

**ELV HOMEOWNERS ASSOCIATION  
FALL ANNUAL MEETING  
SATURDAY, SEPTEMBER 26, 2020  
WALKER BEACH, EMERALD LAKE VILLAGE  
3:00 P.M.**

**MINUTES**

1. Call to Order – President Brandon Johnson
  - a. President Johnson called the meeting to order at 3:06 p.m.
2. Introduction – President Johnson
  - a. President Johnson welcomed all residents and thanked them for attending
  - b. Membership Chair Andrea Allemon indicated there have been many new residents this year and she has been welcoming them in her backyard
  - c. Andrea recognized one new resident in attendance
3. Introduction of Current ELVHA Board of Directors – President Johnson
  - a. President Johnson introduced the current Board Members. (House count 51)
    - i. President – Brandon Johnson
    - ii. Vice President – John Martin
    - iii. Treasurer – Megan Marx
    - iv. Recording Secretary – Mark Barbieri
    - v. Corresponding Secretary – Kathleen Donovan
  - b. Committee Chairs:
    - i. Lakes – Tom Kuhn
    - ii. Maintenance – Joe Power
    - iii. Restrictions – Charlie Blaeske
    - iv. Security – Joe Lowry
    - v. Membership – Andrea Allemon
    - vi. Special Projects – Matt Dombrowski
4. Appointment of the Tellers – President Johnson
  - a. It is necessary to appoint two tellers to assist with tonight’s election and voting process.
  - b. He thanked residents Patricia Kent, Marie Clancey, and Elizabeth Kaniarz for volunteering
  - c. The Recording Secretary provided a copy of the tally sheets to the volunteers
5. Establish A Quorum (5% of 550 = 28 homes) – President Johnson
  - a. President Johnson announced that **52** homes are represented and, therefore, we have a quorum.
6. Approval of the 2019 Fall Annual Meeting Minutes – President Johnson
  - a. President Johnson called for a motion to accept the minutes as presented. The minutes have been posted on the ELV Website and copies have been handed out and are available with the Recording Secretary
  - b. Resident inquired about the amount in the operating and reserve accounts last year
  - c. Corrected a typo under the “Proposed Budget” which now properly states:
  - d. “QUESTION: A resident asked how much is in the Reserve Account? – ANSWER: \$106.5K. It is important to keep funding the Reserve Account, and currently \$6,500 a year is put into it.”
  - e. **Resident Jackie Shelton moved to accept the 2019 Fall Annual Meeting Minutes, Ray Donnely seconded and the assembly unanimously approved as amended**
7. President’s Remarks – President Johnson
  - a. President Johnson expressed his thoughts about ELV being a beautiful and well-maintained neighborhood to live in.
  - b. Will miss the four that are not seeking reelection and will not be returning to the board and looking forward to all of the new volunteers

8. Summary of Five-Year Plan Survey Feedback – Recording Secretary Barbieri
  - a. The few years have seen some significant projects in Emerald Lakes with completion of the Walker Beach renovation in 2018 and 2019 and now reconstruction of the walls at Emerald Beach and Sandshores Beach this month
  - b. To make sure that the board is focused on the right priorities, we have been soliciting feedback from the neighborhood beginning with a brainstorming meeting in February
  - c. Ideas were consolidated into a list of 26 items, with some filtered out that are prohibited by city laws (e.g. speed bumps)
  - d. The resulting survey was distributed ~2 months ago in the newsletter and electronically
  - e. In total, we received responses from 68 homes, the summary of which is contained in the document distributed
  - f. Ranking ideas by frequency of votes and a weighted average score resulted in the same top 3 items:
    - i. #1 – Reclaim sand at beach lots (e.g. Sandshores Beach)
    - ii. #2 – Petition city to repair hazardous sidewalks
    - iii. #3 – Improve lighting and subdivision entrances (e.g. Walker Dr)
  - g. Rounding out the top 5 across the two scoring methods included:
    - i. Updating the subdivision entrance signs (but not replacing them)
    - ii. Installing some type of play equipment in some common areas
    - iii. Revamping the ELV website to become more interactive (e.g. RSS calendars, etc.)
  - h. While, none of these items have been approved for execution, it provides clear direction for the board about what items we should investigate more and what we should set aside
  - i. As an example, there was significantly more support to refresh our subdivision entrance signs than to replace them completely by nearly a 2:1 vote ratio
  - j. Some will be fairly easy to implement without funding
    - i. The most popular item with a vote from nearly 3 out of every 4 ballots (reclaiming sand) was successfully done with a group of volunteers this summer at both Walker and Sandshores beaches
    - ii. This will become consistent effort likely 1-2 times each summer
  - k. We also received 33 additional ideas that can be considered in the future
    - i. The most frequently mentioned included:
      1. Improving grass at the beach lots
      2. Security changes for beach lots
      3. Enforcing and/or revising our current restrictions agreement
  - l. Next steps will be to solicit volunteers to investigate the high priority items and develop plans for review by the board, so if you are passionate about any or are interested in helping, let Matt or myself know
  - m. QUESTION: The additional suggestion to reduce lighting, what lighting was referenced?
  - n. ANSWER/DISCUSSION: Survey comment was to reduce lights in the neighborhood in general, including encouraging residents to use dimmer bulbs and motion sensors. It did not reference lighting and ELV entrances, which others have asked to increase
9. Treasurer’s Report and 2020 Budget Presentation – Treasurer Megan Marx
  - a. A copy of the 2020 Proposed Budget (Attachment #1)
  - b. Current Year
    - i. Finances are more in flux than a typical year, since our Annual HOA meeting is 4-6 weeks earlier than last year to accommodate an outdoor meeting
    - ii. Costs for lake treatment is down significantly due to not requiring offshore herbicide in Emerald Lake this year
    - iii. Children’s social is also below budget since Fun Day was canceled due to COVID 19 restrictions
    - iv. Outstanding Special Projects

