

**ELV HOMEOWNERS ASSOCIATION
SPRING MEETING
MONDAY, MAY 22, 2019
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order –President Brandon Johnson 7:05 p.m.
 - Chairman/President Johnson called the meeting to order and thanked everyone present for attending.
- Welcome to New Residents – President Brandon Johnson
 - President Johnson asked if any present were new residents and welcomed them to ELV.
- Introduction of Current ELVHA Board of Directors – President Johnson
 - President Johnson introduced the Board members.
 - Officers:
 - President – Brandon Johnson
 - Vice President – John Martin
 - Treasurer – Megan Marx (absent)
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Charlie Blaeske
 - Security – Joe Lowry
 - Membership – Andrea Allemon (absent)
 - Special Projects – Matt Dombrowski
- Establish A Quorum (5% of 550 = 28 homes) – President Johnson
 - President Johnson announced that **more than 28** homes are represented and, therefore, we have a quorum.
- Approval of the 2018 Spring 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 with the Recording Secretary this evening.
 - **Resident Karen Charnawskas moved to accept the 2018 Spring Meeting Minutes, Resident Ray Donnelly seconded and the assembly unanimously approved.**
- President's Remarks – President Johnson
 - I am impressed by how great neighborhood looks. We met people living here through our kids so that is how my wife and I found ELV. Driving through the neighborhood, I cannot imagine living anywhere else. We are always greeted by others as drive or walk through ELV.
 - I would like to thank all the Board members for their work throughout the year. In addition, I want to thank Doug Haxer who is helping ELV by growing some water lilies in his basement. These will be placed in the lakes and will help improve the water quality over time, and should reduce the amount of chemicals, and money, that are needed to maintain the lakes.
 - A friend of mine will be moving in neighborhood soon. He started asking about schools in the area a few months ago and I encouraged him to look at ELV. A few weeks later he called me and had made an offer on a house in ELV.
 - We have a special guest speaker here tonight, Pete Filpansick of Lake Pro is her and does everything for our lakes!!!

- The neighborhood looks beautiful. We take it for granted, but other neighborhoods have inactive associations may not take care of their common areas. Thanks to Joe Power for all of his work in maintaining the ELV common areas.
- Introduction of the Speaker from Lake Pro, Inc. – President Johnson
 - Mr. Peter Filpansick from Lake Pro is here and will tell us about ELV Lakes and what Lake Pro is doing to maintain them.
- Speaker – Pete Filpansick
 - Thanks for the introduction. Our company does lot of different work on lakes. I will explain all Lake Pro does, although not in a lot of detail. Please feel free to ask questions throughout my talk. Your association is very active. Lake Pro typically applies algaecides, herbicides and blue water dye – these are used to clean up the algae and the plants that are invasive. We apply biologicals in all the lakes now, more in Sandshores. We also take care of the beach lots. We test the water at its worst in July, when water very warm. We map all of the lakes. We also do direct sales, including of Lake Pro beach spray to take care of weeds. Finally, we will be doing some native planting which is beneficial vegetation to help improve the lakes.
 - Algaecides are used to control surface floating as well as bottom algae.
 - Herbicides are used to take care of rooted plants when invasive or at nuisance levels; we are not trying to get rid of the lakes of all plants.
 - Blue dye is used, although not on Walker Lake. The dye improves aesthetics and blocks sunlight to slow weeds from growing to nuisance levels. A resident asked about why the dye is not used in Walker Lake. Lakes Chair Tom Kuhn answered that the State of Michigan Department of Environmental Quality does not allow the use of the dye if the water flows out to the creek. Pete mentioned that there is outflow from Walker Lake to a protected trout stream.
 - The schedule for the treatments this year is as follows: There will be just six (6) treatments, every four (4) weeks on Sandshores rather than the nine (9) treatments we did last year. Emerald, Walker, Crystal and Sandshores will all receive six (6) treatments. The other lakes will receive treatments every three (3) weeks for a total of eight (8).
 - **Question:** Why do two (2) treatments in a month? **Answer:** This is primarily to apply algaecide because of how fast algae grows.
 - **Question:** Why treat before the water temperature is 70°F? **Answer:** Algae grows before the temperature even reaches 60°F. We want to be proactive on the treatments. Andale and Pebble are on the eight (8) treatment program to keep the algae under control.
 - **Question:** What are the conditions in those two lakes (Andale and Pebble) that causes them to need more treatments? **Answer:** Shallower depth and warmer water, along with more nutrient content. We have seen over the years since 2007 that Pebble and Andale still need 8 treatments.
 - **Question:** What is done with the transparency testing set for April per the ELV website? **Answer:** We use an 8” disc standard tool to measure water transparency as part of the DEQ permit to allow dye in a water body. Usually the dye is only allowed in water bodies less than 10 acres which includes Crystal, Sandshores and Andale. Finally, in 2013, we convinced DEQ to allow dye in larger water bodies – and a part of that rule is a requirement to measure transparency three (3) times before dye is applied and thereafter to document what the transparency is. If it falls to less than 50%, then cannot retreat with the dye.
 - **Question:** Is it safe to swim with the water being so dark from the blue dye? **Answer:** Walker has less transparency than other lakes in general, but with blue dye it does makes it a bit more difficult to judge the depth of the water.
 - When we do treatments, we have to post yellow signs - these go on plastic stakes. These signs have the date of treatment and the types of products by chemical classification and by product names. Notifications include information about swimming, irrigating turf/ornamentals/newly seeded grasses, so follow these restrictions. Food crops do include vegetable gardens, especially tomatoes so make sure follow the restrictions given on the posted sign. If you have pets, which

are likely to be drinking the water, make sure you follow the restrictions. If you are fishing, follow the restrictions for body contact.

