

**EMERALD LAKES VILLAGE HOMEOWNERS ASSOCIATION
SPRING MEETING
WEDNESDAY, MAY 18, 2016
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

1. Call to Order – Chairman/President Bill Devich
 - Chairman/President Bill Devich called the meeting to order at 7:07 p.m.
2. Welcome to New Residents – President Bill Devich
3. Introduction of the Current ELVHA Board of Directors – President Bill Devich
 - President – Bill Devich
 - Vice President - John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Patsy Muzzell
 - Corresponding Secretary – Kathleen Donovan
 - Lakes Chair – Tom Kuhn
 - Maintenance Chair – Joe Power
 - Restrictions Chair – Jay Reynolds
 - Security Chair – Joe Lowry
 - Membership Chair – Andrea Allemon (Absent)
 - Special Projects – Brandon Johnson
4. Establish A Quorum (5% of 550 = 28 homes)
 - It was established that there were >29 homes represented; therefore we have a quorum.
5. Approval of the 2015 Spring Meeting Minutes
 - **Bill Devich moved to approve the May 18, 2015 Spring Meeting Minutes. Ray Donnelly seconded and the assembly approved.**
6. President's Remarks – President Bill Devich
 - Welcome New Residents:
 - i. President Devich asked if any residents new to Emerald Lakes Village were in attendance. President Devich welcomed new resident Joy (and Mike) Jolly to the Emerald Lakes Village community.
 - Introductions:
 - i. President Devich introduced the Board, all of whom are listed above.
 - ii. Andrea Allemon, the Membership Chair, is not here with us tonight because she is at a Troy Historical Society event honoring Frank Gerstenecker (and ELV resident) for all his contributions to the City of Troy.
 - Association Activities:

- i. The ELV Holiday Party was big success. There were over 150 in attendance. However, the space was very crowded and we will probably need a new venue for next year. The crazy sweater event was fun too.
- ii. Firetrucks joined in our ELV Halloween Parade last October creating another fantastic event.
- iii. Children participating in the ELV Easter Extravaganza had a very enjoyable time.
- iv. A big thank you to Cindy Stewart and Erica Sollars for organizing the Halloween Parade.
- v. We are the only Homeowners Association in Troy that has 100% of our dues in. This is remarkable considering the size of our association. This funding allows us to hire quality contractors like LakePro and others to maintain the beauty of Emerald Lakes Village for all residents to enjoy. Thank you to Megan Marx and others, and especially Andrea Allemon, for their help in achieving this mark of excellence.

7. Introduction of Speaker on Management of ELV Lakes – Lakes Chair Tom Kuhn

- Lakes Chairman Tom Kuhn introduced Mr. Paul Dominick, President, LakePro, Inc.
 - i. A number of years ago Margaret McLand and Lynda Fitzpatrick got me involved with the lakes. The association had hired a new lake contractor which is LakePro. LakePro has been working to respond to the various issues with our lakes. Paul Dominick has been leading LakePro for 15 years. He graduated from Northern Michigan University and now has three children.
- Highlights from Speaker's Presentation
 - i. Paul stated he was here to give residents the low down on all six lakes and update you about the latest regarding our lake treatments. Paul explained he would briefly talk about the six different lakes and that residents should feel free to ask questions as he talks about each lake. He stated by saying that LakePro is comfortable with how the lake treatment postings are being done.
 - ii. Andale is 4.5 acres. Any body of water that is under 10 acres is a pond rather than a lake per Michigan ruling. There are not many weed problems or invasive species issues so we continue to work towards keeping Andale free of algae and any weeds under control. We are not trying to kill everything, want to keep eco-system viable and also keep lakes enjoyable for use. We apply blue dye to Andale.
 - iii. Crystal is 9.8 acres. Most of the time we need to treat for weeds only in the middle and around the edges. We apply blue dye and also a shoreline algae treatment.
 - iv. Emerald is 36.1 acres. There are a few more issues as although there are good native plants, there are also invasive species. However, even the native plants have started to cause issues. Using contact herbicides does not kill the roots and we are not able to use systemic products that kill root systems. We do go around the shoreline and treat for algae control. We also apply herbicide treatments in June, July, and August and there are some associated restrictions so pay attention to your treatment notices. All lakes except Walker are getting blue dye and we are taking readings to see how deep you can see down into the

water. The dye helps prevent sunlight from reaching the plants, thus slowing down plant growth and lessening the risk they will become problematic. Dye has been put into Emerald and we are increasing amounts. However, there are restrictions on the rate of dye treatment.

