

SUMMARY OF JUNE ELV BOARD MEETING HELD JUNE 7, 2021

Opening Remarks (President / Vice President)

- President (None - Absent)
- Vice President (None)

Guests

- None

Minutes from Past Meetings (Recording Secretary)

- **The Board voted to approve the Minutes from the May board meeting as amended by unanimous vote**
 - Draft summary of the March and April minutes are pending

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 May 2021 Treasurer's Reports by unanimous vote**
- Status of dues payments
 - Three homeowners are left that have not yet paid
 - One resident is in a nursing home, but the property is being sold in private sale
 - The other two residents are not responding
 - Due date was February 28th, but this year we added 15-day grace period for COVID Postal delivery issues
 - Kannav will review the lien process

Ongoing Business

- Recent Electronic Approvals (Recording Secretary)
 - Approved a resident's goose deterrent by a vote of 6 in favor and 0 against
 - Approved a resident's boulder wall by a vote of 7 in favor and 0 against
 - Approved a resident's exterior paint by a vote of 7 in favor and 0 against
 - Approved a resident's request to relocate a playset by a vote of 8 in favor and 0 against
 - Approved a resident's siding and patio by a vote of 7 in favor and 0 against
 - Approved a revision of the water fowl policy letter by a vote of 8 in favor and 0 against
 - Revisions were based on (and incorporated) language from recent re-approval from the City of Troy Police Department
- Membership Update (Membership Chair)
 - Greeted five new residents this month
 - Sent two sympathy card this month
- Newsletter (Corresponding Secretary)
 - All advertising is fully booked for the year
- Lake Levels and Treatments (Lakes Chair)
 - Levels continue to be low, especially Andale, Crystal and Pebble
 - Pump is still running into Emerald
 - Remeasured, Pebble and Andale before meeting
 - Pebble is the same as the prior measurement
 - Andale is slightly better and is 10" below full (12" at last reading)
 - Policy letter says we should direct the pump to Emerald Lake unless Andale is 12-14" below full
 - Rainfall is 3" this year vs. 5" last year and temperatures are similar to what we typically see in the summer, but much earlier
 - Crossover pumps from Emerald to Pebble but is redundant since Emerald naturally flows into Pebble when full
 - Sandshores Lake
 - Southern portion of lake appears to be the worst section of the lake, but much of the lake does not look as bad
 - Jim has contacted LakePro about doing an incremental algae treatment
 - All board members should direct residents to contact Lakes Chair with any concerns or problems
 - The last treatment was on June 1st
 - We can't treat any body of water with the same chemical within a 2 week period
 - There is a different algicide that might be able to be used now

