

**ELV HOMEOWNERS ASSOCIATION
FALL ANNUAL MEETING
MONDAY, OCTOBER 27, 2016
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order – President Bill Devich 7:05 p.m.
 - President Devich introduced himself and welcomed everyone to the Fall Annual Membership Meeting.
- 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, “*Andrea does such a great job welcoming new residents to our neighborhood. She makes you feel really welcome and answers any questions you might have. Andrea is here to welcome any new residents attending our meeting.*”
 - Andrea acknowledged new residents attending the meeting.
- Introduction of Current ELVHA Board of Directors – President Devich
 - Officers:
 - President – Bill Devich
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - 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
 - President Devich indicated that it is necessary to appoint two tellers to assist with the election and voting process during the meeting. He asked for volunteers and then thanked those that volunteered which included Jeff Muzzell, Elizabeth Kaniarz, and Henry Allemon. The Recording Secretary provided a copy of the tally sheets to the volunteers.
- Establish A Quorum (5% of 550 = 28 homes) – President Devich
 - There were 48 homes represented. Therefore, we have a quorum.
- Approval of the 2015 Fall Annual Meeting Minutes – President Devich
 - President Devich called for a motion to accept the minutes as presented. The minutes have been posted on the ELV Website and several copies are available with the Recording Secretary this evening.
 - **Resident Ray Donnelly moved to accept the 2015 Fall Annual Meeting Minutes, Jim Serafin seconded and the assembly unanimously approved.**
- Awards Presentation – Membership Chairman Andrea Allemon
 - 2016 ELV Volunteer of the Year – Treasurer Megan Marx
 - Every year the Board nominates a volunteer and this year Megan Marx will be attending the 48th Annual Leadership Troy Banquet and Award Ceremony. It was four years ago that Megan stood up at this meeting, and from among the 550

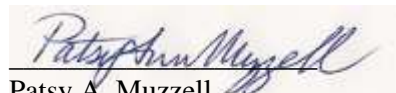
homeowners in ELV, she volunteered to serve on the ELV Board. Megan is a Certified Public Accountant. CONGRATULATIONS Megan!

- President's Remarks – President Devich
 - First of all, I want to start off by thanking Yvonne Misuraca and Gloria Dezenski for providing us with good drinks and treats. We all appreciate that! Bill asked that everyone thank them.
 - I have served as President of our ELV Board for the last two (2) years. I work with some really good people, my fellow board members. We continue to meet once a month at one of our houses to address concerns, problems or projects within our neighborhood. There is always something going on, especially in the summer.
 - Marie Clancey on Facebook a while ago simply wrote, "Thank you for an amazing summer, I'm ready for fall." How correct she was! If you had one word to describe this past summer it would have to be HOT, one of the hottest ever. Poor Tom Kuhn, the emails to him never stopped of people complaining of no rain and low lake levels. I would often see Tom out in his backyard late at night doing a rain dance hoping to open up the heavens and bring much needed rain.
 - This is the third consecutive year that all of our dues have been paid. It allows us to hire people from Lake Pro to treat our lakes and Dan Kreza to take care of our landscaping needs. Incidentally, our Andale pump was on all summer but could not really make a dent with the really hot summer. With the Board's approval, Tom Kuhn is working on the installation of the crossover pump that will send much needed water from Emerald to Pebble Lake in future summers such as this one.
 - The phramities on the creek were sprayed on September 12th and will be cut down and removed later this year or early next year.
 - Our big project this summer was our new landscaping at Walker Beach. New boxwoods, salvia, junipers, lilacs, hostas and ornamental grass were planted around the front sign and the dog house. The designs of two (2) new beds were done by ELV resident Sherry Hutt and planted by employees of ACE Landscaping, the company she and her husband own.
 - Since we have last met, in May, there have been nine (9) paddle boats cut up. Our thanks to Doug Haxer, Jay Reynolds, and Matt Dombrowski.
- Treasurer's Report and 2017 Budget Presentation – Treasurer Megan Marx
 - A copy of the *2017 Proposed Budget (Attachment #1)* was distributed as everyone signed in.
 - On one side is actual budget from this year which is current up through today and shows what we had budgeted.
 - We were not able to get the Walker Beach Project done. We will hold that money and try again for next year. We should have about \$3500 left and that will be put into next year's budget.
 - Other side in proposed budget for next year. Sandshores will need some extra attention next year. There is a set aside for landscaping at Sandshores Beach. We were able to cut trees at Walker Beach this year. However, if we spend everything in our budget next year, we will be over about \$3K. Joe Lowry, our Security Chair is not here, but security budget is lower.
 - Question: A resident noted that security budget is lower next year.
 - Answer: We are only going to pay for specific times.
 - Question: What is in reserve budget?
 - Answer: The reserve balance is \$80K.
 - Question: Why is interest income going way down?
 - Answer: Last year we went to Flagstar Bank because they had a special incentive for one year. This incentive is going away because the one year is ending.
 - Question: Where is the cost to operate the pump?
 - Answer: The pump is the \$5K shown in utilities.

