

SUMMARY OF APRIL ELV BOARD MEETING HELD APRIL 12, 2021

Opening Remarks (President / Vice President)

- President (None)
- Vice President (None)

Guests **Tim and Susan Cronan (Residents at 6578 Emerald Lake Dr)**

- In attendance to discuss a proposed backyard project
- **Board passed a motion allow the Cronans and Barbieris to be present during discussion and subsequent votes by vote of 6 in favor, 2 against with 1 member abstaining**
- **Board passed a motion to deny extending a dog run in a side yard by a vote of 9 in favor, 0 against, and 1 member abstaining**
- **Board passed a motion to deny the relocation of a playset to a side yard by a vote of 8 in favor, 1 against, and 1 member abstaining**
- **Board passed a motion to approve a backyard renovation with cited stipulations by a vote of 9 in favor, 0 against, and 1 member abstaining**
- After the discussion and votes, Tim and Susan Cronan left the meeting

Minutes from Past Meetings (Recording Secretary)

- **The Board voted to approve the Minutes from the March board meeting as presented by unanimous vote**
 - Draft summary of the January minutes is complete and pending upload 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
 - Collected a fine from a resident due to a restriction violation
 - **The Board voted to approve the March 2021 Treasurer's Reports by a vote of 9 in favor, 0 against and 1 member abstaining**
- Status of dues payments
 - There are 16 payments still outstanding, all have been assessed late fees after the previously passed 2 week grace period passed
 - Andrea has been helping Ken with getting the late 2021 dues from residents
 - Sent letters to owners of rental homes and made calls
- Backup for Treasurer files
 - John M and Brandon receive the actual bank statements so that helps cover our liability
 - John M does confirm they reconcile each month

Ongoing Business

- Recent Electronic Approvals (Recording Secretary)
 - Plans were approved for a resident's patio project with 10 votes in favor and 0 against
 - Plans were denied for a resident's perimeter fence with 0 in favor and 9 votes against
 - Plans were approved for a resident's retractable awning with 10 votes in favor and 0 against
 - Plans were approved for a resident's boulder wall with 7 votes in favor and 0 against
 - Plans were approved for a resident's patio with 7 votes in favor and 0 against
- Membership Update (Membership Chair)
 - Greeted no new residents this month
 - Sent three sympathy card this month
- Newsletter (Corresponding Secretary)
 - Restrictions Chair would like to re-run the temporary signs article that ran in the prior month
 - Received payment for two advertisements
- Lake Levels and Treatments (Lakes Chair)
 - Crystal, Pebble and Walker are particularly low
 - Usually, spring levels are highest levels of the year so it is somewhat concerning relative for all lakes
 - Pump into Emerald Lake was started on April 4
 - Between the pump and recent rain, Pebble has increased somewhat, and I assume the other lakes have
 - Recent news reports have stated Great Lakes are down a foot due to low precipitation, so what we are experiencing is not surprising
 - Aeration
 - Jim sent around schematics to the board

- We are awaiting permit approval from EGLE, and once received Jim will order the equipment and move forward with project execution
- Using 110V electrical service will be less disruptive than 240V, though there is a slight durability tradeoff
- There will be some hoses running from the compressor under the ground down to the beach and under the retaining wall
- A sprinkler box will transition into the water where hoses will then be exposed on the lake bed
- The property owners to the south are Misuraca and Sway-tin
- It is unclear if the hoses might go slightly onto Misuraca property, but neither resident has any issue with that as we do not have an official property survey
- Buoys will be underwater to mark the diffuser location for future service issues and to remain discrete; they do not pose a problem when the lakes freeze in the winter
- Security Update (Security Chair)
 - No update
- Recent Maintenance Notices (Maintenance Chair)
 - Dog house replacement
 - No discussion
 - Water meter installation
 - Derrick mentioned via email that the City of Troy will be install water meters late May
 - Board will request to move installation earlier to the beginning of May
 - Need to start up and test sprinklers within 2 weeks of the water meter being installed
 - Retention pond
 - Resident emailed Kathleen wondering if city has a regular maintenance schedule for the city property along the retention pond on Waldo
 - Scott Carruthers (City) said they do, but if something needs attention we should contact him, resident said he would follow up with City
- 5-Year Plan (Special Projects Chair & Recording Secretary)
 - Volunteer recruitment
 - So far have 3 volunteers to lead potential projects (see below)
 - Top priorities: beach sand, sidewalks, entrance lighting, play equipment, entrance signs, website
 - Entrance signs (Wendy Gueth volunteered)
 - Wendy's background is in interior design and has a good eye for colors and what looks good
 - Since the newly remodeled entrance signs would possibly cost potentially \$25k-\$30k. This would probably be a 2022 or 2023. Project and consume two years worth of special projects budget. We have got one quote so far
 - ELV Facebook page / website (Karen Gard volunteered)
 - Resident Karen Gard contacted Kathleen to see if she could be an administrator for the ELV Residents Facebook page
 - Karen was put in contact with Dave MacFayden and Matt Dombrowski (current administrators) and she was added as an administrator
 - Any public facing website with event postings could have issues with events becoming public beyond ELV residents
 - Playground equipment (Jackie Shelson volunteered)
 - Matt and John M voiced concerns regarding potential prohibition of any play equipment due to impacting views of neighbors relative to restrictions agreement
 - Additional concerns:
 - a. Insurance and potential liability
 - b. Potential for vandalism
 - c. Maintenance costs
 - d. Increased traffic and parking on the street
 - No ideas from the 5-Year Plan survey were excluded other than items out of our control (e.g. adding sidewalks in front of homes where there are none currently)
 - The approach has been to see where each idea goes
 - Let residents run with any ideas of interest out of the high priority list and present to the board
 - Walker Beach

