

SUMMARY OF JUNE ELV BOARD MEETING HELD JUNE 12, 2017

OFFICER REPORTS

President

- The spring meeting went well until residents' voiced comments, as related to an ELV restrictions violation pertaining to a deck they constructed over an easement on their property, which were disheartening.
 - The Vice President expressed that per state law in Michigan, violations of deed restrictions are a breach of contract. **The Vice President moved to have Board authorize that he and the Restrictions Chair work together to retain legal counsel to explore legal action to address this breach. The Maintenance Chair seconded and the Board approved.**
- An ELV resident believes there are phragmites all around the circumference of Andale Lake. There is a natural grass that looks like phragmites. Requested that the Lakes Chair ask LakePro check for phragmites at Andale Lake.
- An ELV resident asked about the security patrol as they have not seen the patrol cars lately.
 - The Security Chair stated that patrolling by Guardian is planned to start on June 14th.

Vice President

- Emailed an ELV resident's attorney about the willow tree that is at the lakefront the resident's property since it is not yet been trimmed.

Recording Secretary

- Created and issued the agenda for this (June) meeting and draft minutes from the May meeting.
- Submitted the Summary of Minutes from the February 2017 Board Meeting for posting on the ELV web site.
- Made additional revisions to Policy Letter #5 on Lake Levels as requested by the Lakes Chair and distributed the revised version to Board members.
 - **The Corresponding Secretary moved to approve the revised Policy Letter #5 on Lake Levels. The Restrictions Chair seconded and the Board approved.**
- Provided the President with all the microphone equipment given to me by the former Recording Secretary.

Corresponding Secretary

Newsletter Deadlines: Friday, June 2 and July 7, 2017

Correspondence:

- An ELV resident wonders what can be done with the ruts at Emerald Beach on Lyster Lane.
- An ELV resident wonders if the phragmites can be treated in the creek behind his house. Went to look at the plant and found that it is not phragmites.
- An ELV resident says northern milfoil is very dense at the resident's house on Emerald Lake. LakePro has done a survey and recommended treatment at various locations around Emerald Lake, including by the resident's house.
- An ELV resident has volunteered to take over the Walker Beach Renovation project. Provided this resident with a written summary of the project. This volunteer project lead will be an assistant to the Special Projects Chair and is to report to the Board.

Action Items:

- DPW cleaned storm drains on Chancery and Little Creek on June 2nd and inserted five (5) filter bags to catch organic debris before it goes into storm drains. After the rain on June 9th, an ELV resident reported that the streets did flood, about 25% of the usual rate of water flow was occurring out into Sandshores Lake and some organic matter was still going into the lake.
- Looked at the creek on May 17th where phragmites have been sprayed the past two (2) years and there is a large dirt island with nothing growing on it. An ELV resident nearby will notify us if there are any phragmites coming up there.
- Received an article from the Maintenance Chair about monetary grants available from the state for getting rid of phragmites. These grants are for larger entities and projects. The minimum grant amount is \$25,000. Non-profits are eligible, but you have to be a 501(3c). An MDEQ person said to contact Oakland County to see if they have money available. However, because most, if not all the Phragmites are gone from the creek, no further follow-up action is planned at this time.

New Business

- After reading the article on muck in the Spring 2017 issue of *The Riparian*, which indicates that the use of bacteria and enzymatic treatments in conjunction with laminar flow aeration (LFA) is effective for reducing soft muck on lake bottoms I suggest that residents with muck problems be allowed to have professionals (such as LakePro or other) install LFA systems and treat the areas with bacteria and enzymes with prior written approval from the Board of Directors and at the expense of the individual homeowners. Residents would be notified by letter.

Advertising:

- VinylKraft has renewed their ad for 8 months for \$320 and has paid in full.

Treasurer

- Still working to collect unpaid dues from two (2) ELV residents. I will stop by their houses tomorrow. I would like to do anything possible not to have to put a lien on the properties.
- Reviewed, along with the Corresponding Secretary, the information on the Walker Beach Renovation project as part of my work on the subcommittee so that a summary of this information could be provided to the new ELV resident taking over as project lead.
- Current balances in the ELV accounts are: Operating Accounts **\$133,200** and Reserve Account **\$87,123**.
 - **The Vice President moved to approve the May 2017 Treasurer's Report. The Maintenance Chair seconded and the Board approved.**
- An ELV resident submitted a funding request pertaining to the IronKids (triathlon).
 - **The Corresponding Secretary made a motion to provide \$50 for awards for the kid's portion of the awards given out. The President seconded and the Board approved.**
- Emerald Lake cost for proposed spraying of Northern Milfoil on Emerald Lake is \$5000.
 - **The Corresponding Secretary made a motion to approve the LakePro treatment for Northern Milfoil on Emerald Lake. The Maintenance Chair seconded and the Board approved.**

Assistant Treasurer (OPEN)

Lakes

- Four proposals for the next three-year cycle for management of ELV Lakes have been received.

Security

- An ELV resident reported mailboxes were batted and two had to be replaced.

Maintenance

- No action on sprinklers yet as it is not needed.
- Lakefront Lawn Care reviewed areas, where trees were previously cut down, at Walker and Sandshores beach lots to level them and put down grass seed in order to provide a quote I requested.
- There is no tree planting planned for Sandshores Beach.

Restrictions

- Received information from an ELV resident about the solar panels planned for installation at the resident's house.
- Acted on a restrictions violation regarding a fence making a request that the resident that has the fence remove it.
- Noted a restrictions violation regarding a shed (outbuilding) which will need to be removed.
- Received a letter from an ELV resident about several items that need to be addressed including:
 - A pump well housing, which is intended to house the association's crossover pump when needed, that is on a public easement.
 - Clarification on reclaiming of sand.
 - An update about the status of the five (5) year plan. **The Restrictions Chair made a motion to amend the Policy Letter #8 – 5 Year Plans – to change each instance of “annually” to “as needed”. The Vice President seconded and the Board approved.**
 - The amount of time it takes for the summary of minutes from Board meetings to be posted to the ELV website.
- Received information about an ELV resident's plans for a retaining wall.
- Responded to a tree trimming request that we are not able to force action simply for aesthetics.

Membership

- Ten (10) homes have sold, some in the \$400K range. Greeted some new residents this month.

Special Projects

- Looked at the dog houses (sprinkler valve covers) to understand the extent of the work that needs to be done.

New Business

- Muck reduction in southwest cove-Andale Lake and northeast cove-Emerald Lake through use of a bubbler and bacterial pellets – see Corresponding Secretary Report.

- Vote on approval of newly revised Policy Letter #5 – Lake Level . . . Stabilizing and Maintaining – see Recording Secretary Report.
- Proposal from ELV resident about funding for IronKids and mini-triathlon – see Corresponding Secretary Report.

Old Business

- Troy DPW Update on Sandshores Lake drain cleaning and filter bags, also ELV stormwater catch basins cleaning – see Corresponding Secretary Report.
- Walker Beach Renovation Update – see Corresponding Secretary Report.

Date of Next Meeting – The next meeting will be held on Monday, July 10, 2017.

Adjournment – The meeting was adjourned at 9:49 p.m.

APPROVED as amended on July 10, 2017.