- It would be better to clear up the lake before the LFA is operational as to have a better indication of what the LFA impacts
 - Near Kannav's house and by the beach lot it is better, but not everywhere
- LFA
 - LakePro has had difficulty getting permitting completed due to difficulty contacting the right people at the State of Michigan (different staff than who they typically deal with)
 - Tyson transitioned to the owner (Paul Dominick) because of board's frustrations
 - We have learned that Sandshores is 9.88 acres and the state authorities define lake as 10 acres, so a permit is not necessarily required
 - Testing is only required for permitting, but if permitting is not actually required, neither is the testing
 - Cost was roughly \$4K per testing, that would have been required 3 out of 5 years
 - The compressor will be placed on a vibration balancing pad
 - Equipment should be installed by end of June, and electrical is tentative for June 23
 - Once operational, conditions could get worse while material is broken up on the floor of the lake before it starts to get better
 - Jim is planning to hold off on landscaping around the unit until we have experience with operational noise and airflow conditions
- Security Update (Security Chair)
 - No update (Absent)
- Recent Maintenance Notices (Maintenance Chair)
 - Dog house replacement
 - Fake rocks have been out of stock and unable to get ordered yet
 - Derrick will measure all water meters for replacement
 - There are five in total to replace
 - Water meter installation
 - Dean's plumbing took care of the pipe bib at Emerald Beach at no cost to ELV
 - All water meters have been installed
 - There is an issue with the Walker Beach irrigation controller, that Derrick is working on
 - Lakefront is looking to remove and replace three dead bushes at Walker entrance (mentioned at the Spring HOA meeting)
 - Some light damage at Little Creek Ct was mentioned by a resident
 - Constitutes some displaced mulch and a couple broken flowers
 - Lakefront will clean up during next maintenance cycle
 - Lakefront is managing the fertilizer applications
 - Water pump bills
 - Electric bill is considerably higher than last year for the Andale Pump
 - May 2020: 2,274kWh, May 2021: 4,446 kWh
 - Checking June 2020 minutes, the Andale pump was not operating all of May last year, so it makes sense to have increased kWh consumption
 - It's not clear how many days last May it ran to know if doubling is logical
 - Jim does hear the pump running water daily by the street
 - Jim will check with Tom Kuhn about number of days it ran last year May
- 5-Year Plan (Special Projects Chair & Recording Secretary)
 - Volunteer recruitment
 - So far have 2 volunteers to lead potential projects
 - Top priorities: beach sand, sidewalks, entrance lighting, play equipment, entrance signs, website
 - Sidewalk repair
 - Entrance signs (Wendy Gueth volunteered)
 - Met with Signorama and toured all 3 beach signs and 5 entrance signs (in three locations)
 - Will start investigating with Wendy
 - ELV Facebook page / website
 - Playground equipment (Jackie Shelson volunteered)
 - Sand reclamation
 - Organizing a sand reclamation for all three beach lots in August
 - Walker Beach

- Neighbor to the south of the Walker Beach lot complained that the evergreen is dead and needs to be removed
- Tom Tomas got a quote from J. B. Hunt for \$1,550
- Matt will work with Derrick to get a couple additional quotes before taking any action
- Restrictions Violation Issues (Restrictions Chair)
 - Received an inquiry about the presence of signs in the neighborhood, but did not provide any additional information or addresses, so no action was taken
 - Received complaint and additional information about the state of a resident's property and will be referring to the Violations sub-committee
 - Received a complaint about a swim platform, but did not receive any follow up information and so no action was taken
 - Open floor for new issues
 - How do we handle violations that board know exist, where no formal complaint is filed
 - John Martin believes that looking the other way to known violations is not legally defensible
 - If we want to allow signs for a temporary basis, it needs to be addressed in a revision of the restriction agreement
 - Could we utilize a 3rd party company to manage enforcement
 - a. There would be a cost involved annually
 - b. There is currently a significant budget that goes towards special projects like sign refurbishment, but nothing currently for restrictions
 - c. It could ensure that personal feelings and issues remain out of the decision process
 - d. A discussion from a few years ago, indicated ~\$1,000 per month for a restrictions enforcement based on his past experience
 - e. We need to have formal complaints to act on any violations
 - f. Mark proposed consulting a professional attorney when we next start to revise the restrictions agreement
 - Confidentiality
 - a. The fewer people that know who complainants are, the better
 - b. 3rd party would handle all complaints 100% confidentially
 - c. The board passed a motion that any complainant is confidential to only the Restrictions Chair by a vote of 9 in favor and 1 against

