

**ELV HOMEOWNERS ASSOCIATION
FALL ANNUAL MEETING
MONDAY, OCTOBER 26, 2015
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order – President Bill Devich 7:00 p.m.
 - President Devich introduced himself and welcomed everyone to the Fall Annual Membership Meeting.
 - To get things started, he asked everyone to stand. Then he asked residents to consider the number of years they have lived in the Village and sit down as that number was called. There were many long-time residents attending the meeting, but by the time the number 47 was called, only two residents remained standing. They were Barbara Coffey and Betty Gross. How wonderful!
- Welcome to New Residents – Membership Chairman Andrea Allemon
 - President Devich introduced Membership Chairman Andrea Allemon by acknowledging the great job she does welcoming new residents to our neighborhood. He said, *“I remember when we moved in nearly four years ago. Andrea came over and told us all about our new neighborhood. She really made us feel welcome!”* And now, she is welcoming everyone here tonight and will provide some history:
 - Emerald Lakes Village statistics and history:
 - 550 homes make up ELV
 - 12 of which are rented
 - 16 new residents recently moved into the Village
 - 53 residents have lived in more than one home within the Village
 - 37 kids, who grew up in ELV, are back here raising their families
 - First-timers attending the meeting tonight are:
 - Patrick Wong and New Leong
 - Jeff and Pat Muzzell
 - Allan and Nan Tan
- Introduction of Current ELVHA Board of Directors – President Devich
 - Officers:
 - President – Bill Devich
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Karen Charnawskas
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Jay Reynolds
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Brandon Johnson
- Appointment of the Tellers – President Devich
 - It is necessary to appoint two tellers to assist with tonight’s election and voting process. Do I have any volunteers?
 - Residents Ray Donnelly and Ken Grand volunteered.

- Thank you Ray and Ken for offering to assist this evening. The Recording Secretary will give you each a copy of the tally sheets.
- Establish A Quorum (5% of 550 = 28 homes) – President Devich
 - There were 49 homes represented. Therefore, we have a quorum.
- Approval of the 2014 Fall Annual Meeting Minutes – President Devich
 - The minutes have been posted on the ELV Website and several copies are available with the Recording Secretary this evening. President Devich called for a motion to accept the minutes as presented.
 - **Resident Ann Clark moved to accept the 2014 Fall Annual Meeting Minutes, Resident Scott Wetzel seconded and the assembly unanimously approved.**
- Awards Presentation – Membership Chairman Andrea Allemon
 - 2015 ELV Volunteer of the Year – Lakes Chairman Jay Reynolds
 - Jay has done a wonderful job handling Restrictions. Whenever a complaint is received concerning a violation, Jay sends a letter to alert the resident and works with them towards a resolution. In addition to the duties of his Committee, he also helps with the cutting up unwanted boats and assisted with assembling the picnic tables for our three beach lots. Jay is a retired Troy police officer and fireman and is still serving his community. CONGRATULATIONS, Jay!
- President’s Remarks – President Devich
 - I have been the President of our ELV neighborhood for nearly a year now. In that time I have learned a lot. When I found out that we have 550 homes, I couldn’t believe it. I still don’t believe it! Last month I attended a City of Troy Associations Presidents’ Meeting at the Community Center. There were nine other associations represented. ELV was the second largest. That surprised me! I soon realized after introducing myself and stating where I lived, that we in “Emerald Lakes Village” are doing just fine, thank-you! Two of the biggest issues facing neighboring associations are people refusing to pay their dues and lack of volunteers to fill their boards. Several associations have non-paying members and this has gone on for years. Others complain that people simply don’t step up and volunteer to serve. I can say with a smile that we here in Emerald Lakes don’t have to deal with that.
 - Over the last year our Board continues to meet once a month except in January and March when things are slow. We send a ton of e-mails back and forth and sometimes talk by phone. Our goal is to make our ELV neighborhood an even better place to live! Our Lakes Chairman, Tom Kuhn, thought it was a good idea to help the six houses that live on the creek in their fight with Phragmites. We voted to do that! This past summer when the seaweed got bad on several of our lakes, Tom again called Lake Pro to get additional treatments. We tried to improve our three common beach areas at Walker, Emerald and Sandshores by buying and installing new picnic tables along with benches so that families could come, sit and enjoy a meal by their favorite lake. Special Projects Chairman Brandon Johnson, helped organize that effort to get it done. We have the money to continue to make our neighborhood even better, but need your input and ideas!
 - The key to our future as a great neighborhood is our ability to get people to “volunteer.” This will determine our future as a neighborhood. When Nominations Member Henry Allemon asked me two summers ago to run for President I said “Yes.” I wanted to contribute and keep it a great place to live. Everybody in this room can do something! That’s the key to our success. When your neighbors next door have lived there for over 30 years, that should tell you something too. It’s always the people that make a difference! Please volunteer!
- Treasurer’s Report and 2016 Budget Presentation – Treasurer Megan Marx
 - The Board tries to utilize every dollar it can for the benefit of our Village. A copy of the *2016 Proposed Budget (Attachment #1)* was distributed as everyone signed in.

