

**ELV HOMEOWNERS ASSOCIATION
FALL ANNUAL MEETING
MONDAY, OCTOBER 28, 2019
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order – President Johnson 7:08 p.m.
 - President Johnson called the meeting to order at 7:08 p.m.
- Introduction – President Johnson
 - President Johnson welcomed all the residents and thanked them for attending.
- Welcome to New Residents – Membership Chairman Allemon
 - Membership Chairman Allemon introduced two families who recently moved into ELV.
- Introduction of Current ELVHA Board of Directors – President Johnson
 - President Johnson introduced the current Board Members:
 - President – Brandon Johnson
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Karen Charnawskas
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Charlie Blaeske
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Matt Dombrowski
- Appointment of the Tellers – President Johnson
 - It is necessary to appoint **two** tellers to assist with tonight’s election and voting process. President Johnson asked for volunteers?
 - Residents Doug Haxer was nominated by Kathleen Donovan and Tom Gueth volunteered.
 - Recording Secretary Charnawskas gave each of them a copy of the tally sheets.
- Establish A Quorum (5% of 550 = 28 homes) – President Johnson
 - There were 67 homes represented. Therefore, we have a quorum.
- Approval of the 2018 Fall Annual Meeting Minutes – President Johnson
 - President Johnson called for a motion to accept the minutes as presented. The minutes have been posted on the ELV Website and copies are available at the sign-in table.
 - **Resident Jackie Shelson moved to accept the 2018 Fall Annual Meeting Minutes, Resident John Tecker seconded and the assembly unanimously approved.**
- President’s Remarks – President Johnson
 - We try to encourage people to be more neighborly as the Board receives many complaints that could be resolved if residents actually discussed them with their neighbors.

- Many complaints are not part of the restrictions, so we encourage people to talk to their neighbors.
- A new thing we are doing this year is to take a few minutes tonight to ask residents what we could do to improve our neighborhood. Does anyone have any ideas?
- QUESTION: Could somebody rake his leaves?
 - ANSWER: Several answers were given and the problem was resolved.
- QUESTION: Can residents rake leaves into the street and have someone come by to rake them up?
 - ANSWER: No! We shouldn't put them into the streets because of the drains.
- COMMENT: Would the Board consider replacing brick signs at the openings of our entrances?
 - ANSWER: Yes, the Board will look into that.
- QUESTION: Is there a way to have a suggestion box in case we have something later?
 - ANSWER: Email any Board member or Restrictions Chairman at any time.
- QUESTION: A resident asked if anyone besides himself would be interested in paying dues electronically?
 - ANSWER: Our Treasurer will bring that up later in the meeting.
- QUESTION: Does ELV have any restrictions on putting out signage for those running for office in this election?
 - ANSWER: Vice President Martin said the Bylaws state in *Article IX, Committees, Section B, 3* that *The Restrictions and Architectural Control Committee, composed of a chairperson and assistants as needed, shall respond to questions or complaints and recommend action, subject to the approval of the Board of Directors, relative to such items as landscaping, nuisances, driveways, animals, signs, fences, etc., and generally carry out the provisions of the restriction agreement.*
 - The Restrictions state under *Section 6, (g), Signs*. “No sign of any kind shall be displayed to the public view on any single family residential lot except political signs as permitted by City of Troy ordinance, which must be removed within 48 hours after the relevant election; ...”
- COMMENT: A resident requested giving the mic to anyone who has questions.
 - ANSWER: President Johnson will do so.
- Treasurer’s Report and 2020 Budget Presentation – Treasurer Megan Marx 7:23 p.m.
 - Special projects
 - Walker beach needs a walk way.
 - Dog houses will get a face lift.
 - See this year’s and next year’s reports.
 - Proposed Budget
 - One advertiser is no longer posting ads, so there is less money coming in.
 - Will continue to spray for phragmites.
 - We will be building fish attractors out of buckets and garden hoses to put into the lake.
 - See budget report (Attachment #1).
 - QUESTION: A resident asked how much is in the Reserve Account?
 - ANSWER: \$165,000. It is important to keep funding the Reserve Account, and currently \$6,000 a year is put into it.
 - QUESTION: Is there a statute of limitation for the Reserve Account?

