

SUMMARY OF OCTOBER ELV BOARD MEETING HELD October 2, 2017

OFFICER REPORTS

President (Absent)

- No report.

Vice President

- No report.

Recording Secretary

- Created and distributed the agenda for this (October meeting) as well as the upcoming ELVHA annual fall meeting, and draft minutes from the September meeting.
- Sent the Summary of Minutes for the August 2017 to Corresponding Secretary for posting on ELV website.
- Provided Treasurer with estimated expenses/budget needed for position duties in 2018.

Corresponding Secretary

Newsletter Deadlines: Friday, October 6 and November 3, 2017

- Talked to Rosemary Reeves and the Nominating Committee has identified a slate of ELV Board candidates.
- Matt Dombrowski reports that Rick Taylor of Nelson Brothers Plumbing needs a permit from the MDEQ and easement permission before he will quote the job of installing a new storm drain pipe at Walker Beach. Matt has sent numerous emails to Susan Tepatti at the MDEQ to find out how he goes about getting a permit.
- LakePro will do a lake depth and bottom composition study of our lakes using BioBase mapping. **The cost for all six (6) lakes is \$600 which was approved by the Board via an email vote.** The BioBase map shows a relative bottom composition, i.e., hard to soft, depending on how well the bottom bounces the Sonar pings back to the unit. Muck measurements have to be performed manually.
- The vegetation, depth and bottom composition maps should be done in time for us to show them at the fall meeting. I also have depth and sediment maps from 2007 that I can bring to the fall meeting.
- Lakefront Lawn Care has renewed their ad for three (3) months and an invoice for \$120 has been sent.
- Michigan Door renewed their ad for six (6) months for a total invoice amount of \$240.

Treasurer

- Sue Beach has agreed to perform the audit.
- Requested the Security Chair check with Guardian about pending bills as per my records we may still owe \$700.
- No money was spent on Sandshores Beach lot this year – the Arborvitaes were purchased last year.
- Called the City of Troy and they came out and took care of the rough spot in the pavement near Walker Beach.
- Reached to an ELV resident yet again about the dues by texting that resident this time.
- Led a discussion of the next year budget by recapping a budget plan as follows: lake treatments-put in an extra \$5,000 or \$10,000, phragmites-\$1200, Sandshores Beach-possible installation of a fence similar to what is at Walker Beach, Walker Beach Renovation Project-\$35,000 and Walker Beach-put in a new boat ramp. A discussion on of the new boat ramp was to delay this at least another year and wait until the other major renovation work on Walker Beach is completed. Additional discussion identified \$10,000 for a Restrictions Assistant. Based on the planned budget for next year, we will be over budget by about \$10,000.
- Since 2007, we have about \$53,000 that we keep stockpiling; this is in addition to reserves. The key reason we have this situation is that we have not been able to spend the money on the Walker Beach Renovation Project. The project is taking much longer than envisioned originally because of the time it is taking to finalize the design.
- Current balances in the ELV accounts are: Operating Account – **\$94,302** and Reserve Account – **\$87,123**.
 - **The Restrictions Chair moved to approve the September 2017 Treasurer's Reports. The Corresponding Secretary seconded and the Board approved.**

Assistant Treasurer (OPEN)

Lakes

- **The Lakes Chair moved to approve the Lake Pro general three-year agreement. The Vice President seconded and the Board approved.**

Security

- No report.

Maintenance

- I had several sprinkler heads no longer functioning replaced at a cost of ~\$300.
- An ELV resident located at the southwest corner of the South Blvd ELV entrance contacted me and requested that the crab trees just adjacent to that entrance be removed. With respect to their health, the trees are marginal. The trees on are on the owner's property, but we do maintain that area around it. The Board discussed and agreed that these trees could be removed because of their near-proximity to the area that is maintained around this ELV entrance. The Board requested that the Maintenance Chair contact the resident to ensure the resident is okay with the fact these trees are not being replaced before having them removed.

Restrictions

- An ELV resident is installing fencing that was previously approved by the Board..
- An ELV resident moved a deck and its new location is in compliance with ELV restrictions per the measurements I made. The Board reviewed photographs of the deck and discussed that the footings were not removed. The Board is willing to waive the fines already levied if the footers are removed by November 15, 2017.
- The Board reviewed photographs of a fence installed at the back of an ELV resident's property that is in violation of EVL restrictions. The Board discussed that this fence would need to have the proper amount of air flow (1/3 free surface area for air passage in order to be in compliance. The Board has only ever approved fence designs with open air flow. If the owner replaces the current solid panels with open air flow panels, the Board will approve the fence.

Membership (ABSENT – forwarded report to Board via email prior to meeting)

- Sent a sympathy card to the family of an ELV resident who passed away two weeks ago.
- Met with the Maintenance Chair and worked on the 50th Anniversary event doing such tasks as scanning items, among others.
- Helped the nominating committee.
- Handed out quite a few ELV directories this month to residents coming over to obtain them.
- Completed all the forms and mailed them in with the check for our Honoree, Mr. Robert Stillings, III to attend the Leadership Troy Banquet on November 9, 2017.

Special Projects

- No report.

Old Business

- ELVHA Fall Annual Meeting – The Board reviewed the draft agenda and made changes to improve it.
- ELVHA 50th Anniversary – See Membership Chair Report.

Date of Next Meeting – The next meeting will be held on Monday, November 6, 2017.

Adjournment – The meeting was adjourned at 9:40 p.m.

APPROVED as amended on November 6, 2017.