- Now about the probiotics we use. Waste water lagoons develop some blends of bacteria that are beneficial and that are native already in lake. All ELV lakes get some biological augmentation to consume some of the nutrients. Lake Pro pellets are pressed pellets that will sink to the bottom where applied. We will be treating Sandshores with Lake Pro pellets around its perimeter. We will be taking a bottom sediment sample in the spring as a baseline and then again in the fall to look at the reduction in organics from the use of these pellets. Took spring baseline of bottom sediment to look at organics.
 - **Question:** In the past, homeowners have brought up the idea of either dredging or aerating the lakes, is biological augmentation going to get similar results as dredging or aeration? **Answer:** ELV lakes do not have an oxygen problem. Aerators do provide turbulence to help break up algae, but many aerators would need to be put into the lakes and this would be costly. Dredging, where the bottom muck is dug out, is much more expensive and the permitting and testing required beforehand is even expensive in itself. Plus, there is the expense of hauling out the bottom sediment and properly disposing of it. Beneficial bacteria are a better way to go right now for ELV lakes.
- Lake Pro will do three treatments of the association beaches at pre-set dates online. When these treatments are completed, signs will be posted at the beaches. We do not want people walking on the beaches for a period of 24 hours after the treatments.
 - **Question:** What product will be used to treat the beach lots? **Answer:** The first treatment with glychoposate (Round Up) was already done. There were three law suits against Monsanto about Round Up, and the prosecution won. However, on April 20, 2019, the EPA said that as long as you use the product according to label that there is no hazard involved. The State agency is okay with its use and therefore Lake Pro is continuing to use it. However, Lake Pro does have an alternative product if ELV would like us to use it. ELV needs to make that decision. **Question:** What is the alternative product? **Answer:** It is called Habitat and is a completely different molecule from Round Up. When used by the federally approved label, there is also an entry restriction for 24 hours. **Question:** Is Habitat just as effective (as Round Up)? **Answer:** Yes. **Question:** Do you offer Habitat for sale to homeowners? **Answer:** Yes, we will if ELV wants to switch to Habitat, we can also offer it for sale. **Question:** What about fish dying from the use of these products? **Answer:** If fish are dying, then take pictures and contact Tom Kuhn or me and we will investigate. **Comment:** An ELV resident expressed that other countries do not allow glychosphate at all.
- About water quality testing. We test oxygen at three (3) foot intervals down to the bottom and have never had a low oxygen situation so this is why we do not think aeration is good idea for ELV lakes. We test the lakes for phosphates, chlorophyll, total dissolved solids, alkalinity and hardness. We are looking for any values that are out of the bounds for freshwater lakes in Michigan. Salinity in Michigan surface water is an accumulation of road salt. We look for the chloride of the salt, and the ELV lakes are excellent. Total phosphorus is elevated when there is nutrient accumulation. Fast flowing water picks up organics and other nutrients and these drop out when the flow of water goes into a body of water.
- About biobased mapping. Lake Pro has a fancy “fish finder” like a sonar on boats. We use a couple of different frequencies to look for plant growth in the lakes as well as a true bottom versus a soft bottom. We can develop a depth contour map and a plant biomap. The green, to yellow, to orange to red colors indicate increasing amounts of plant mass accumulation, whereas the blue color is just indicating water. Some plant growth in the lakes is needed but it’s a fine balance not too allow too much growth to inhibit enjoyment by those that use the lake.
- About Lake Pro Pellets. We will be treating with Lake Pro pellets (beneficial bacteria and enzymes) around perimeters on Sandshores. We can sell pellets for homeowners to use on any of the lakes if they want to do their own treatments.

John R reconstruction? **Answer:** There should be no negative impact. There will be a bigger turn lane on John R heading south to turn into Sandshores.

- Closing Remarks and Q&As – President Johnson
 - **Remark:** Henry Schwagger, a long-time resident, has cards and handouts can pick up. For a transportation or shopping service he is offering. Henry shared that he will probably just focus on the transportation service and that he has been taking people to the airport a lot. A resident commented that his service was great. It costs \$55 for ELV residents to go to airport, each way.
 - **Resident Comment:** A resident suggested that the ELV Board allow electric motors in lake. A ELV Board members responded that the Board is here to enforce the rules that were put in place 50 years ago and there will be no change made now to allow electric motors on the lakes. If the residents do want to make such a change in the restrictions about electric motors that are in the ELV by-laws, there has to be at least 70% votes from the 550 residents in ELV.
 - **Question:** There are many people out there fishing at Emerald Lake Beach. Most of the time, when asked by a resident if they live here, there is no issue. But if not? Answer: Trespassing will be fined.
 - President Johnson asked if there were any other questions, and there were none. He thanked everyone for attending the meeting.
- Adjourn – President Johnson
 - President Johnson called for a motion to adjourn the meeting at 8:37 p.m.
 - **Resident Joe Power so moved. Resident Charlie Blaske seconded and the assembly approved.**

NAME

ELV Recording Secretary

APPROVED as amended/presented on DATE.