- v. Pebble is 13.1 acres. For the most part we just do algae control shoreline treatment to try and keep algae away. Dye goes in and we do a contact herbicide to treat curly pondweed. We are also starting to see Northern Milfoil which was problem previously. We are keeping eye on it and staying in contact with Board to see if more treatments needed for Northern. Milfoil. As we go forward we will adjust treatments as needed.
- vi. Sandshores is 9.8 acres. There has been dye applied during all years we have been treating. Filamentous algae is present. One resident interjected that there is likely also diatom algae present. Algae does tend to become resistant to the products used, so we may need to change to different products particularly in “bays” on the eastern side. We may need to change the treatment plan for Sandshores and will work with the Board and our researchers to develop a new plan. Sandshores has developed Northern Milfoil and around entire shoreline. Some treatment for Northern Milfoil in June most likely. Through the years, as there are cycles of treatments and rotation of products, there may be new plants that start to appear. We can treat with a systemic herbicide for Northern Milfoil. The filamentous and diatom algae sticks on bottom and eventually will start to rise up to surface. Typical treatments are not as effective on that form of algae. Lyngbya algae is considered a diatom type of algae. We are talking with residents about issues with Sandshores.
- vii. Walker is 17.3 acres. We do not put dye in this lake to avoid having dye go into the river system. Walker has curlyleaf pondweed and if it comes back a second time within a year, we will do a double treatment this year. Curlyleaf pondweed is the main weed in Walker. We treat for algae control only seven (7) acres along the shoreline.
- viii. Lake treatment notices are being posted on sliding doors in the backyards and this is going okay. One resident did say this was not acceptable. DEQ requires that posting must be in backyard. Paul indicated he would get this resident’s name and address and then work with the Board to try and resolve the issue. One resident asked about where posting of notices is being done, whether on the upper or lower sliding back doors. Paul stated they are supposed to be posted on the upper sliding back doors. Another resident asked about calls to LakePro and Paul indicated that LakePro will answer calls from residents. Another resident asked about posting notices on sticks placed in backyards. Paul indicated that this would be okay but the Board would need to approve any change. Another resident mentioned that posting on trees still happened this last treatment on Walker. Paul said that they changed all their packs so this should not happen again.
- ix. Posting lake treatment notices on beach lots are there for people using the beach access. Treating with dye carries some restrictions, herbicide is only one (1) hour and not really 24 hours. Dye darkens the water and people need to be careful about going in.

- x. One resident asked about beach spraying. LakePro offers Shor-Klear product and Paul indicated since LakePro is in Troy just about every week they could drop off orders. Weeds must be sprayed regularly for a month, but it is possible weeds may pop up in new spots and would need to respray those spots. A resident asked whether it would kill “Christmas trees” and Paul said it will kill just about whatever you spray. Another product, AquaNeat can kill phragmites but it has to be applied at the correct rate. Tom Kuhn indicated that Phragmites have not been spotted on the lakes recently, and LakePro watches for them.
- xi. Another resident asked about dead plants and algae accumulating in the lakes. Paul indicated that there are biologicals that could help address them but that putting this product in an entire lake would be very expensive. Biologicals might be used for small areas near trouble spots, but their use is not a quick answer to addressing the problem. Biologicals that have been used in ponds with a foot of muck have worked, but it has taken three or four years later to see good results. Sometimes this cycle takes longer. It’s like taking vitamins for the body, getting the water to “feel” better but if there are still external sources of organics, etc., might not make much headway. Organics will move if water is moving around a lot, but overtime these are “retention” ponds as water flows into them. ELV Lakes are about a 4 out of 10, 10 being the worst. Some lakes treated by LakePro are much worse than ELV Lakes.
- xii. Paul recommended raking the lake, saying that anytime you can physically remove organics this is good and what you want to do. A resident asked about pollution caused by Canadian geese and the answer provided was that E. coli is not an issue with ELV Lakes. However any animal feces that end up in the lakes to provide more nutrients for algae.
- xiii. A resident asked if treating curlyleaf pondweed in Walker can be done early as there is significant undersurface growth. Paul stated they must permit ahead of time and then treating the shoreline first and then middle of lake is the typical pattern. But this year, LakePro will be working to treat the middle to try and stop weeds from rising to the surface. There would be two whole lake treatments on Walker to get the second late season growth.
- xiv. A resident said that Emerald Lake looks better. LakePro is using Clipper and as there is native Illinois pondweed did something different last year and keeping eye on it for this year.
- xv. A resident asked if LakePro monitors the fish population and Paul stated that LakePro does not provide this service. The resident asked whether any of the chemicals that LakePro uses effect the fish. Paul indicated that sometimes if treating when fish are hatching this might have some effect. LakePro generally only treats areas of a lake and not the whole lake.
- xvi. Another resident asked whether LakePro has seen a difference now that Pebble and Emerald Lakes have had one year of blue dye being applied. Paul has not seen dye darken ultraviolet enough to have an effect. The intent is that with early blue dye treatment the plant growth is slowed down. This year we will be trying to see the benefit of blue dye. We think there is some benefit to blue dye because weeds come up fast on Walker. Each year some lakes may retain some blue dye over winter.

