

SUMMARY OF OCTOBER ELV BOARD MEETING HELD OCTOBER 7, 2020

Opening Remarks (President/ Vice President)

- President (Absent)
- Vice President (None)

Guests None

- N/A

Minutes from Past Meetings (Recording Secretary)

- **Minutes from the September board meeting were unanimously approved by the board as amended**
- July minutes summary has been submitted to webmaster for upload
- Draft of 2019 Annual HOA meeting from past Recording Secretary was uploaded to the website

Treasurer's Report (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
- **The Board unanimously approved the September 2020 Treasurer's Reports**
- **The Board unanimously approved updating financial accounts to replace the outgoing Treasurer (Megan Marx) with the incoming Treasurer (Kannav Sharma) as signatory. President Brandon Johnson will remain on the account**
- Expenses can continue to be sent to ELV Treasurer and Megan will act on them until Ken gets final access
- Dues for two residents are still outstanding
- Annual Audit
 - Report is final and will be placed in the October newsletter
 - Kannav and Sue will work to establish a more formal process for the audit
 - Megan is on the 2021 Audit Committee

Ongoing Business

- Recent Electronic Approvals (Recording Secretary)
 - Board approved the use of Northern Impressions to replace the Emerald Beach wall including a recessed staircase, drains in the wall, sod replacement as needed and removal of gravel from the side of the boat ramp
 - Board approved the use of Dependable Rain to repair Walker Beach sprinklers and the use of Trombley Sod Farm to replace sod at Walker Beach
- Membership Update (Membership Chair)
 - Greeted four new residents this month
 - Sent 2 sympathy card this month
- Newsletter (Corresponding Secretary)
 - Dean Moser renewed his add for three months
 - Need to get some new signs for the ELV HOA Meeting
- Lake Levels and Treatments (Lakes Chair)
 - Jim and Tom will be meeting on Wednesday to help transition
 - Lake levels are slightly below seasonal averages
 - Mark used monthly lakes reports from Tom to create a historical database for the past 10 years and will share this with Jim
 - LakePro came out to treat phragmites – typically we will get a map from them about where they treated
 - There will be one more water quality testing this fall as part of the lake aeration permit
 - Resident complained that their neighbor behind them dumps grass clippings and leaves in the creek
 - They were advised to contact Oakland County as the creek/drain is their jurisdiction
 - ELV did have LakePro treat the creek for phragmites for three years in the past but it is not within ELV jurisdiction
 - Creek has been dredged once or twice at the north end, but residents paid for it
- Security Update (Security Chair)
 - None - Absent
- Recent Maintenance Notices (Maintenance Chair)
 - Lights at all beaches are controlled by old technology and they need to be manually adjusted
 - Clarified that Policy Letter #17 provides pre-authorization of some expenses by board members – Maintenance is \$500 per occurrence and \$1500 per year

- Water meters
 - Water meters typically come out in early October, but will delay this to allow for the sprinkler system repairs
 - Derrick will investigate leaving water meters in place over winter instead of reinstalling each spring
- Follow Up on Prior Restrictions Issues (Restrictions Chair)
 - Residents seawall construction is complete; time will tell if their idea will work to prevent erosion
 - Discussed a resident's property that is in poor condition
 - Property consistently improves and then digresses
 - Board approved levying a fine in accordance with the ELV Fine Schedule
 - Resident's floating raft was removed about a week after we were notified of a complaint
 - Charlie advised a resident that there is no HOA restriction against the number of cars in a driveway unless they are damaging the lawn
- New Restrictions Issues (Restrictions Chair)
 - Resident recently erected a fence without board approval and has a large amount of debris in the back
 - Board unanimously approved sending a letter to require removal of the fence
 - Board unanimously approved sending a letter requiring cleanup of debris from the exterior of the home
 - Notified that another resident's property is in poor condition

Old Business

- Laminar Flow Aeration (Recording Secretary)
 - Kathleen is working on a summary that will cover the pros and cons of options
 - Final water testing is pending for this fall
- 5-Year Plan and resident survey (Special Projects Chair & Recording Secretary)
 - Mark proposed soliciting a lead for each of the prioritized initiatives to pursue and present potential plans to the board
 - Mark will reach out to those that volunteered to lead (4 people) during the survey
- Emerald Beach Lot (Special Projects Chair)
 - Everything is on schedule and will be done by Halloween and will not impact any of the social events planned
- Fall HOA Meeting (Recording Secretary)
 - Minutes have been drafted and distributed to the board for input

New Business

- Policy Letter for handling of restrictions complaints (Restrictions Chair)
 - There is no formal mechanism for an informal resolution
 - Can we investigate and adopt something that includes this avenue
 - We need to remain true to the underlying documents (bylaws and restrictions)
 - Eliminating as much ambiguity as possible is needed to maintain a manageable process
 - John F will schedule a virtual meeting for later this month to discuss specifics and a first draft
- Volunteers for subcommittees (Restrictions Chair, Lakes Chair)
 - Jim has a call with a resident about the Lakes Committee and will discuss at the next board meeting
 - There are several residents that have volunteered for the Restrictions committee; John F. wants to spend some time thinking about the topic first
- Halloween social events (Adult Social Chair & Children Social Chair)
 - Matt D. can tape off the new sod area during Halloween events if needed
 - Kids event will be a large pumpkin patch for kids to select a pumpkin for decorating at home – will solicit pictures for the November newsletter
- December holiday activities
 - With the current COVID climate, it is unlikely to be able to host the typical holiday party
 - Amanda is proposing a “Furs and Flannel” outdoor event with food trucks at either a beach lot or court
 - Andrea thought that at some time in the past, there were luminaries throughout ELV
 - The lights contest will happen again this year, and the same judges have volunteered to assist
- Open floor for new issues or complaints (Board)
 - None
- Board Contact information
 - Andrea will be updating the board contact information for next year's directory
- Emergency Boxes

- The emergency response boxes at beach lots have been inspected and are intact

Other Action Items

- Dog Houses
 - Kathleen is looking into rebuilding over the winter
- Storage Unit
 - No success in soliciting residents to assist storage so the unit will be kept for now, grill will be listed online for sale

Date of Next Meeting

- The next meeting will be held on Monday, November 9, 2020.

Adjournment

- The meeting was adjourned at 9:45 p.m.

APPROVED as amended on November 9, 2020