

## **SUMMARY OF DECEMBER ELV BOARD MEETING HELD DECEMBER 7, 2020**

### **Opening Remarks (President / Vice President)**

- President
  - Received a call from an anonymous resident concerned about the location of the Holiday Party and Brandon will follow up with that person after tonight's meeting
- Vice President (None)

### **Guests None**

- N/A

### **Minutes from Past Meetings (Recording Secretary)**

- **The Board voted to approve the Minutes from the November board meeting as amended by a vote of 10-0**
  - Summaries of the May and October board meetings have been drafted, approved and 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 voted to approve the November 2020 Treasurer's Reports by unanimous vote**
- Auto debit for annual home dues
  - Kannav recommends having an easy way for residents to make annual dues payments and is exploring few options, but they may come with 2.5% -2.9% transaction costs
  - Assuming everybody opted in to use a credit card, the maximum impact would be ~\$3,000
  - Could also use ACH or a bank draft to pay dues or website with proper encryption to pay electronically
  - Documented approvals are required for audit purposes for any automatic debits
  - An online tool would be preferred since paper forms would be tedious and pose more concerns with security, accuracy and storage
  - Credit cards would cost ~3% in fees, so bank debit is the only practical option
  - If approved, a form giving ELVHA permission (plus a potential service fee) could be listed in a newsletter
  - Reauthorization would be needed if value changes, and for any residents that move out
  - Several homes have already inquired this year about electronic payment
  - Options could be automatic annually or single payments
  - ACH cost is \$0.15 per transaction plus \$30/month for a year
  - System could be cancelled at anytime and restarted in the future; electronic approvals could carry forward indefinitely
  - Board would need to ensure security of the financial information
  - A website portal would also collect this financial information and would be subject to the same security concerns
  - Venmo / PayPal does not transmit this financial information between parties and so ELV would not have any sensitive information to keep secure
  - PayPal would require a 3% fee
  - Kannav will look into if Venmo has a fee or not
  - Board will table this topic for the 2021 dues year and revisit for 2022
- Options for reserve funds
  - Kannav notes that putting ELV money into a savings account is returning less than the Present Value of Money, the Board could look at making some investments
    - Portfolio could be designed in the least possible aggressive manner
    - For reference, we get 0.08% interest in savings account
    - Even the modest and safer bond investments would generate 2.5-3% APY
  - Given that we are typically creating reserves for contingencies and do not envision the utilization of the reserves in the foreseeable future, Kannav suggests instruments similar to FDIC insured CDs that come at minimal or no risks
  - The board does not want to subject the reserves account to any downward risk
  - Kannav will look into CDs and High Yield Savings account options to come up with a recommendation for the reserves account
- 2021 Budget revision (for Spring Meeting)
  - Kannav asks to see budgets from all Chairs, if applicable, for further expenditure through 2021
  - We have to prepare a budget revision to be presented in our Spring homeowners' meeting

- Will present and review in January or March depending on timing of Lakes update
- LakePro typically will have revision in late January

