

SUMMARY OF DECEMBER ELV BOARD MEETING HELD December 4, 2017

OFFICER REPORTS

President

- Provided the backup keys for the picnic tables and benches to the Special Projects Chair.

Vice President

- No report.

Recording Secretary

- Created and issued the agenda for this meeting and draft minutes from the November meeting.
- Finalized the Summary of Minutes from the October 2017 Board Meeting as well as the 2016 Fall Annual ELVHA Meeting and sent to the Corresponding Secretary for posting on ELV website.
- Issued Board members an updated draft of a policy letter on reserve fund emergency expenditures.
- Created and sent Board members a draft list of 2018 Board and Committee Members as well as a draft 2018 ELV Board Meetings Calendar.
- Sent electronic copies of the ELV Restrictions and ELV By-Laws to the new Restrictions and Special Projects Chairs.

Corresponding Secretary

Newsletter Deadlines: Friday, December 1, 2017 and January 8, 2018

- Confirmed that an ELV volunteer has completed decorating the village entranceways.
- Identified that there are five ELV volunteers who have agreed to organize the Easter Eggstravagazna, FunDay, and Halloween Parade events as well as the village-wide garage sale in 2018.
- An ELV resident called to say someone rang their doorbell around 6 am on Sunday, November 12. Someone had previously rang their doorbell in the early morning hours in September. I contacted the ELV resident's next door neighbor to see if this happened to them. This resident had the same thing happen the day before at 4 am. The ELV Security Chair says Troy PD has received no similar reports of doorbell ringing. I will be putting an article in the newsletter about this and what people should do if it happens at their house.
- In email correspondence with a Senior Fisheries Biologist with the State of Michigan, Jeff Braunscheidel, regarding the effectiveness of lake aeration against algae and muck, State of Michigan staff members indicated aeration could cause more harm than good by releasing more nutrients into the water which would increase algal biomass. Research on aeration does not show conclusive results. Nutrients from mowed lawns and sewer drains are the likely sources of lake nutrients that should be addressed.
- Asked Eric Bacon of the MDEQ about the use of bacteria in reducing muck. This did not fall under his jurisdiction. The use of bacteria additives is regulated by the Surface Water Assessment Section under Rule 97. He has heard of some positive results and little to no results. He recommends thoroughly investigating the process and to understand what factors provide the best outcome and assess how our site and conditions match those factors. Ask the company for a list of customers and speak with individuals who are currently or have previously used this product. Consider the duration of the process and your commitment to stick with the course. Finally, conduct our own cost/benefit analysis before making our final decision.
- Dean Moser has paid \$120 for his 3-month ad run.
- Peak Physique will be running an ad in January and February.

Treasurer

- Received the final payment that was outstanding on 2017 dues.
- Have received approximately 50 payments so far towards 2018 dues.
- Current balances in the ELV accounts are: Operating Account – **\$70,421** and Reserve Account – **93,623**.
 - **The Vice President moved to approve the November 2017 Treasurer's Reports. The Restrictions Chair seconded and the Board approved.**

Assistant Treasurer (OPEN)

Lakes

- The drain (outflow into lake) at an ELV resident's property is blocked. Troy DPW is coming out tomorrow to check.
- The City should be notified that an ELV resident has blocked their conduit, i.e., the culvert and outflow into lake.

Security (ABSENT – emailed report to Board prior to meeting)

- Stepping up a December schedule with Guardian for extra daytime patrols.

Maintenance

- The water meter and sprinkler at Sandy Point have been removed.
- One set of lights remain off at Walker Beach entrance – on the west side. I have been working to fix this and will conduct more troubleshooting in the spring to identify the root cause of this issue.

Restrictions

- Three ELV residents all have until June 15, 2018 to come into compliance with restrictions violations.
- Informed an ELV resident that they need to provide a plan to the Board of where they will be placing a permanent structure (large playset) for approval. If it is blocking a view of the lake, it cannot be placed there per ELV Restrictions.
- An ELV resident contacted me to ask about putting up a fence. Their house borders the outside boundaries of ELV. The Board discussed this and noted that the ELV Restrictions state that fences are allowed on homes that border the outside boundaries of ELV but they must be split rail fence.

Membership

- Continued to work on the 50th Anniversary celebration in conjunction with the Holiday Party.

Special Projects

Walker Beach Renovation Project

- Thanks to the Recording Secretary for sending me some information online regarding MDEQ and permitting.
- Talked with an ELV resident who is a civil engineer who stated that one possible contractor we had on our list will not do any work without a blueprint.
- Waiting for a response from Urban Land Consultants in Shelby Township. We could hire them as consultants and have them create a blueprint for the job.
 - The Corresponding Secretary indicated that Troy DPW Director, Kurt Bovensiep, said Nelson Brothers or another plumber-excavator could do the job and also that it's likely these companies still need a professional drawing.
 - The Treasurer promised to send names of possible contractors to the Special Projects Chair.

New Business

- 2018 Board Meetings Calendar – decide on, including whether a meeting should be held in March for total of 11 meetings during year
 - The Board decided to hold the next meeting later in January, and then add a meeting in early March. This will result in 11 meetings for the year with no Board meeting in February.
- Adding security patrols – The Security Chair has taken action to have more security patrols in ELV starting in December.
- The Treasurer reported that there is a Holiday Lighting Competition again this year. The judging will take place on 20 Dec and will try to be ready to announce winners at the Holiday Party.

Date of Next Meeting – The next meeting will be held on Monday, January 22, 2018.

Adjournment – The meeting was adjourned at 8:53 p.m.

APPROVED as amended on January 22, 2018.