1. Emerald Beach wall reconstruction is underway at a cost of \$20K
  2. Sandshores Beach wall reconstruction is next at a cost of \$6K
  3. Sprinkler repairs and re-sodding Walker and Sandshores is also being pursued for the fall, but costs are not yet finalized
  - v. Grounds maintenance still has additional money that will be spent, this is historically done prior to our late October meeting date
  - vi. Dues: There are still 2 houses that have not been paid
  - c. Proposed Budget
    - i. With our earlier HOA meeting, we have not yet received LakePro's recommendation for next year and so have kept the budget constant
    - ii. Q: With the reinstating of the Social Chair positions will there be more money needed for social events
    - iii. A: The board will be open to that in the future, if it is something positive for the neighborhood
    - iv. Q: What is the current value in the reserve account
    - v. A: There is \$113K currently in the reserve account and we set aside \$6.5K each year. This reserve account could be used for items like lake aeration of Sandshores Lake, dredging, etc.
    - vi. Operating accounts currently have \$47K in Savings and \$52K in Checking, there is a \$20K check written against these values for the Emerald Beach wall reconstruction
  - d. Vote on the 2020 Budget – President Johnson
    - i. President Johnson called for a motion to accept the 2020 Budget.
    - ii. **Resident Jackie Shelson moved to approve the budget. It was seconded by Resident Karan Charnawakas**
    - iii. The Tellers reported the count as follows:
      1. **Yes – 51**
      2. **No – 0**
      3. **Total # of Votes Cast – 51**
      4. **Since a 2/3 vote (67%) is required (35 votes), the motion was carried.**
  - e. Vote on the 2020 Annual Dues – President Johnson
    - i. President Johnson called for a motion to approve the 2020 dues.
    - ii. **Resident Amber Barbieri moved to keep the annual dues at \$220.00. It was seconded by Resident Jackie Shelson**
    - iii. The Tellers reported the count as follows:
      1. **Yes – 51**
      2. **No – 0**
      3. **Total # of Votes Cast – 51**
      4. **Since a 2/3 vote (67%) is required (35 votes), the Motion was carried**
10. Election of the Board of Directors – Nominations Committee Chairman Anne Clark
- a. The 2019 Nominating Committee consists of:
    - i. Wendy Gueth
    - ii. Amanda Tompkins
    - iii. Jill Gentner
  - b. President Johnson introduced the Board members who were re-running for office:
    - i. Brandon Johnson, President
    - ii. John Martin, Vice President
    - iii. Mark Barbieri, Recording Secretary
    - iv. Kathleen Donovan, Corresponding Secretary
    - v. Andrea Allemon, Membership Chairman
    - vi. Joe Lowry, Security