- The sod on Walker beach looks like it survived the warm fall and winter. We will want to verify the sprinklers are turned on and working to make sure the grass does not burn out
- Follow Up on Prior Restrictions Issues (Restrictions Chair)
 - Matter regarding the state of a resident's property is closed
- New Restrictions Issues (Restrictions Chair)
 - Received complaint about a trailer, but it was already gone
 - Received complaint about the state of a resident's property, but did not receive any follow up information so the matter is closed
 - Received a complaint about an oversized raft from last year, but no information was provided so the matter is closed
 - Received a complaint about a tire at the bottom of a lake, but no follow up information was provided so the matter is closed
 - Received a complaint about a garden bed and reviewed with the Violations sub-committee who determined that there was no violation

Old Business

- 2021 Budget Revision (Treasurer)
 - Ken submitted a budget reconciliation to the board prior to the board meeting
 - Revised budgets are \$12,442 above current budget
 - This amount can be supported by utilizing cash cushion in our operating accounts which is a result of past years net income being above budget
 - Presentation is a calendar year budget
 - Children's incremental budget is not needed until the December Holiday event (which was very popular last year)
 - No specifics were provided by Amanda for the Adult Social as she was absent
 - Since they are one time costs, Kannav will recategorize the water meter "rocks" and Walker Entrance lighting to special projects
 - Rocks were considered special project money in previous budgets when proposed
 - **Board passed a motion to approve a presentation of the revised 2021 budget excluding the Adult Social request by Kannav at a Spring 2021 Special Meeting by a vote of 10 in favor and 0 against.**
 - The request for Adult Social funds will be deferred until the next board meeting for more detail
 - Special HOA meeting
 - Tuesday, June 7 is AHS prom
 - Week of June 14 is last week of school which is planned as virtual
 - On Monday, May 24th sunset is at 8:57 and civil twilight is at 9:30pm
 - Troy Schools are not allowing any facility rentals for the rest of the year so Troy Union is not a viable location
 - **Board passed a motion to hold the Spring HOA Meeting as a Special Meeting on Tuesday, May 24th at 7pm at Walker Beach by a vote of 10 in favor and 0 against**
 - Kathleen will include an informational notice of the meeting and preliminary budget revision in the April newsletter (with TBD for Adult Social)
- Status of social activities
 - Children's Easter event (Children Social Chair)
 - Event went well, with a final budget of \$57
 - Budget was low due to supplies purchased for last year's canceled event (COVID)
 - Roughly ~30 families attended
 - Children's Bake Off event (Children Social Chair)
 - Event is this Saturday
 - Amber has judges lined up
 - Contest will tie in with the food truck the following Wednesday (Heros and Villans)
 - Winners will be announced at movie night on Wednesday, April 21st
 - 16 children have entered so far
 - Family Movie Night (Children Social Chair & Adult Social Chair)
 - Whoever comes will buy their own food
 - April 21st 5-8pm
 - Castaway Challenge (Children Social Chair)
 - Event is geared at upper elementary and older kids to make their own boats to set sail,

- Date TBD
- Will include notice in the newsletter for kids to start saving materials and planning
- Hope Water Project 5K (Adult Social Chair)
 - Received a request from Erin Brissette at Kensington Church for the ELVHA Board to approve the Hope Water Project 5k Run to be held Saturday, July 31. Forwarded this request to Adult and Children's Social chairs
 - Run similar to 2 years ago,
 - They are getting their own permits and contacting non-ELV residents on Atkins
 - COVID specialist is consulting
 - No further information (Absent)
- Summer Events: Fun Day/Battle of Bands/Etc. (Children Social Chair & Adult Social Chair)
 - Unknown participation for Shamrock Shuffle
 - Family Fun day will exclude anything with customer contact like rock climbing wall as vendors are not willing to do so
 - Trying to organize a rock band competition
 - Amber is trying to hit lots of different types of interests (engineering, music, baking, athletics)
 - Amber would like to host some events at Emerald Beach too, but would need electrical access
 - Still need volunteer to organize summer movie nights
- Future board meeting schedule (President)
 - **Board passed a motion to approve the remaining 2021 board meeting calendar as presented by a vote of 10 in favor and 0 against**

New Business

- Storage Unit
 - Need to confirm if a second key exists and if so, who has it
 - Brandon will check, but does not think he has one
 - Kathleen has one
 - Kathleen will check with Megan to see if there were two
 - Brandon will also check for a second key for the Andale pump
- Open floor for new issues (Board)
 - None

Tabled Business

- Not planned for discussion this month (discussion held since meeting was still early)
- Procedures for bylaw violation of board members (Restrictions Chair)
- Architectural Approval Process (Restrictions Chair)
 - John F will circulate a draft proposal by email for review and feedback
 - An idea regarding restrictions information gathering teams: include 1 longtime resident, 1 newer resident
- Facebook page per Special Projects

Other Action Items

- Picnic tables
 - Brandon will get quote and send to board
 -

Date of Next Meeting

- The next meeting will be held on Monday, May 3, 2021

Adjournment

- The meeting was adjourned at 9:15 p.m.

APPROVED as amended on May 3, 2021