

SUMMARY OF SEPTEMBER ELV BOARD MEETING HELD September 11, 2017

OFFICER REPORTS

President (Absent)

- No report.

Vice President

- No report.

Recording Secretary

- Created and issued the agenda for this (September meeting) and draft minutes from the August meeting.
- Created and issued the Summary of Minutes from June and July 2017 Board meetings for posting on ELV website.
- Provided the final approved version of the 2016 Spring Annual HOA Meeting Minutes for posting on the ELV website to replace the draft version.
- Finalized the draft minutes of the 2016 Fall Annual ELVHOA Meeting and issued for posting on the ELV website.

Corresponding Secretary

Newsletter Deadlines: Friday, September 1 and October 6, 2017

- Called Jay's port-a-john company to pick up the port-a-johns at Walker and Sandshores and Walker and Emerald Lake as Consumers Energy has not been here for a week and their work appears to be done.
- Nominating Committee members, along with another ELV volunteer, have been working hard contacting suggested Board candidates and trying to find candidates.
- A resident's fence that was in violation of ELV restrictions has been removed.
- Provided ELV residents with a letter stating that they were up to date on their dues payment using a template provided to me by the Treasurer. (Thank you Treasurer!)
- Emailed a resident to inform him that this is the last year that the Association will pay for the treatment of the Phragmites on the creek and that creekside residents will have to spray them from now on. The resident asked how to go about this and I provided information about treatment service and product (Beach Spray, glyphosphate) available from Lake Pro.
- Two ELV residents have volunteered to organize the Halloween Parade. Waiting for confirmation on date and time.
- An ELV resident reported that someone has rung her doorbell several times on separate days early in the morning. I responded that I would share this information with the Board and Security Chair, and recommended that she report these incidences to the Troy Police.
- An ELV resident and I met with Rick Taylor of Nelson Brothers Plumbing Company about moving the drain at Walker Beach. He has done work with the City before and has found a person in the City engineering department helpful in the past with engineering aspects of projects. Rick is going to contact that person to see if the City will provide some engineering assistance on moving the drain.
- Asked Peter at Lake Pro if they could do a lake depth and sediment study of our lakes using BioBase mapping and what the cost would be, and also asked if we could have the vegetation study results in time for the fall Homeowners Meeting.

Treasurer

- Sent the Vice President the bank statement and bank reconciliations for his review.
- An ELV resident has paid dues including a bank charge.
- Awaiting word from an ELV resident regarding the audit review of the 2016 books.
- Prepared an initial budget for next year and need input from Board on how to handle special projects and more information on lakes management before the Board can finalize the proposed budget.
- Reported that one of the sprinkler heads at Walker Beach is bad.
- Current balances in the ELV accounts are: Operating Account – **\$94,302** and Reserve Account – **\$87,123**.
 - **The Lakes Chair moved to approve the August 2017 Treasurer's Reports. The Membership Chair seconded and the Board approved.**

Assistant Treasurer (OPEN)

Lakes

- The Corresponding Secretary did a phenomenal job in providing an analysis of the proposals sent in in response to the RFP for the lakes management contract.
 - **The Lakes Chair moved to approve Lake Pro, but the Board will look at the specifics to fine-tune the statement of work. The Treasurer seconded and the Board approved.**

Security

- Security patrols are finished for the year. There is one more bill that will be provided to the Treasurer.

Maintenance

- No report.

Restrictions

- An ELV resident is considering modifying his deck. I told him to check with City and he will submit his plan to us.
- An ELV resident stated, the last time we communicated about a month ago, that his deck that is violation of ELV restrictions will be moved but not for about another month from now.
- ELV residents have removed their fence that was in violation of ELV restrictions and they want a letter from the Board stating we waive the fees (fines).
- An ELV resident will remove her fence but claims the plant growth is not hers to remove and/or trim.
- Sent an ELV resident information about the ELV restrictions language pertaining to sheds and the resident now needs to remove his shed.
- An ELV resident is complaining that eight (8) of her neighbors are not maintaining their property and that the Board needs to establish standards.

Membership

- Greeted two (2) new residents this month.
- Received a phone call from someone outside the sub-division that wanted to come to our Fun Day. Suggested that we should consider not placing signs advertising events on outside corners with the exception of our ELV garage sale. Other Board members agreed this is a good idea.
- Had more copies of ELV bylaws printed to provide new ELV residents and notified the Treasurer of this expense item.
- Received some good information from the Restrictions Chair about possible suppliers for swimtags.

Special Projects

- Looked at the four (4) doghouse sprinkler covers and they do not seem to be in rough shape. The Maintenance Chair disagreed and stated that the wood is rotting and the frames are rusting. He also stated that it is appropriate to replace them within the next year or two.
- Determined that new stickers will be replacing the existing ones to mark the storm water drains rather than stenciling the signs.

New Business

- Vacant Presidency
 - The Recording Secretary reported that she had visited with the President and he had indicated that he would not be attending any future Board meetings, effectively tendering his resignation.
 - **The Vice President moved to accept the President's verbal resignation. The Restrictions Chair seconded and the Board approved.**
 - **The Vice President moved to appoint Doug Haxer as President. The Restrictions Chair seconded and the Board approved.**
- ELVHOA 50th Anniversary
 - The Membership Chair reported that she has a picture album at home with many 1960s photos and that two ELV residents offered to be on the committee.
 - The Corresponding Secretary suggested a couple of ideas for celebrating the 50th anniversary of Emerald Lakes Village. One idea is to include publishing a newsletter containing content from the earliest village newsletters, photos of original residents and ELV from the 60s and 70s or all decades, photos of your house when you moved in (preferably with you in the photo) and now, stories of what it was like when they first moved into their house (what was the village like, what was in the surrounding area), best neighborhood memory over the last 50 years, and what people would like to see in the next 50 years. Another idea is to have a Holiday Party with a 1960s/70s theme and print out aerial photos of neighborhood from that time frame.
 - The Maintenance Chair suggested to have a slide show running with photos at the Christmas party this year. The Maintenance Chair and Membership Chair volunteered to start work on the project.

- Safety Hazard
 - The Treasurer reported on a sunken hot/cold patch near the road in Walker Beach area. The Corresponding Secretary stated she would provide a City contact and the Treasurer agreed to call the City to report this issue.

Old Business

- ELVHOA Fall Annual Meeting – Finalize plans for the meeting.
 - Discussion about having Committee Reports while the ballots are being counted.

Date of Next Meeting – The next meeting will be held on Monday, October 2, 2017.

Adjournment – The meeting was adjourned at 8:54 p.m.

APPROVED as amended on October 2, 2017.