- ANSWER: NO
 - QUESTION: What is our logical cap for the Reserve Account, and what do we need to do to keep it level?
 - ANSWER: The goal is to achieve one year's worth of dues in the Reserve Account.
 - COMMENT: Special Projects Chairman Dombrowski said one of the things we are going to bring back is the 5-year plan.
 - We are close to knowing how to spend it, and the 5-year plan will help us keep it level.
 - QUESTION: Can we pay dues online?
 - ANSWER: Residents can use Pay Pal; however, it will cost \$6 per transaction.
 - QUESTION: What bank does ELV bank with, and is there some service that they would have?
 - ANSWER: Treasurer Megan Marx said we bank with Flagstar Bank and she does not know if they have a service available for that.
 - QUESTION: Treasurer Marx asked if that was something we would be interested in?
 - ANSWER: One person raised their hand. Treasurer Marx said we will keep looking into it.
- Vote on the 2020 Budget – President Johnson
 - President Johnson called for a motion to accept the 2020 Budget.
 - **Resident Doug Haxer moved to approve the budget. It was seconded by Resident Jackie Shelson. The Tellers reported the count as follows:**
 - **Yes – 60**
 - **No – 0**
 - **Total # of Votes Cast – 60**
 - **Since a 2/3 vote (67%) is required (45 votes), the motion was carried.**
- Vote on the 2020 Annual Dues – President Johnson
 - President Johnson called for a motion to approve the 2020 dues.
 - **Resident Mark Barbieri moved to keep the annual dues at \$220.00. It was seconded by Resident Jackie Shelson. The Tellers reported the count as follows:**
 - **Yes – 60**
 - **No – 0**
 - **Total # of Votes Cast – 60**
 - **Since a 2/3 vote (67%) is required (45 votes), the Motion was carried**
- Introduction of New Candidates Including A Short Biography – President Johnson
 - Mark Barbieri, Recording Secretary
 - Mark has lived in ELV six (6) years. He thinks what we have here is very unique and wants to have an opportunity to help our great neighborhood.
 - Jackie Shelson, Recording Secretary
 - Jackie moved here in 2014, has talked to our Recording Secretary extensively about the position; and wants to get involved in the neighborhood. She has been Recording Secretary at the State level and feels she would do a good job.
- Election of the Board of Directors – Nominations Committee Chairman Anne Clark
 - The 2019 Nominating Committee consists of:

- Anne Clark, Chairman
 - Rosemary Reeves, Member
 - Jeff Muzzell, Member
 - President Johnson introduced the Board members who were re-running for office:
 - Brandon Johnson, President
 - John Martin, Vice President
 - Megan Marx, Treasurer
 - Kathleen Donovan, Corresponding Secretary
 - Tom Kuhn, Lakes Chairman
 - Joe Power, Maintenance Chairman
 - Andrea Allemon, Membership Chairman
 - Charlie Blaeske, Restrictions Chairman
 - Joe Lowry, Security
 - Matt Dombrowski, Special Projects Chairman
 - President Johnson asked for a motion to accept the current slate of officers as outlined above?
 - **Resident Rosemary Reeves so moved and also moved to vote by acclimation for all returning officers as presented other than that of Recording Secretary. Tom Beach seconded.**
 - **A count was taken and 61 residents voted to re-elect the Board as outlined.**
 - President Johnson called for nominations for the Office of Recording Secretary:
 - **Resident Scott Wetzel moved to nominate Mark Barbieri for the office of Recording Secretary. There was no second.**
 - **Resident Jill Gentner moved to nominate Jackie Shelson for the office of Recording Secretary. There was no second.**
 - The candidates for the Office of Recording Secretary will be listed on the ballots, which will be counted along with nominations for the Nominating and Audit Committees.
- Election of the 2020 Nominating Committee – President Johnson
 - President Johnson introduced the following residents who wish to be on the 2020 Nominating Committee:
 - Jill Gentner
 - Wendy Gueth
 - Amanda Tompkins
 - President Johnson called for a motion to accept Jill Gentner, Wendy Gueth and Amanda Tompkins as the 2020 Nomination Committee.
 - **Resident Jim Charnawskas so moved. There was no second.**
 - All three accepted their nominations and will be listed on the ballot, which will be counted along with the Recording Secretary and the Audit Committee.
- Election of the Audit Committee – President Johnson
 - President Johnson introduced the following residents who wish to be on the 2020 Audit Committee.
 - Tom Fields
 - Ken Sharma
 - **Resident Scott Wetzel moved to accept Tom Fields and Ken Sharma. There was no second.**
 - Tom Fields and Ken Sharma accepted the nominations and will be added to the Ballot.

