we can increase the number of treatments on those lakes that are showing increased algae issues, if that continues to occur
 - LakePro has aquatic plants on order including those that will replace those lost from past treatment error

Old Business

- Laminar Flow Aeration (Recording Secretary)
 - LakePro has been contracted to do the required EGLE testing on Sandshores this spring, summer and fall
 - Hopefully, with the conclusion of the stay at home order, the committee will be able to go to the actual sites of these systems to review them in person
 - i. Need to identify existing LFA installations to visit
 - ii. John Martin knows of a lake in Shelby Township
 - iii. Kathleen requested reports on the results of LFA on other lakes cited in her Winter 2012 Michigan Riparian article. Dr. Jones said she would have to get permission from Wing Lake (Oakland County) and Sherman Lake (Kalamazoo County) and if she did she would forward reports, but no reports on Keeler Lake or Chippewa Lake
 - Compressor impact
 - i. Joe Power obtained a quote for electrical installation from distribution access that is a cross two resident properties

- ii. Joe's research indicates noise levels would typically be ≤ 60 db at a 5 foot distance (according to IAC Acoustics, this is equivalent to a conversation in restaurant or office with some background music)
- Emerald Beach Lot (Special Projects Chair)
 - Northern Expressions did warranty the Walker Beach lot for 4 years
 - Joe P approves of the detailed diagrams from Northern Expressions if they are followed – he is willing to drop in periodically to inspect work & ensure quality of drainage
 - Diagram includes an indented staircase instead of protruding
 - Work would be planned for September or October of 2020
 - Four total bids were collected:
 - **Board unanimously approved contracting with Northern Expressions to rebuild the Emerald Beach lot retaining wall**
- 5-Year Plan and resident survey (Special Projects Chair & Recording Secretary)
 - Resident feedback survey
 - i. Mark incorporated additional feedback from Charlie, Kathleen and Megan
 - ii. Working list now has 27 items from the original list of 54 suggestions (including Matt's additions from May's meeting)
 - iii. The Google form is cleaned up and ready for distribution in the June newsletter
 - iv. Request that the board reviews the list that Mark has sent and provide feedback
 - Play equipment
 - i. Matt recently received ideas and pictures on kids play structures from a resident that I will forward them in a separate email
 - ii. Other ELV residents have reached out about building a play structure of some type on one of the beach lots or common areas
 - iii. We should discuss this topic of building a permanent structure on our common lots - For over 50 years no permanent structures have been built on the beach lots other than retainer walls
 - iv. Some members have concerns about putting something permanent on any of the common areas. There are many things to consider including our restrictions a greement
 - Entrance Signs
 - i. Matt contacted a sign company to explore ideas for remodeling our 5 entrance signs
 - ii. A resident has voiced concern about one of the entrance signs that is on their property
 - iii. Further investigation will be tabled for now
- ELV Historian next steps (Membership)
 - Andrea supplied many documents to Tom and some to Mark which will ultimately be scanned for record keeping and returned to Andrea
- Website transition (Corresponding Secretary)
 - Webmaster Jee Naughton had wrist surgery. Website updates will be delayed
- Dead tree on Walker Beach lot (Maintenance Chair)
 - Joe P recommends getting a quote to remove and replace the tree for shade
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New Business

- Resident Toy Rack (Restrictions Chair)
 - Charlie spoke to a resident about plans for a water toy rack on the side of their house and did not see a violation when discussing but made a note to bring this to Boards attention in this month's report; ultimately, this was brought to the board's attention prior to our meeting
 - Two other residents sent complaints about the rack and Brandon, John, Mark and Charlie had a meeting with one of the residents
 - Complaining residents requested that the Board review several restrictions clauses on the matter
 - Regarding Section 2 and Section 3(a) the Board determined that the rack did not qualify as a "structure" based on a previous Restrictions violation ruling that defined a "structure" as something that has footings. Since the rack in question does not have footings, is free standing and is not attached to the residence structure, it is not considered a structure and thus did not require action by the Board. **The board approved this position unanimously**
 - Policy Letter #10 merely clarifies items in the Restrictions and has not been approved by 51% of ELV households it is not an enforceable Restriction. **The board approved this position unanimously**

- Regarding Section 6(b) the Board determined that the rack did not qualify as a nuisance based on the legal threshold of a nuisance that was clarified based on the previous use of this provision in a legal dispute with a resident. **The board approved this position**
- Regarding Section 6(c) the Board determined that the rack and items in question would be considered watercraft or household items, however the overall clause is in reference to refuse items which is defined as dilapidated and/or discarded and since the items in question were fairly new and in generally good condition they are not considered refuse. **The board approved this position unanimously**
- Regarding Section 4(f) the Board determined that the sentence “Boats for use on Emerald Lakes Village lakes may be stored with proper and adequate coverings in the rear of residences.” is enforceable. **The board approved the position that a kayak is considered a boat and that other items stored on the rack are not considered boats**
- A letter was sent to the residents informing of the board’s decision
- Patio Storage (Restrictions Chair)
 - Received complaint about refuse stored on a rear patio
 - Charlie followed up with the resident who stated it will be taken care of
- Sea wall Replacement (Restrictions Chair)
 - Received request to replace a resident’s seawall
 - Charlie approved since the footprint would be unchanged and advised resident about EGLE permitting
- Driveways and Landscaping (Restrictions Chair)
 - Received a complaint about weeds in driveways and poor landscape decisions
 - Advised complainant that the board does not dictate general landscaping decisions
- Garbage Can Concealment (Restrictions Chair)
 - Received request to build a small enclosure for garbage cans; Charlie approved
- Deteriorated lawn (Restrictions Chair)
 - Received complaint about the general state of a neighbor’s property
 - Spoke with the owner who agreed to try to get it more cleaned up
 - Tom will provide contact information for assistance programs
- Property clutter (Restrictions Chair)
 - Received a complaint about the amount of items stored on a neighbors property
 - Charlie will follow up with a letter to the owner
- Entrance signs (Vice President)
 - Informed by a resident that is unhappy with the Emerald Lakes sign that is on their property and they want to discuss with the board later in the year
 - John will follow up on potential easements, but no action needed at this time
- Security news (Security Chair)
 - Nothing new to report
- Maintenance issues (Maintenance Chair)
 - Spring clean up and mulch installation is complete
 - Andrea noticed that the no dogs / pets sign is missing from Walker Beach; Joe P already ordered a new one and a waiting delivery
- Summer ELV Events (Corresponding Secretary)
 - Effective next week: Michigan order will be largely lifted and outdoor gatherings will be permitted for <100 people; further loosening could happen as early as July depending on status
 - ELV Triathlon
 - i. Planned date is July 11th, but Amber Barbieri is looking at contingencies to allow for social distancing including a “virtual” event if needed
 - Fun Day
 - i. Planned date is August 19th
 - ii. **The board unanimously approved to have the Fun Day Chair move forward with planning the event with sensitivity to cancellation policies**
- Potential vacation rentals in ELV (President)
 - State of Michigan appears to allow HOA’s to restrict property rights to disallow short term rentals, but that they must be included in bylaws or restrictions and approved through the legal process of a 51% vote
 - There may be a City of Troy ordinance restricting rentals to main road properties only
 - Tom will follow up with the city for a written opinion on the topic

Action Items

- No updates this month

Date of Next Meeting

- The next meeting will be held on Monday, July 13, 2020.

Adjournment

- The meeting was adjourned at 9:49 p.m.

APPROVED as presented on July 13, 2020