### **Ongoing Business**

- Recent Electronic Approvals (Recording Secretary)
  - None this month
- Membership Update (Membership Chair)
  - Greeted no new residents this month
  - Sent no sympathy card this month
  - Andrea has begun work on the 2021 ELV Directory
- Newsletter (Corresponding Secretary)
  - Kathleen will order new HOA meeting signs
  - No new advertising this month
- Lake Levels and Treatments (Lakes Chair)
  - Lake levels were last measured on November 28, 2020
  - Lake levels are essentially unchanged from November; continue to be seasonally low
  - Emerald is full, and the remaining lakes are 2.75" (Sandshores) to 12.25"(Pebble) below full
  - Kathleen asked LakePro for 2019 sediment testing results for phosphorus and nitrogen on Sandshores
  - LakePro report is attached. Peter apologizes that this testing was not repeated this year – it fell through the cracks
  - This is good information to have prior to aeration, if aeration will be used
  - Anticipate reviewing plans with LakePro in February
- Security Update (Security Chair)
  - ELV recently had a rash of porch larcenies
    - Video footage and photographs of the culprits were obtained and forwarded to a Detective with Troy PD
    - Later in the day of 11/21/2020, the suspects were located and arrested by Troy PD
    - Information circulated so victims could contact the Detective in-charge of the investigation
    - Information filtered out through Facebook ELV MOMs group, Google Group, NEXT website
  - Person was walking around Walker Lake through backyards
    - Matt notified the person that it was private property and asked her to leave
- Recent Maintenance Notices (Maintenance Chair)
  - Walker Beach Entrance
    - A resident reported to Kathleen that the reflectors haven't helped them see when coming in eastbound or westbound and they don't like the look of them
    - Some testing needs to be done, as to best placement and less conspicuous
    - Maybe move a reflector up against existing sign on the lawn on the house on the east side
    - Derick placed them as low as possible, but couldn't drive them any deeper, he and Matt will try to get reflectors lower to be more effective
  - Emerald Beach
    - Matt is looking into having trees trimmed
  - Walker Beach
    - Matt is looking into having trees trimmed
    - Matt contacted Trombley Sod about sod going dormant until spring at Walker beach
  - Sandshores Beach
    - The black drain tube on the side of the boat ramp was blown out during a windstorm in November; it was put it back in place
    - Northern Impressions said they would fix the gravel at the side of the boat ramp next spring
    - The irrigation system will need to be looked at next year in the spring
    - Matt will look into having the trees trimmed up
  - Fall cleanups have been completed
  - Checked on power for Aeration at Sandshores – new circuit would be needed and it already has a meter, so this would still be the best location
  - Entrances were decorated by Jane Hussar, Christie Dombrowski and others
- Follow Up on Prior Restrictions Issues (Restrictions Chair)
  - Follow up letter was sent to resident regarding a fine and state of their property
  - Letter was sent to resident with formal reasons for denying dog run plan
  - Resident has inquired about documentation of a past complaint
    - Issue was previously resolved in the summer

- Resident was advised that they could file a new complaint if desired, but they have not done so
- New Restrictions Issues (Restrictions Chair)
  - Resident was notified of violation for the state of their property
  - Received an inquiry about leaves in a cul-de-sac; no action required
  - Political signs
    - Received a complaint about multiple homes with political signs still up
    - City allows temporary signs for 60 days
    - Section 6 (g) states political signs must be removed within 48 hours of the election
    - Kathleen will put a reminder note in the newsletter
    - If issue persists beyond the newsletter, John will send letters to relevant residents

## Old Business

- Restrictions Enforcement Policy
  - Policy letter will be put in the January newsletter as an insert on ELVHA letterhead
  - Short article was also drafted for the body of the newsletter
- Status of social activities
  - Recap of fall events (Children & Adult Social Chairs)
    - Halloween
      - Children's Halloween event expenses were submitted to Kannav
    - Turkey Trot
      - We had 50+ participants including bikers, runners, walkers, and kids trotting.
      - Amber secured cookies and Oberweis gift certificates as a special bonus for those participating
      - People were thankful for a reason to get up and get out of bed that morning and we were certainly blessed with some mild weather
      - 20 kids participated in-person and virtually
      - Due to the quickly changing environment, Amber proactively scaled back plans for the kids Turkey Trot to have as much possible for the Holiday contingency plan
  - Children event with Santa (Children Social Chair)
    - Due to COVID 19 conditions worsening, Amber came up with a contingency plan for the Children's Holiday Event
    - Santa will be delivering holiday cheer bags on 12/20/20 from 12-5pm, or until all have been delivered
    - Holiday bags will include the following: hot cocoa packets, individually wrapped cookies, Letter from Santa, Family game/puzzle/activity, Holiday Activity Sheets (word search/crossword/sudoku etc..) and special treat certificates for Oberweis.
    - Santa is a member of M.A.P.S., and is insured
    - There is a total of 67 homes in ELV with children
    - Amber has already received confirmation from 51 families with 114 children while 11 have not yet returned calls
    - This new plan is being included in the December ELV newsletter
    - Because of the timing of the newsletter and sensitivity that could arise due to children seeing Santa visit a neighbor, but not their own home, Amber, Andrea and Kathleen are going through the directory and recent newsletters, to reach out to all potential families to ensure nobody is missed that would like to participate
    - Amber requests the board approve some additional funds to accommodate the overwhelming response while maintaining the level of cheer already planned; Asking for \$400 additional, with the hopes that this will be an overestimate of the maximum number of families participating
    - **The Board voted to approve an additional \$400 for the Children's Holiday event by unanimous vote**
  - Adult Holiday Party (Adult Social Chair)
    - At this time there are 55 guests registered for the event
    - State DHHS extended the COVID restrictions through December 20th
    - Amanda was able to rework/limit items from the budget to still allow for the event to happen, believing more ticket sales will come in as we get closer to the date
    - At this point we have spent \$175 in total (\$150 deposite for the Taco Truck and \$25 for a city permit)
    - If canceled, some neighbors have asked if board would entertain hosting a Spring Fling