- The Board approved changing banks, moving funds from Independent Bank to Flagstar Bank. This change will generate a higher percentage rate adding about \$500-700 more in interest.
- Budget Information
 - Extra expenses included:
 - The removal of Phragmites
 - Two additional treatments for weeds; one in Pebble and one in Walker
 - One treatment for Northern Milfoil in Sandshores Lake
 - Plans for beach lot updates:
 - Updates will start at Walker beach and the hope is to do one beach each year fixing erosion problems and ramps.
- QUESTION: Is it true that we did not turn on the sprinkling system this year?
 - ANSWER: Yes, because we had a wet spring. This is the first year it was not necessary to turn them on. It totally depends on the weather.
- QUESTION: Regarding security, why has the budget for security gone up?
 - ANSWER: The budget has not gone up. The amounts presented in the profit and loss statement are year-to-date (Jan - Oct) and total expenditures to date are \$7,500. The budget presented for approval is for an entire year. The budgeted amounts for 2016 are consistent with 2015.
- QUESTION: What is the reserve balance?
 - ANSWER: The reserve balance is currently \$80,000.
- Vote on the 2016 Budget – President Devich
 - President Devich called for a motion to approve the 2016 Budget. **Resident Rosemary Reeves moved to approve the budget as presented. Resident Anne Clark seconded the motion. The Tellers reported the count as follows:**
 - **Yes – 49**
 - **No – 0**
 - **Total # of Votes Cast – 49**
 - **Since a 2/3 vote (67%) is required (45 votes), the motion was carried.**
- Vote on the 2016 Annual Dues – President Devich
 - President Devich called for a motion to approve the 2016 dues. **Resident Scott Wetzel moved to keep the annual dues at \$220.00. Resident Dorthea Lester seconded the motion. The Tellers reported the count as follows:**
 - **Yes – 49**
 - **No – 0**
 - **Total # of Votes Cast – 49**
 - **Since a 2/3 vote (67%) is required (45 votes), the Motion was unanimously approved.**
- Introduction of New Candidates Including A Short Biography – Nominations Chairman Henry Allemon
 - Nominations Chairman Allemon announced that Resident Patsy Muzzell has volunteered to run for the position of Recording Secretary. Patsy moved to ELV in 2011 with her husband Jeff. She is currently working full-time as an engineer and wants to become more involved in supporting our community.
- Election of the Board of Directors – Nominations Committee Member Henry Allemon
 - The 2015 Nominating Committee consists of:
 - Doug Haxer, Chairman
 - Henry Allemon, Member
 - In the absence of the Nominations Committee Chairman Doug Haxer, Committee Member Henry Allemon presented the slate of officers as outlined in the October 2016 Newsletter:
 - President – Bill Devich

- Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Jay Reynolds
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Brandon Johnson
- Committee Member Allemon called for a vote to elect the slate of officers as presented. **Resident Scott Wetzel moved to accept the slate of officers as presented. It was seconded by Resident Shari Robinson and the assembly unanimously approved.**
- Election of the Nominating Committee – President Bill Devich
 - The Bylaws state in Section B. Standing Committees, 10. NOMINATING COMMITTEE, b) *The Nominating Committee shall be composed of three (3) members who shall be elected at the annual meeting from nominations made at large.*
 - President Devich called for nominations to the 2016 Nominating Committee.
 - Andrea Allemon nominated Doug Haxer, Karen Charnawskas and Rosemary Reeves. There was no second.
 - President Devich then called for a vote to accept residents Doug Haxer, Karen Charnawskas and Rosemary Reeves as the 2016 Nomination Committee.
 - **Resident Scott Wetzel so moved. Resident Jim Charnawskas seconded and the assembly unanimously approved.**
- Election of the Audit Committee – President Devich
 - The Bylaws state the following in Section B. Standing Committees, 9. AUDIT COMMITTEE. *An Audit Committee composed of two (2) persons shall be elected at the annual meeting. Neither member shall serve as a Board member while serving on this committee. The Audit Committee shall audit all financial records of the Association and present its report to the members at the annual meeting in writing. The Audit Committee shall carefully examine all insurance policies to determine the amount and kind of insurance in force and include this information in its report.*
 - President Devich called for nominations to the Audit Committee.
 - Megan Marx nominated Sue Beach. There was no second.
 - President Devich then called for a vote to accept Sue Beach as the 2016 Audit Committee. **Resident Scott Wetzel so moved, Resident Jim Charnawskas seconded and the assembly approved.**
- Social Activities Reports
 - Fun Day, the Halloween Parade (which was yesterday) and the Adult Holiday Party are annual events that we sponsor for all of our ELV residents. It's a great way to get involved and meet new people! Thanks to all who have volunteered.
 - Adult Holiday Party – Kathleen Donovan
 - Committee Chairs Irene Walter and Joan Black have submitted their ideas for the Holiday Party asking that we take an informal poll of those in attendance to determine an interest. Suggested places are:
 - Troy Lanes on Tuesday, December 22
 - Palazzo di Bocce in Lake Orion
 - Camp Ticonderoga
 - Steelhouse Tavern
 - In past years, it has been held at Troy Lanes; however, they are currently renovating and will not be available until on Tuesday, December 22, 2015, which is too close to Christmas.