- Vote on the 2017 Budget – President Devich
 - President Devich called for a motion to approve the 2016 Budget. **Resident Jackie Shelson moved to approve the budget as presented. Resident Huey Clark seconded the motion. The Tellers reported the count as follows:**
 - Yes – 48
 - No – 0
 - Total # of Votes Cast – 48
 - Since a 2/3 vote (67%) is required (2/3 of 48 votes cast by members in attendance), the motion was carried.
- Vote on the 2017 Annual Dues – President Devich
 - President Devich called for a motion to approve the 2016 dues. **Resident Anne Clark moved to keep the annual dues at \$220.00. Resident Jackie Shelson seconded the motion. The Tellers reported the count as follows:**
 - Yes – 48
 - No – 0
 - Total # of Votes Cast – 48
 - Since a 2/3 vote (67%) is required (2/3 of 48 votes cast by members in attendance), the Motion was unanimously approved.
- Election of the 2017 Board of Directors – Nominations Committee Member Henry Allemon
 - The 2016 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 – Robert Stillings
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Brandon Johnson
 - Committee Member Allemon explained that the Board serves for one (1) year. He indicated that Jay Reynolds was not returning after several years serving on the Board. He also Committee stated that a candidate for his replacement is Robert Stillings and then mentioned some of his expertise.
 - Committee Member Allemon asked if there were any nominations from the floor for candidates to fill the position of Restrictions Chair.
 - **Resident Karen Charnawskas moved to nominate Robert Stillings for the office of Restrictions Chair. It was seconded by Rosemary Reeves.**
 - Committee Member Henry Allemon declared that there being no further nominations, that the nominations were closed.
 - Committee Member Allemon called for a vote to elect the slate of officers as presented. **Resident Jackie Shelson moved to accept the slate of officers as presented. It was seconded by Resident Ray Donnelly and the assembly unanimously approved.**
- Election of the 2017 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.
 - Nominated were Jeff Muzzell, Rosemary Reeves, and Anne Clark. There was no second.
- President Devich then called for a vote to accept residents Jeff Muzzell, Rosemary Reeves, and Anne Clark as the 2017 Nominating Committee.
 - **Resident Karen Charnawskas so moved. Resident Pam Kondziola 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 2017 Audit Committee.
 - **Resident Jackie Shelson so moved. Resident Yvonne Misuraca seconded and the assembly approved.**
- Social Activities Report – President Devich
 - Fun Day - The Fun Day was held this year on August 18th. The fantastic foam machine, pizza and Dan the Creature Man were some of the new things added this year. Our thanks to Emily Lowry and Niki Johnson for chairing this event and to all the other volunteers who helped out.
 - Halloween Parade - Our ELV Halloween Parade is this Saturday, October 29th at 11:00 am. We will start at Emerald Beach and work our way through the neighborhood to Walker Beach where we will enjoy cider and donuts. Please join us!
 - Adult Holiday Party – I have nothing to report yet. We are hoping for a much bigger venue this year.
- Questions from the Floor – President Devich
 - QUESTION: I have lived here since 1978 and would not live anywhere else. I swim a lot at Emerald Lake. This year, and starting a couple of years ago, the weeds have been horrid. The weeds are not good, they are so thick and long, a child might get tangled up in them. Has someone come in and looked at dredging the lake. The weeds are everywhere. We rake and skim every day. Sometimes there are large “islands” of stuff floating that just stays there.
 - ANSWER: Lakes Chair Tom Kuhn answered that the weather had an effect. The problem on Emerald Lake is pondweed. With this weed, a systemic weed killer cannot be used because this weed is native and is protected. We have spent \$12K each of the last two years in treating the lake to try and reduce the pondweed. Emerald Lake is large, 33 acres, and we are trying to maintain it.
 - QUESTION: Whenever the plans are drawn up for the Walker Beach Project, will it be shared before it is decided upon?
 - ANSWER: Corresponding Secretary Kathleen Donovan said that the Board has asked for input from residents on this project and have not received any. In any case, updates on plans for this project will be shared with the residents.
 - QUESTION: The algae and seaweed in the corner of Andale was so thick, stuff floats into my alcove. The weeds gravitate there. What can be done about this?