- vii. Matt Dombrowski, Special Projects Chairman
- c. Introduction of New Candidates Including A Short Biography – President Johnson
  - i. Derrik Vizinni, Maintenance Chair
  - ii. John Freeman, Restrictions Chair
  - iii. Ken Sharma, Treasurer
  - iv. Jim Tompkins, Lakes Chair
  - v. Amber Barbieri, Children Social Chair
  - vi. Meggha Koshal, Children Social Chair & Adult Social Chair
  - vii. Amanda Vizinni, Adult Social Chair
- d. President Johnson asked if there were any additional nominations from the floor
  - i. No additional nominations were made
  - ii. President Johnson asked for a motion to accept the current slate of nominations as outlined above
  - iii. **Resident Charlie Blaeske so moved and Jackie Shelson seconded and the assembly unanimously passed**
- e. Amber Barbieri, Meggha Koshal and Amanda Vizinni gave short introductions, as they were running for contested positions on the board
  - i. President Johnson asked for a motion to elect by acclamation the 11 individuals running uncontested for board positions as outlined above, exceptions being the Adult and Children Social Chairs
    - 1. **Resident Jackie Shelson so moved, Yvonne I seconded and the assembly unanimously approved**
  - ii. The Tellers reported the count as follows:
    - 1. **Yes – 51**
    - 2. **No – 0**
    - 3. **Total # of Votes Cast – 51**
- o The candidates for the Adult Social Chair and Children Social Chair will be listed on the ballots, which will be counted
- Election of the 2021 Nominating Committee – President Johnson
  - o President Johnson introduced the following residents who wish to be on the 2020 Nominating Committee:
    - Wendy Gueth
    - Amanda Tompkins
  - o Jill Gentner also volunteered from the floor
  - o President Johnson called for a motion to accept Jill Gentner, Wendy Gueth and Amanda Tompkins as the 2021 Nomination Committee.
    - **Resident Jackie Shelson so moved, Steve Gentner seconded**
  - o All three accepted their nominations and will be listed on the ballot, which will be counted along with the Recording Secretary and the Audit Committee.
- Election of the Audit Committee – President Johnson
  - o President Johnson introduced the following residents who wish to be on the 2020 Audit Committee.
    - Tom Fields
    - Ken Sharma
  - o President Johnson called for a motion to accept Jill Gentner, Wendy Gueth and Amanda Tompkins as the 2021 Audit Committee.

- **Resident Jackie Shelson so moved, Steve Gentner seconded** Tom Fields and Ken Sharma accepted the nominations and will be added to the Ballot.
- Collection of the Ballots – Tellers Committee
  - The Ballots were distributed to residents as they signed into tonight’s meeting.
  - President Johnson asked everyone to fill them out by circling or writing in the names of the persons being voted for, fold it in half and give it to one of the Tellers.
  - The Tellers collected the Ballots for counting and will report the results shortly.
- Questions and Comments from the Floor – President Johnson
  - QUESTION: A resident noticed while walking their dog at night, that the lights at the beach lot comes on at dusk but turns off by 10:30
    - ANSWER/DISCUSSION: Timers do need to be adjusted (manually). They could be replaced with digital astronomical timers or photovoltaic timers, the latter of which would be on dusk to dawn
    - Timers are currently set to 10pm
  - QUESTION: Why is use of the blue dye in the lake ending?
    - ANSWER/DISCUSSION: The blue dye is currently used to reduce sunlight penetration and thus reduce weed growth. Future use is being prohibited by law from the Michigan EGLE. ELV had a 3-year permit allowing use through 2021, but it will not be able to be used in 2022 and beyond
  - QUESTION: Resident commented that the weeds in Pebble Lake are worse this year
    - ANSWER/DISCUSSION: Treatment plans are based on recommendations from LakePro. We have received more complaints this year about Pebble Lake which have been passed on to LakePro. Additional lake treatments were added based on these observations. If any residents ever have concerns about anything in the lake, please send to the Lakes Chair and we will forward to Lakepro so they can adjust immediately
  - QUESTION: A resident inquired about why are security and restrictions issues not enforced in the current environment. Particularly there is a house on John R with many cars in the driveway like a dealership and there are also several homes that are unkempt
    - ANSWER/DISCUSSION: Rules were drafted a long time ago.
    - New restrictions chair (John Freeman) is here to enforce them, and will be outlining a clear process to handle complaints
    - The board has addressed several complaints this year
    - Restrictions Chair has reached out to that individual but has not yet gotten a response
    - There is nothing in the restrictions that limits the number of cars in a driveway, though the resident could check with the city to see if there is a relevant ordinance
  - QUESTION: Does the board enforce, that non-residents cannot use our beaches?
    - ANSWER/DISCUSSION: We have received many complaints about this topic this year
    - These are private property beaches, if someone suspects there is someone that does not belong, there are a few options that can be taken: 1) confront the individual, 2) call Security Chair Joe Lowry or 3) call Troy Police
    - If we were to hire a security firm, they would have the same three options
    - The Troy Police Department is obligated to show up if you call and they typically have a very quick response rate
    - Another resident commented that there is a fourth option to establish a gated community