- Suggestions and comments were as follows:
 - Doing something after the holidays.
 - A resident said she would investigate two other sources.
 - Stay tuned to the newsletter for further developments.
- Questions from the Floor – President Devich
 - QUESTION: Security question – When do we have security patrols? What time of year and how often do they come around?
 - ANSWER: Security Chairman Joe Lowry said our budget is \$10,600. Patrols are in four-hour increments. There are 106 patrols at four-hours each. The 106 patrols are divided up to where we have more in warmer weather and less in the colder weather. Having been a police officer for a number of years, he has found the weekends aren't any busier than during the week. Patrolling will slow down now because the weather is colder and the days are getting shorter. Schedules are at random.
 - QUESTION: How many break-ins have happened within the sub?
 - ANSWER: Security Chairman Joe Lowry has not heard of any in the subdivision, but he does not always get notification. He did say that Troy has the best police department anywhere, and residents can always call them for more information. President Devich said that at the recent association meeting he attended, the police told him that residents should call if they see something out of the ordinary.
 - QUESTION: Corresponding Secretary Donovan received a question saying this year we voted to put something in the budget for fish restocking. Where are we with that?
 - ANSWER: Treasurer Megan Marx responded saying we did have money in the budget for fish restocking. The main concern was for biting fish, but it was found that restocking was not the best answer. If there is still a problem next year, we would find the money to do the study.
 - QUESTION: A resident expressed concern about the Carp problem.
 - ANSWER: Treasurer Megan Marx said she had no idea what to do about that. Resident Ken Grand indicated there was a thought about putting minnows in the lake because they eat the Carp's eggs. Resident Derrek Zdeb said he belongs to several clubs that say we should NOT add fish, but we should add food for the existing fish. His friend will come and talk to us any time we want for FREE.
 - QUESTION: A resident said her main reason for coming to the meeting tonight was to state that Andale Lake is quite low and ask why? The water is 5" deep at the seawall versus the normal 2'. It looks like someone pulled the plug!
 - ANSWER: Lakes Chairman Kuhn responded saying there is a pump called the Andale Well/Pump because it is near Andale Lake, but it pumps ground water into Emerald. That water can be diverted into Andale as well. Usually we just have it pumping into Emerald to keep Emerald flowing into Pebble; however, we can divert it to Andale as well. Our policy is to turn it off on Labor Day. Up to Labor Day, Andale was 12" down. If we turned the pump on, Andale would be up almost instantly. Starting in April, if the lake levels remain low, we will pump water in. Will wait until spring and see what the lake levels are.
 - COMMENT: Membership Chairman Allemon reminded residents to please rake their leaves from their lawns, sidewalks and away from street drains.
 - SUPPORT: Lakes Chairman Tom Kuhn agreed saying our street drains go directly into the lakes. This adds to the problems.
 - QUESTION: A resident indicated that she hosted the Mini-Triathlon this year. She said that kids really wanted to participate and wondered how would we go about increasing the budget for the Mini-Triathlon? Right now it's \$300.

- ANSWER: Corresponding Secretary Donovan said that typically adult events require a fee. If there was a proposal for the money spent for the children, there could be some discussion. Treasurer Marx said we cannot charge due to insurance restrictions. Another resident suggested transferring money from the fish restocking to the Mini-Triathlon. However, if we start a precedent for paying for one event, we would need to continue paying for it and for others. It should be noted that we have never paid for an adult social. One resident indicated that he would have been happy to pay for the Mini-Triathlon.
 - QUESTION: A resident said that in ELV, we ask homeowners to rake their leaves out of the lakes; but shouldn't we also do that on the beach lots as well?
 - ANSWER: Resident Irene Walter cleans the beaches all the time and feels that our maintenance crew should be cleaning them. Maintenance Chairman Joe Power said we do schedule a beach lot clean-up twice a year, but they do not rake leaves from the water. Membership Chairman Andrea Allemon asked if we could and said we did have a group of homeowners clean the Emerald Lake beach lot about five years ago. Resident Ken Grand will chair a committee to handle this, although we might have to wait until spring.
- Closing Remarks – President Devich
 - I want to again thank everyone for coming tonight.
- Adjourn – President Devich 8:24 p.m.
 - President Devich called for a motion to adjourn the meeting at 8:24 p.m.
 - **Resident Scott Wetzel so moved. Resident Ann Clark seconded and the assembly approved.**

Karen L. Charnawskas
ELV Recording Secretary

APPROVED October 26, 2015

Attachment #1 – 2016 Proposed Budget