- xvii. A resident asked about muck filling in a stagnant cove on Emerald Lake and what could be done to address this problem. The resident asked if aeration might be effective in cove. Paul stated that a bottom bubbler might be effective and also using biologicals in addition to aeration would be a good idea. However, in a cove that big there would be a fairly big aeration system. Another resident asked if aeration would be beneficial for Andale is a side corner there. Paul stated that aeration is beneficial in addition to the treatments that are already in place to try and control weeds and algae. Aeration would be more beneficial in shallow areas.
- xviii. A resident asked about whether LakePro could be spreading invasive plants from one lake to another via their boat. LakePro physically inspects their boat as it is pulled from the water and removes any plants. 95% of time they do not see anything. LakePro does not have any way they can wash the boats down right after they pull them from the lake.
- xix. Another resident stated that Emerald Lake has zebra mussels and asked if LakePro checking for zebra mussels.
- xx. A resident asked if it was okay to use muck as soil amendment. Paul stated that the copper in chemicals used to treat lakes remains in the muck and elsewhere in the lake. It is probably not a good idea to apply it to a vegetable garden but elsewhere it may not be an issue.
- xxi. A resident on Westpointe stated they are seeing phragmites coming back. Paul stated that the tubers can pop up again and that treatments to kill the phragmites are typically done for a couple years in a row. For phragmites up at the grass line now, handwipes can be done on those phragmites but need to get to them early because they are tubers. The handwipes are done with same product as used for spraying larger areas, it is AquaWeed. LakePro mixes ? and AquaWeed, puts on a waterproof glove and applies the mix to the stem and leaves. This needs to be done as soon as you see them. The best time for control is before hibernation mode. Then, starting in June through September spraying is good to control growing in season.
- xxii. A resident asked about at what depth is blue dye really effective. Paul stated that blue dye is not really helpful near shorelines where water is not that deep.
- xxiii. A resident asked about the Andale back cove and whether aeration might help to address muck build-up from dead weeds are blown in after lake is treated. Paul indicated aeration will not necessarily help with organic muck and that the muck needs to be removed manually and/or decomposed with biologicals. The biological pellets can just be thrown in by residents or LakePro could add them per approval by the Board. The pellets are \$15/lb and to treat an acre for a season they would cost \$900 for the product and then cost of labor to disperse them. But dispersing them is easy can you can do this yourself.
- xxiv. A resident indicated that they had researched online and found that blue dye kills off beneficial bacteria. Paul stated that this can happen in a deep lake but we will not see this in less deep lakes such as in ELV.

