

SUMMARY OF MARCH ELV BOARD MEETING HELD March 5, 2018

OFFICER REPORTS

President

- The Special Projects Chair, Corresponding Chair and I had a good meeting on 2 March at Urban Land Consultants LLC regarding the Walker Beach Renovation Project.

Vice President

- I will contact All State Tree regarding status of the trimming of the willow tree at an ELV resident's lakefront.

Recording Secretary

- Created and issued the following: Summary of Minutes from the December ELV Board Meeting; agenda for and draft minutes from the March and January Board Meetings, respectively; Policy Letter #19 on Reserve Fund Emergency Expenditures; and finalized list of 2018 ELV Board and Committee Members as well as the 2018 ELV Board Meeting Calendar.
- Reserved Troy Union Cafeteria for the spring meeting on Monday, May 21, 2018.

Corresponding Secretary

- An ELV resident has observed there are were not as many fish in Emerald Lake in 2017 as in previous years and believes we should maintain some amount of weeds to aid in maintaining their population. The resident also provided me with carp fishing information. The Board discussed and decided that an article in the newsletter as early as March about a "Carp Cull" would be good.
- Received complaints from an ELV resident about the lack of snow removal from sidewalks at Emerald Beach. I notified the Maintenance Chair of these complaints. The Board discussed and decided it prudent to seek bids from other possible snow removal contractors.
- Sent Urban Land Consultants LLC the water level data for Walker Lake measured in August/September and March/April 2008-2017 for their use in determining how far into the lake the new drain outfall can be placed and for applying for the permit from the MDEQ.
- Letter sent to several ELV residents informing them that ELVHA has concluded its 3-year treatment and cutting of Phragmites on the creek and that we are asking them to take over the responsibility of killing any reappearing Phragmites on their property. The letter included instructions on how to treat the Phragmites to kill them.
- Policy Letter #19 on Reserved Fund Emergency Expenditures is posted on the ELV website.
- ELV lake water quality test reports are posted on the ELV website. Overall, LakePro described the water quality of our lakes as "very good".
- Home Instead has paid \$480 for their ad for the year.
- All State Tree has paid \$400 for their 10-month ad.
- Peak Physique was billed \$120 and I am awaiting payment.
- Vinyl Kraft Home Improvement has renewed their ad for February – November and has been billed \$400.
- Complete Landscaping has renewed their ad for March-July and will be billed \$200.
- Lake Front Lawn Care has renewed their ad for March – July and will be billed \$160.

Treasurer

- Collection of homeowner dues for 2018 stands at 31 more dues still to be collected. Invoices with late fees will need to be sent.
 - The Board discussed an idea to raise the fee on late dues and decided to bring this up at the fall meeting.
 - A request was made to delay sending out invoices to provide additional time for those with dues outstanding to pay. The Membership Chair volunteered to call all those with late dues to try and collect.
 - Filed and paid the taxes in February.
- The Vice President moved to approve the JANUARY and FEBRUARY 2018 Treasurer's Reports. The Corresponding Secretary seconded and the Board approved.**

Current Balances – ELV Accounts Operating Account: \$93,623 Reserve Account: \$148,809

Assistant Treasurer (OPEN)

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Lakes

- The guest speaker we had wanted to speak at our spring meeting will not be able to attend. I relayed this information to an ELV resident who know him and the resident is going to follow-up with him.
- Contacted EnviroScience Fisheries to obtain an estimated cost for a fisheries assessment. They provided a cost for all ELV lakes of about \$12K for electrofishing which increases to about \$18K with addition of fyke netting. If we were to split this up over two years, the cost would increase by about \$2600.
- Sent the Board the past fisheries studies completed for ELV Lakes and suggested the Board review these prior to discussion on this topic again to determine how to proceed.

Security

- No report.

Maintenance (ABSENT)

- No report.

Restrictions

- Sent to two (2) ELV residents a follow-up letter about a fence and a shed on each of their properties which are in violation of ELV restrictions and will need to be removed.
- Determined that I need to reach back out to an ELV resident about a fence along the outside boundary of ELV that is in violation of ELV restrictions and needs to be removed.
- Sent a letter to an ELV resident about an RV parked in their driveway and to inform them that this is in violation of ELV restrictions. The RV has been moved out of the neighborhood.
- Determined that the project plan submitted by an ELV resident meets all ELV restrictions and guidelines as there is sufficient distance between where their project is located and the property lines and shore lines.
- An ELV resident provided photos the Board reviewed of fencing to be along sides of their back patio. **The Vice President moved to approve the fencing. The Corresponding Secretary seconded and the Board approved.**

Membership

- No report.

Special Projects

Walker Beach Renovation Project:

- The meeting on 2 March with Urban Land Consultants LLC that the Restrictions Chair and Corresponding Secretary also attended was very good. We are being billed \$1900 which includes the topography chart and site plan. There will be a second billing for coordination and permits with City of Troy and MDEQ. This will bring the total bill from Urban Land to about \$5500.
- We should receive the topography chart in about a week, and the site plan in about two weeks. The MDEQ has 90 days to approve the site plan after they receive it. Ultimately, the actual work to renovate the beach per the blueprint (site plan) will likely not be taking place until September (fall project).
- Urban Land Consultants takes care of all the coordination and permits with City of Troy and MDEQ.
- The drain will be placed on the right-hand side which was our preferred location. I will be obtaining quotes from at least two landscapers for the job which will include a 3'-18" high (varying height) retaining wall per site plan.
- An ELV resident has a good model in their backyard for sandbox construction. The sandbox would be placed up away from the water so that there will still be a good distance between the high water line and the sandbox.
- The Membership Chair asked if the sidewalks at the beach could be replaced with pavers. The Special Project Chair will seek quotes for pavers or stamped concrete for the sidewalks as part of the renovation project.

New Business

- Budgeting/timing/commitment to fisheries management – see Lakes Chair Report.
- Guest Speaker at Spring Meeting – see Lakes Chair Report.

Date of Next Meeting – The next meeting will be held on Monday, April 9, 2018.

Adjournment – The meeting was adjourned at 8:55 p.m.

APPROVED as amended on April 9, 2018.