- A resident commented that police do not respond. Can we have a patrol during the summer season
- When ELV did have patrols, we received more complaints than compliments about the patrols
- They were hired for 4 hour shifts and much of it was spent sitting idle
- A resident commented that it was a waste of money before, because they were unqualified
- If police do not respond, that must be taken up with the police. In Joe Lowry's experience, they have always responded when he has called. There have been multiple issues this year and the police responded every time.
- Resident commented that they are uncomfortable to confront
- Security Chair Lowry asked that residents take note of the car and call Joe L / Police
- Residents can also use swimtags for identification
- Resident Comment: On Andale Lake, there were a group of youths fishing around the perimeter. He called the police and the youths haven't come back. Police do take information and follow up. If the individuals repeat, they will be prosecuted
- QUESTION: Can we have a dedicated person for the resident patrol
  - ANSWER/DISCUSSION: We can if someone will volunteer, but the Security Chair does not have the time manage it
- QUESTION: Do we have cameras at the beach lots
  - ANSWER/DISCUSSION: No, we do not
- QUESTION: Has there been any crime committed in the neighborhood?
  - ANSWER/DISCUSSION: None that Security Chair Lowry is aware of
- Comment: A resident thanked the Maintenance Chair for fixing the light at Sandshores Lake
- QUESTION: Who won the carp fishing competition this year?
  - ANSWER/DISCUSSION: Will Gentner won for children and Bob Gentner won for adults
  - In total 108 carp were removed this year, the most were from Walker
- Special Projects Update – Special Projects Chair Matt Dombrowski:
  - Walker Beach: The board is investigating cost and timing to repair and replace the sod and sprinklers
  - Emerald Beach; The retaining wall is currently under construction and will likely to be done on Tuesday. It will include a recessed staircase replacing the protruding staircase
  - Sandshores Beach: Contractor will be rebuilding the wall at Sandshores as soon as Emerald is complete. Work will include the addition of a recessed staircase, fixing / removing some of the gravel on the side of the boat ramp, but will need to leave some at the end for the boat trailers
  - Beach reclamation: Groups of residents spent approximately 1 hour at both Sandshores and Walker Beaches reclaiming sand and it was very successful. We will make this a regular occurrence in the future. Larger scale work requires equipment and permits, but doing by hand does not
- Election Results – Tellers Chair presented the elections results for Adult Social Chair as follows:
  - Number of ballots: 52
  - Number of ballots declared invalid (subtract): 0
  - TOTAL number of valid ballots cast: 52
  - A majority vote (50% +1) required for election is 27
    - Amanda Vizinni: 27
    - Meggha Koshal: 25

- Election Results – Tellers Chair presented the elections results for Children Social Chair as follows:
  - o Number of ballots: 52
  - o Number of ballots declared invalid (subtract): 0
  - o TOTAL number of valid ballots cast: 52
  - o A majority vote (50% +1) required for election is 27
    - Amber Barbieri: 38
    - Meggha Koshal: 12
- Closing Remarks – President Johnson
  - o Thank you to the four outgoing board members, Joe Power, Charlie Blaeke, Megan Marx and Tom Kuhn for their years of service to our community
  - Please keep looking out for one another to maintain security in our community.
  - Thank you to everyone for coming out on such a beautiful fall day
  - If any one would like to volunteer for any neighborhood initiatives, you can contact any board member
- Adjourn – President Johnson
  - President Johnson called for a motion to adjourn the meeting at 4:54 p.m.
  - **Resident Jackie Shelson so moved. Resident Steve Gentner seconded and the assembly unanimously approved.**

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Mark D. Barbieri  
ELV Recording Secretary

**APPROVED** \_\_\_\_\_ **(Date)**

**Attachment #1 – 2021 Proposed Budget**  
**Attachment #2 – ELV Five-Year Plan Survey Results**