

SUMMARY OF SEPTEMBER ELV BOARD MEETING HELD September 10, 2018

OFFICER REPORTS

President

- No report.

Vice President

- No report.

Recording Secretary

- Created and issued the draft minutes and agenda for the August and September Board Meetings, respectively.
- Reissued a draft agenda for the 2018 Annual Fall ELVHOA Meeting as well as the draft minutes from the 2017 Annual Fall ELVHOA Meeting.
- Completed other actions outside of regular duties to include going door-to-door around Sandshores Lake to identify ELV homeowners interested in possible plantings in 2019 of non-invasive emergent plants near their shorelines resulting in a total of 10 homeowners being identified.

Corresponding Secretary

- Scott Carruthers at Troy DPW indicated the catch basins (1) through (6) identified in the following list were cleaned out this past spring and fall and they will be on the DPW schedule for cleaning twice a year going forward:
 - 1) Drains from Sandshores Lake to the creek (HRC drain designation STIN02520, STMH04240, STIN12064)
 - 2) Drains on east side of Sandshores Lake at Chancery and Little Creek (STIN12929, STIN02669)
 - 3) Drains on south side of Sandshores Lake that bring storm water from Smallbrook and backyards on Smallbrook (STIN12196, STIN12197, STIN02529, STIN02528)
 - 4) Drains that empty into north side of Emerald between 1850 and 1886 Lyster Lane (STIN11817, STIN11827, STMH02950?)
 - 5) Drains on Lyster Lane west of Lyster Court that apparently do not empty into any lake (STIN11831, STIN11836, STMH02065?)
 - 6) Drains connecting Emerald Lake to Pebble Lake (STMH03352, STIN12655, STIN12663, STM03361, STMH03362)
- The Treasurer has volunteered to place address labels and stamps on newsletters and send them out the newsletters are not back to me before I leave on vacation.
- I sprayed poison ivy at Sandshores Court as Lakefront not willing to do this because of severe allergy to poison ivy.
- I emailed Lakefront to inquire about possible weed whacking on the sandy beach portion of Emerald Beach per a resident's request. **The Board discussed and thought it a good idea to arrange to have weeds sprayed three (3) days prior to weed whacking.**
- I went to the creek to see if there are any Phragmites in the areas that were treated the past three (3) years. The good news is that most of them are gone. There are some growing behind one house and possibly on a second property. **The Board discussed and the Corresponding Secretary agreed to go talk with residents with Phragmites growing for certain on their property about hiring someone to spray the Phragmites.**
- I reviewed the Maintenance Chair's proposed new sign of rules at our beach lots. We already have three (3) signs on our beach lots -- no parking, no pets, and private property with beach lot hours and ID tags required. Some consolidation of the new proposed wording and the existing small signs should be done if we decide to proceed. **The Board discussed and the consensus was that there is no dire need to make changes to the signs right now as there has not been many issues in terms of compliance with the rules posted on the existing signs.**
- The Special Projects Chair brought up the idea of having volunteers identified as assistants to positions on the Board. This would serve to not only help the Board member with the work, but also be a means of training volunteers to take over future vacancies. **The Board discussed and decided that an article should be put in the newsletter about the Board seeking to learn of volunteers interested in helping with a Board project.**
- I worked up a newsletter budget for 2019 and sent it to the Treasurer. Expenses are a little lower as compared to 2018 because of a new printing company and advertising income is a little higher as there is a waiting list for advertisers so there should be more ads in the winter.
- Michigan Door has renewed their ad for 6 months (\$240). I will send an invoice.

Treasurer

- I sent the Board a proposed 2019 budget. I am not able to finalize it until we are closer to the annual meeting. It includes:

Current Balances – ELV Accounts
Operating Account: \$93,637
Reserve Account: \$134,312

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- \$4K for lake plantings which is about the same as this past year for 6 locations.
 - \$600 for phragmites spraying around spots on lakes. But should we set aside more for treating the creek if needed.
 - \$10K for beach improvement of which all of this amount is paid this year or some portion of it spills over into next year.
- The Vice President moved to approve the AUGUST Treasurer's Reports. The Restrictions Chair seconded and the Board approved.**

Assistant Treasurer (OPEN)

Lakes

- The Lakes Chair moved to approve the purchase of an additional 100 white water lily buds at cost of ~\$2.50 each and which an ELV resident will be germinating over the winter for plantings next spring. The Restrictions Chair seconded and the Board approved.**
- The Board discussed the number of locations for non-invasive aquatic plantings at Sandshores Lake in spring 2019. **The Board consensus was that starting out with somewhat fewer locations, than the 10 identified through a door-to-door survey conducted by the Recording Secretary, would be best. The Recording Secretary agreed to develop a recommendation for the Board for the best six (6) of the 10 locations.**

Security (ABSENT)

- No report.