Old Business

- Spring HOA Meeting (Recording Secretary)
 - Minutes are pending
- Architectural Approval Process and Sub-Committee (Restrictions Chair)
 - Proposed General Approvals Procedures was distributed prior to board meeting
 - Motion to make changes to Architecture Approval Process document.
 - Remove item II E: "Fences will be permitted for properties which border South Blvd. (sound barrier) This fence will only be allowed on that part of the lot which borders South Blvd. and cannot exceed six (6) foot, six (6) inches in height."
 - As this is in direct contrast to what is permitted by the Restrictions.
 - Add II F: "Approval of lake property landscaping in back and side yards" based on:
 - Restrictions Miscellaneous Provisions Sec. 6a Landscaping, which states "New landscaping (plantings), self-seedings or play structures shall not be located in a manner that obscures or could eventually obscure the view of the shoreline of the water from any adjacent property. A view shall be described as at least 45 degrees of lake visibility from the windows of an existing home across adjacent properties."
 - Numerous proposals involving blockage of adjacent neighbors' views of the lake
 - Policy Letter #3, which states, "DO NOT PLANT TREES NEAR THE WATER. No Tree Is To Overhang The Water - The word "tree" means shrubs, bushes and all other woody vegetation."
 - Add II G: "Any work at the shoreline needs Board approval" based on Restrictions:
 - All shorelines must be maintained to prevent erosion
 - No docks
 - No channels cut or alteration of existing shoreline
 - **The board passed a motion to approve the above edits by a vote of 8 in favor and 1 against**
- Status of social activities (Adult and Children Social Chair)

- Family Movie Night (Children Social Chair & Adult Social Chair)
 - Planned for the last day of school
 - Contrary to discussion in the winter, the projector does not actually work in daylight so it will need to be dark to start movies
- ELV Triathlon (Children Social Chair)
 - Ironkidz is postponed until next year due to lack of approved vaccinations for kids
 - Main event is scheduled for Saturday, July 10th at Walker Beach
- Hope Water Project 5K (Children Social Chair)
 - Amber received the discount code for residents to be included in the newsletter
- Castaway Challenge (Children Social Chair)
 - Event was rescheduled to August due to other calendar conflicts
- Fun Day (Children Social Chair)
 - Was able to get an event planned
 - There will be no pizza due to COVID, will get individually wrapped ice creams
 - Activities will include an inflatable obstacle course, inflatable axe throwing, inflatable wrecking ball, inflatable toddler bounce house and miniature golf
 - Tentatively planning to utilize cheerleaders to staff the events, since no staff is being provided this year by the activity vendor
 - Event is scheduled for Wednesday, August 18th
 - No money will be paid until after the event
 - No money paid if event is canceled at any time for any reason including weather on the day of the event
- Adult Social (Absent – via email)
 - May Food Truck
 - Had attendance of 30-40 people despite the rain
 - Received positive feedback and requests to combine with music nights
 - Plant exchange
 - Had only 3 attendees, but may have better attendance if it is a regular event that people prepare for
 - Family Food & Movie Night
 - Had attendance of 50-60 people
 - Despite discussion in fall, projector cannot work during daylight and a few kids stayed to watch a movie on the laptop
 - Looking for volunteers to plan the movie nights
 - June Events
 - Euchre Tournament
 - Taco Tuesday event; timing is TBD
 - Christmas in July / Santa in Speedo's Block Party
 - Looking for a committee to help plan
 - Adult Fill the Lake Event
 - Swim, paddle, float into the lake
 - Amanda wants to get an amazing overhead picture

New Business

- Fence Policy (Letter #4) (Corresponding Secretary)
 - Kathleen proposes to:
 - Add “strongly” discourage dog runs
 - Remove item #5: “Fences will be permitted for properties which border South Blvd. (sound barrier). This fence will only be allowed on that part of the lot which borders South Blvd. and cannot exceed six (6) foot, six (6) inches in height.”
 - As this is in direct conflict to what is permitted by the Restrictions (split rail fence)
 - **The board passed a motion to approve the above edits to the Policy Letter #4 (Fences) by a vote of 9 in favor and 0 against**
- Board meeting locations (Vice President)
 - Tabled
- Open floor for new issues (Board)
 - Resident offered to make a flyer notice regarding fertilizer use and lakes
 - Board will allow if we can first review and approve the language

Tabled Business

- Not planned for discussion this month (discussion held since meeting was still early)
- Procedures for bylaw violations of board members (Restrictions Chair)
- Late fee revisions for dues (Treasurer)

Other Action Items

- No actions

Date of Next Meeting

- The next meeting will be held on Monday, July 7, 2021

Adjournment

- The meeting was adjourned at 9:29 p.m.

APPROVED as amended on June 7, 2021