

**ELV HOMEOWNERS ASSOCIATION
SPRING MEETING
MONDAY, MAY 24, 2021
WALKER BEACH, ELV
7:00 P.M.**

MINUTES

- Call to Order –President Brandon Johnson 7:05 p.m.
 - 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 in order to welcome them to ELV
 - None presented themselves
- Introduction of Current ELVHA Board of Directors – President Johnson
 - President Johnson introduced the Board members.
 - Officers:
 - President – Brandon Johnson
 - Vice President – John Martin
 - Treasurer – Kannav Sharma
 - Recording Secretary – Mark Barbieri
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Jim Tompkins
 - Maintenance – Derrik Vizzini
 - Restrictions – John Freeman
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Matt Dombrowski
- Establish A Quorum (5% of 550 = 28 homes) – President Johnson
 - President Johnson announced that there were 58 homes represented, which is **more than 28** homes, therefore, we have a quorum.
- Approval of the 2019 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.
 - Note that there are no 2020 Spring Meeting minutes because that meeting was canceled due to the COVID pandemic lockdown
 - **Resident Karen Charnawakas moved to accept the 2019 Spring Meeting Minutes, Resident Jenny Kennedy seconded and the assembly unanimously approved**
- President’s Remarks – President Johnson
 - None presented
- Lakes Update – Special Projects Chair Matt Dombrowski & Lakes Chair Jim Tompkins
 - Laminar Flow Aeration
 - Today, Jim confirmed with the State of Michigan our permit approval
 - Jim also confirmed that we do not need to conduct water testing in 2020 and thus will likely come in under budget for the project this year
 - Components can be ordered and electrical can start now that state approvals are complete
 - Current expectation is that the project will be complete by July 4th
 - Purpose of the project is to reduce algae and muck over time, results won’t be immediate, since at first, material will come loose from the lake bed
 - If any questions or concerns, please reach out to Jim Tompkins via directory or ELVLakes@gmail.com

- Treatment Schedule & Lake Levels
 - o The schedule is essentially the same as last year, including blue dye as in the past
 - o First treatment was started in early May
 - o Second treatment started today and will be completed tomorrow
 - o LakePro is aware of the organic matter in Sandshores and it should improve within the next week from the current treatment
 - o LakePro does post treatment notices on all lakefront properties with instructions to wait to use the lakes for 1-2 days after each treatment
 - o Lake levels are lower than normal due to dry spring, which is consistent across the state
 - o Pebble, Crystal and Andale are ~12” below full, Walker is ~8” below full and Emerald is at full
 - o When full, Emerald Lake flows into Pebble Lake, which then flows into Walker Lake
 - o Pebble was 19” below full on April 1st so it has improved the last few weeks
 - o This is a good year to reclaim sand from lakes since water levels are below averages
 - o Residents cannot bring sand from outside the neighborhood for beaches
 - o Please clean up debris from trees that fall from your section of the street, so that it doesn’t flow into the drains and lakes as this material contributes to more weed / algae growth
 - o Other Lake items
 - There is a 16 foot limit for boats on the lake
 - There is also a limit of 4 boats stored out in the open on a property
 - Please do not feed ducks or geese as it attracts them
 - Feeding them is bad for the animals and it is against the law
 - More waterfowl on the lakes creates more excrement in the water and more algae growth
 - o Questions
 - Karen Charnawakas: when will LFA be installed
 - Answer from Jim: It will take 2-3 weeks for the equipment to arrive before installation can start
 - We are targeting to be fully operational by July 4th, installation will be complete earlier, but there will be a testing and ramp up period
 - Will Andale pump be turned off at all to allow Emerald Lake to go down
 - Answer from Jim: There are no plans to turn off the pump. Emerald is just barely full. Since Pebble is very shallow, resident’s beaches grow exponentially as the level drops. Pebble only gets water from Emerald and from rain, while Emerald has an aquifer that the pump taps into
- Budget Discussion – Treasurer Kannav Sharma
 - o Budget was revised for 3 reasons
 - Some money in 2020 was not spent due to COVID related issues (canceled social events, etc.)
 - LFA needed some additional funds
 - New social chairs seeking incremental funds after their election in September
 - o Budget handout includes the budget that was previously approved at the 2020 Annual HOA meeting in September alongside the newly proposed budget
 - o Summary of changes
 - Total increase to the budget is \$10,690
 - Children Social: Incremental \$1,800
 - Adult Social: New budget of \$1,350 (no prior budget)
 - Special Projects: LFA incremental and some minor community lot improvements
 - Question: What was underspent last year in 2020?
 - Answer from Kannav: We underspent by ~\$10,000
 - Question: What are the new events that need funding?
 - Answer from Amanda