- Collection of the Ballots – Tellers Committee
 - The Ballots were distributed to residents as they signed into tonight’s meeting.
 - President Johnson asked everyone to fill them out by circling or writing in the names of the persons being voted for, fold it in half and give it to one of the Tellers.
 - The Tellers collected the Ballots for counting, and will report the results shortly.
- Social Activities Reports
 - Adult Holiday Party – Meggha Sharma
 - Ken Sharma spoke on behalf of Meggha.
 - They went through 8-10 places and ultimately chose CJ’s.
 - There will be appetizers, main course and many other things.
 - The date is Thursday, Dec 19, at 6:30 p.m.
 - Location – CJ’s Pub.
 - CJ’s will shut down the entire restaurant for 4 hours to accommodate us.
 - We can play our own music.
 - They will have raffle tickets.
 - The cost is \$25/per person.
 - Checks should be made out to ELV and given to Ken Sharma.
- Questions and Comments from the Floor – President Johnson 7:52 p.m.
 - QUESTION: Regarding bringing sand onto residential beaches, a resident said it is her understanding this is not a restriction. Someone has brought in a ton of sand; and since that person has already brought it onto her property, it’s too late to talk to her.
 - ANSWER/DISCUSSION: President Johnson said the Board is still discussing that, but there is some clarification that needs to be done. It has to do with the high-water mark.
 - The problem is that the sand is already there and the sand will naturally go back into the lake, so we don’t encourage bringing new sand in. If we want to do something like fining people about bringing in sand, we would need to update the Restrictions.
 - The resident then said she feels that we should add something to the “Bylaws” stating residents should not bring sand onto their beach. She would like the Board to research this problem and also research a possible fine for doing so. It’s a lot easier to dig the sand out of the lake than it is to haul it from the driveway.
 - A resident said she lives on Emerald Lake, and they have had significant beach loss. She is at the east end and is now down to 2 feet. She is trying to find someone to reclaim sand for her. Resident Doug Haxer offered.
 - QUESTION: What is the status of fixing the light on the Walker Entrance?
 - ANSWER: Maintenance Chairman Joe Power does not recall this request. He will get it taken care of.
 - COMMENT FOR MAINTENANCE CHAIRMAN JOE POWER: One of the polls has been hit by a car and is knocked right out of the hole. Joe will check it out.
 - QUESTION: Are our lakes ever tested?
 - ANSWER: Yes, with regard to LakePro, they test the lakes once a year; but they do not do E. coli testing. The county would do that on just the beach lots. As to whether a resident could do it, the answer was “yes,” a resident could do it and pay \$50; but our Corresponding Secretary said that the test would be

good for that day only. The problem is you can take a test every 6 feet and get different results for each one.

- Resident Lynda Fitzpatrick did her own E. coli test and she said the result was over 6,000. E. coli is important to test for, especially due to the storm drains we have.
- COMMENT: With all the leaves coming down now, please rake them out of the lakes so they don't gather up on the beaches.
- COMMENT: The lakes are what makes our community so special here. If people don't take care of their lakes, it affects our neighborhood and home sales.
- COMMENT: Everything that goes into our streets goes into our lakes through the drains, so please clean your streets. That will help keep the lakes clean.
- QUESTION: If there is a lot of concern about the depth of our lakes, why are we not measuring?
 - ANSWER: LakePro DOES measure the depth of our lakes once a year.
- QUESTION: Should we have a company go around to clear all our storm drains?
 - ANSWER: It would not be practical to pay for lazy people.
- Election Results – Tellers Chairman Doug Haxer 8:05 p.m.
 - Tellers Committee Chairman Doug Haxer presented the elections results for Recording Secretary as follows:

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|---|----|
| ▪ Number of ballots | 62 |
| ▪ Number of ballots declared invalid (subtract) | 0 |
| ▪ TOTAL number of valid ballots cast | 62 |
| ▪ A majority vote (50% +1) required for election is | 32 |
| • Mark Barbieri received | 33 |
| • Jackie Shelson received | 29 |
| ▪ Mark Barbieri having received the majority of votes is our new Recording Secretary. | |
- Closing Remarks – President Johnson
 - There were no closing remarks given.
- Adjourn – President Johnson 8:17 p.m.
 - President Johnson called for a motion to adjourn the meeting at 8:17 p.m.
 - **Resident Dave Barlow so moved; Resident Doug Haxer seconded, and the assembly approved.**

Karen L. Charnawskas
ELV Recording Secretary

APPROVED _____ (Date)

Attachment #1 – Budget Report (hard copy)