8. Review of the Lake Treatment Plan for the Year – Lakes Chair Tom Kuhn

- Water flows from Crystal when level is high enough into Emerald into cove, but almost never from Pebble into Walker, and Walker outflow is into the creek.
- We have several residents that volunteer as lake representatives. Please let us applaud to recognize them and to thank them for their time. We rely on everyone to provide either me, the Lake Reps or anyone on the Board, with information about our lakes.
- How about a hand vote on posting of lake treatment notices on sliding back doors versus on trees? A hand vote showed only a few votes for posting on trees. Tom stated that for those that do not want back door posting but prefer a tree or a post, to please email him.
- Tom stated he talked to DNR about fisheries and DNR said that they only work with public lakes. However, they did say that if we do a fish survey and can build up a database, then DNR can give some advice about our fisheries. So, please email, call or text Tom Kuhn with information you collect on fish in our lakes.
- Regarding Walker Lake weed issues, we are not able to have blue dye in that lake since when water is too high, this lake outflows into the drain where blue dye is not allowed. Walker issue. Doug Haxer spoke up to say that three years ago Tom and he worked for almost two years with Lansing to get them to allow blue dye in Walker and Pebble. They finally got DEQ to sign off to allow use of blue dye, but a caveat was that any outflow from Walker into Renshaw drain must not have blue dye. They have gone back to talk with DEQ in Lansing and also to talk with two contacts with the county drain commission. Our argument this time is that the outflow is at very north end of Walker Lake and that flows all the way down to a retention pond at Square Lake Rd. and then goes across the street to a Sylvan Lake retention pond and then back across Rochester Rd. to Jets Pizza and into a large retention pond, so there is virtually nothing it would affect plus it is diluted all along the way. No one will even notice enough of anything to complain. We are trying to get company that will test the percentage of dye that enters and then as it flows downstream to see how the percentage changes.
- A resident asked if pumping is on. Tom stated that Emerald Lake has a deep well that can pump water into Emerald to keep levels up on Emerald and Pebble Lakes. This year have started to pump but then stopped pumping. We do not want the water level too high or too low. The water in Emerald and Andale is high right now, although the level is not the highest ever on Emerald as we have records going back to 2008 by month. There will naturally be more beach in the fall, but for now we are not pumping.

9. Brief Update on Walker Beach Renovation – Corresponding Secretary Kathleen Donovan

- Kathleen provided a handout to supplement her update.
- About 50 years ago we created Walker beach, but now with it being 50 years old, it is showing its age. We did complete some improvements to Walker beach in 2003-2004. More recently, we placed safety boxes, emergency signs, Trex® picnic tables and benches, and my husband is fabricating garbage can corrals. We will be putting in new landscaping around the Walker beach sign and placing mulch over the locust trees roots.
- The major work is going into a plan to get rid of the concrete drain across Walker beach while also ensuring we do not continue to have erosion of beach sand washing into the lake. There is also an erosion problem off of the sidewalk and another off the hill. We came up with an idea to have a wall go across the beach and to run the drain underground. However, based on feedback from the City as to how the drain must be

placed underground, we have eliminated this idea from consideration. We are now exploring the idea to extend a drain pipe and place a wall closer to the water and then to back fill with soil so we would not need to work with the DEQ at all.

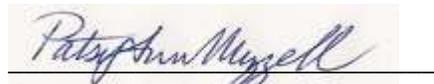
- As a sandy beach may be desired, one possibility is to reclaim sand from lake. Another possibility is extend the wall closer to lake and place sand behind the wall.
- About every 5-10 years someone will ask about putting a park on the Walker beach lot. This presents a liability issue to the association as well as a vandalism issue and maintenance issue. We certainly can talk about it again, but the issues remain the same.

10. Closing Remarks and Q&As –President Bill Devich

- President Devich asked if there were any additional questions from the assembly before adjourning.
- A resident asked about whether there was any ordinance against people using aerosol guns with plastic bbs, as the resident has seen this occurring at Walker beach. The response from the Board was that it is common sense that propellants of any type should not be used. To stop this from occurring, we should be talking with the people doing this and if they are teenagers, we should also be talking with their parents and/or grandparents. One resident indicated that they did take this action and that the issue was resolved.
- One resident commented on how nice the center islands look in the cul-de-sacs throughout ELV.
- A resident remarked that about half the traffic flow on Lyster Lane is going at twice the 25 MPH speed limit, especially school buses. Another resident stated that this is also a terrible problem on Atkins Rd. The Board responded with a couple of suggestions. One suggestion was to call the City of Troy so that they can send out a traffic officer to look into the problem. The other suggestion made was to contact the School District about the school buses, noting that the buses have GPS so the School District should know how fast these buses are going.

11. Adjournment - President Bill Devich

- **Bill Devich moved to adjourn the meeting at 9:00 pm; Scott Wetzel seconded and the assembly approved.**


Patsy A. Muzzell
ELV Recording Secretary

APPROVED as amended/presented on May 23, 2017.