- ANSWER: Lakes Chair Tom Kuhn pointed out that he has not heard about this problem on Andale. He stated that there are Lake Representatives for each lake and that residents should contact them, either via email or by phone, to report issues with the lakes.
- QUESTION: A resident asked, “Is any of this weed issue seasonal?”
 - ANSWER: Lakes Chair responded that everything is seasonal.
- QUESTION: A resident stated that there is a neighbor with a “jungle” next door, the entire lot. What is progress on that?
 - ANSWER: Vice President Martin stated that this has been an ongoing problem for years. There is a tree with branches overhanging the lake that is under consent judgment. The resident must have the overhanging tree branches trimmed twice per year, it was last trimmed in June. When I observed it a few days ago, the branches were fairly close to 7 feet above the water which still meets the requirements called out in the consent judgment.
- QUESTION: A resident requested funding support for the children that participate in the mini-triathlon.
 - ANSWER: Treasurer Megan Marx replied that the resident should send her an email stating how much funding is being requested and what it will be used to buy so that it can be considered by the Board.
- QUESTION: Corresponding Secretary asked, “Does anyone want to volunteer for the Holiday Party Committee?” No one volunteered.
- Special Recognition – Membership Chair Andrea Allemon
 - Membership Chair Andrea Allemon stated that before we close, we would like to have Jay Reynolds, our outgoing Restrictions Chair, stand up. We’d like to have everyone recognize him. Jay has dealt with many issues, many that we do not hear much about. Jay has to writes violations notification letters on the Board’s behalf, and he takes the brunt of frustration from residents not happy with fact they are cited for violating restrictions. Jay was our choice last year for the Troy Leadership Banquet.
 - Jay thanked everyone present for understanding the reasons for restrictions and compliance to them. The majority of ELV Residents, 96 to 98 percent, do comply with them. I am proud of fact that we instituted a fines schedule that works ideally at the moment, as we have not had to use it, but it has worked to motivate people. Jay thanked the Board members for their help and especially Brandon for all of his support.
- Closing Remarks – President Devich
 - This is a great place to live. We all have to do our part. Everyone here makes it great, it is the people that make it great.
- Adjourn – President Devich 8:16 p.m.
 - President Devich called for a motion to adjourn the meeting at 8:16 p.m.
 - **Resident Rosemary Reeves so moved. Resident Jackie Shelson seconded and the assembly approved.**


 Patsy A. Muzzell
 ELV Recording Secretary

APPROVED October 30, 2017

Attachment #1 – 2017 Proposed Budget