- Adult events are just starting this year
 - Plan is for a street party for a holiday event (tables, food trucks, etc.)
 - Some funds for ancillary items like paper, heaters, etc.
 - Answer from Amber:
 - Since we had to cancel Fun Day last year, I created a Christmas holiday event, where Santa walked house to house for all children in the neighborhood
 - The event had a great reception with requests to continue
 - The event costs ~\$1,550
 - Event has visit with Santa, Mrs. Claus, reindeer
 - Question: will Christmas be in addition to fun day
 - Answer from Amber: Yes, Fun day is planned for August, but some elements will not exist (rock climbing) due to vendor restrictions and their staff limitations resulting from COVID
 - In future years, planning to also pull forward to June to spread out the events a bit better
 - The additional \$250 is for potential incidentals with smaller events
 - Scott Wetzal motioned to approve the proposed amended budget as presented. Joe Coffey seconded and motion passed by a vote of 57 for and 1 against
- Closing Remarks and Q&As – President Johnson
 - **Remark:** Are there any other big projects this year other than LFA? And is pricing getting pressured due to COVID supply chain?
 - **Answer from Matt and Jim:** LFA is the main project this year, but we are looking forward for next five years, to plan additional projects needed
 - Some ideas include entrance signs
 - The pricing for LFA is locked in and there have been no attempts to increase already agreed upon costs from vendors
 - **Remark:** What happened to historical funds that were allocated to Security service? Can we reallocate funds for this purpose?
 - **Answer from Kannav and Joe:** Funds have effectively been used by other categories over time. Yes, we can revisit if needed in the future
 - **Remark:** Is this when we get directories annually?
 - **Answer from Andrea:** Yes, they are available every 2 years
 - **Question:** Is there going to be an increase in dues?
 - **Answer from Brandon:** No, dues are staying the same at this time
 - **Question:** At Walker entrance, there are 3 dead arborvitaes, can they be removed?
 - **Answer from Derick:** we will check if it is our property, if so we can clear those out
 - **Question:** Were all of the signs taken down as mentioned in the newsletter
 - Answer: We don't look for violations, but we do act on them. Earlier in the year, there was a complaint about political election signs and notices went out
 - **Question:** But there were non-political signs that were mentioned and taken down? There is a house on Square Lake with one
 - **Answer:** Not aware of this address, but if you submit a written complaint, we can investigate
 - **Question:** What is the policy for political signs?
 - **Answer:** The board will review and investigate any written complaint provided
 - **Question:** Is there any discretion in Violations committee?
 - **Answer:** We try to implement common sense in enforcement
 - We do not act on any restriction violations without a written complaint
 - **Question:** What about leaving trash cans in front of houses?

- **Answer:** I don't know what city restrictions are, or if you can talk to your neighbor. But if there is a written complaint, we will investigate
- **Question:** Can we implement a restriction revision to allow for temporary signs for a limited period of time?
 - **Answer:** There is a process to follow for any changes to the restriction agreement
- **Question:** Are graduation signs allowed?
 - **Answer:** If there is a written complaint, we have to act on it
 - Revising restrictions requires a vote of the full neighborhood at an Annual HOA meeting
- **Remark:** We need to revisit the restrictions for a revision
- **Question:** Did all of the homes that received a letter, also have a written complaint against them?
 - **Answer:** There may have been some miscommunication and some homes may have received a letter that did not have a complaint
 - **Answer:** The Restriction Agreement states, "No signs of any kind" with 3 exceptions
 - **Answer:** In the winter, there was a complaint about election signs that were still up
 - **Answer:** As a board, if we sanction certain content, and not other content, we can have problems with freedom of speech
- **Question:** By that logic, shouldn't the board act on all violations that exist?
 - **Answer:** We as a board, don't have the capacity to look for every violation that exists
 - **Answer:** The board has subsequently met and decided to not act on any sign violation unless there is a specific complaint about a specific sign
- **Question:** Why are there restrictions if we are not going to enforce them?
 - **Answer:** The sign clause is under review for revision
- **Remark:** That effectively abdicates the responsibility of the board to our neighbors to complain and act

Closing Remarks and Q&As – President Johnson

- **Remark:** None

Adjourn – President Johnson

- President Johnson called for a motion to adjourn the meeting at 7:50 p.m.
- **Resident Roger Kanairz so moved. Resident Henry Allemon seconded and the assembly approved.**

Mark Barbieri
ELV Recording Secretary

APPROVED as amended/presented on DATE.