Maintenance (ABSENT – emailed report to Board prior to meeting.)

- Repair of Walker entrance defective lights completed by independent contractor.
- Removal of wasp hive from Lyster Ct. completed by independent contractor.
- Sandshores beach lot, Walker beach lot, Emerald Lake Beach lot & Walker Entrance sprinkler systems tested for City of Troy back-flow compliance by licensed Big Beaver Plumbing.
- Inspected drain (street culvert) at a location in the rear of an ELV resident's yard for deteriorated pipe as reported by an ELV resident. Confirmed this observation and reported it to the City of Troy for repairs.

Restrictions

- An ELV resident indicated their intent to have work completed in timely fashion to bring property into compliance with the minimum property standards per ELV restrictions.
- An ELV resident indicated they need additional time to move a playset into position in order for Board members to observe its location for compliance to ELV restrictions. I requested they let me know as to when the playset will be put into place.
- An ELV resident is checking with me to ensure restrictions are met in regards to the new pool they are getting. Will send an image of the fence around the pool and the plot plan for its location.

Membership

- Greeted new owners of eight (8) properties this month.

Special Projects

- Many considerations were taken into account when determining the companies I am recommending for performing the work identified for the Walker Beach Renovation Project including best price, company reputation, ease of doing business with, ability to execute the work, etc. Three (3) competitive quotes for both sewer pipe and landscaping have been obtained and analyzed for best price and execution of services. The total cost is approximately \$40,000.
- The Special Projects Chair summarized his analysis to the Board and answered several questions from Board members. **The Special Projects Chair moved to approve moving forward to hire Lakeview Contracting and Northern Impressions pending review of the contracts by the Board. The Treasurer seconded and the Board approved.**

New Business

- The Recording Secretary suggested having Restorative Lake Sciences (RLS) conduct a study of Sandshores Lake to make recommendation on a lake management plan to address ongoing issues with Sandshores Lake.

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- The Lake Chair had learned of an issue with the past performance of RLS that involved LakePro. LakePro indicates they are not willing to perform work in association with RLS. **This information was shared with the Board and led to the decision by the Board not to consider this idea further.**
- The Recording Secretary suggested convening a meeting of lake homeowners, Board members and LakePro to discuss how recent treatments are adequate or not in addressing lake quality issues in Sandshores Lake.
 - **The Board discussed this idea and concluded that, at this time, there was no indication that a majority of homeowners were interested in attending such a meeting.**
- The Lakes Chair suggested considering the possibility of hiring a sump cleaning company to clean out the outfalls and 35 backyard drains into Sandshores. **The Board discussed, thought this to be a good idea, and concurred with action by the Lake Chair in seeking quotes from sump cleaning companies.**
- The Recording Secretary suggested considering the use of MD Pellets in Sandshores Lake based on the fact that the company that supplies these has case studies on their website about other ponds with an issue similar to that of Sandshores Lake. In the case studies, the treatment approach using algaecides/herbicides, Aquasticker and MD Pellets was reportedly successful in addressing the issue.
 - **The Board decided to continue to consider this suggested to arrive at a decision, requesting that the Lakes Chair obtain at least two different treatment options from LakePro and their projected costs.**
- The Recording Secretary stated that much of the grass on Little Creek Ct. appears to be dead and it looks awful. **The Board discussed and decided to monitor this grass to see if it comes back or not then make a decision if further action is needed to address.**

Old Business

- Special Projects – A motion to vote to proceed with the Walker Beach project. See Special Projects Chair's Report.
- Annual Fall ELVHOA Meeting on October 29, 2018 – Continue planning, review draft agenda to finalize. Complete this at next meeting (1 October).
- Leadership Troy – The Membership Chair shared results from voting by Board Members to award the Vice President with this honor. The Board gave an enthusiastic round of applause of congratulations to the Vice President on this well-deserved recognition!

Date of Next Meeting – The next meeting will be held on Monday, October 1, 2018.

Adjournment – The meeting was adjourned at 9:26 p.m.

APPROVED as amended on October 1, 2018.