- Any funding for a spring fling or other adult events should be voted on by HOA body, which can be done at a special meeting in the spring
- Deposit will remain on account with the Taco Truck
- The Adult Holiday Party will be canceled due to COVID restrictions limiting event sizes to 25 people
- Event equipment: projection, tents, etc. (Children & Adult Social Chairs)
  - Discussed using funds left over after cancelling the Holiday Party, to purchase a projector and screen
  - Would be used on a regular basis for movies, big games, screen shows, board meetings, etc.
  - Could also purchase a couple tents
  - Items would require storage, and could be put with the grill and offer them to residents as a rental
  - Having these items on hand would save us money from renting them from another company
  - If acquired, Amber would like to use for family movie nights during summer and fall
  - There is a power receptacle at Walker lot that could be used for the projector
  - **The Board voted to approve the purchase of a screen and projector for ELV social events and business meetings at a cost not to exceed \$400 by unanimous vote**

### New Business

- Future board meeting schedule (President)
  - Mark will circulate a potential annual schedule via email
  - Next meeting will be virtual on January 25th
  - No meeting will be held in February
  - We will tentatively target the 2nd Monday of every month
- 5-Year plan (Special Projects Chair & Recording Secretary)
  - Matt is still working on the five year plan.
  - Matt has sent an email to all the people who have expressed interest in helping with projects and Do Dad's group
  - Matt will try and continue to organize sand reclamation for all three beach lots next year in the summer probably on a Wednesday or a Thursday
  - Matt plans to continue to grow our Do Dad's group larger with a wider scope and more defined purpose.
  - Top priorities: beach sand, sidewalks, entrance lighting, play equipment, entrance signs, website
- Fun Walk for Unshackled through ELV (Vice President)
  - John will gather some more information
  - Tabled for January meeting
- Open floor for new issues or complaints (Board)
  - None

### Tabled Business

- Laminar flow aeration – status update (Lakes Chair) – TBD
  - Report on the pros and cons of aeration has been given to Tom Kuhn, John Martin, and Joe Power for their review
  - Current ELV Lakes Chair Jim Tompkins has also been given a copy
  - Subcommittee and Jim expect to have a discussion prior to January Board meeting
- Children's Social Calendar for 2021 (Children Social Chair) – January
- Adult Social Calendar for 2021 (Adult Social Chair) – January
  - Would the board consider reallocating some funds towards the Adult Social Events
  - Intention is not to have events fully funded for adults, but to have money available for copies, heat, firewood, small snacks, etc. that don't add up to enough to charge a ticket price for
  - Amanda asks to consider \$600 which would allow for \$50 a month
- Policy for construction approvals (Restrictions Chair) – TBD
  - Jim authored a short article of the January newsletter
  - Need to settle the policy by spring time
- Approval of sub-committee volunteers (Restrictions & Lakes Chairs) - TBD

### Other Action Items

- Picnic Table:
  - Brandon will order in the spring

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**Date of Next Meeting**

- The next meeting will be held on Monday, January 25, 2021

**Adjournment**

- The meeting was adjourned at 9:00 p.m.

**APPROVED as presented on January 25, 2021**