

SUMMARY OF AUGUST ELV BOARD MEETING HELD AUGUST 5, 2019

OFFICER REPORTS

President

- No report.

Membership

- Greeted four (4) residents.
- Someone wants to move into ELV and sent an email asking about a particular house. It's a corner house but does not have lake access. Both of the neighbors to be have trees that are overgrown, and she wondered if anything can be done to create a better view of the lake.
 - While briefly answering the woman, the question to the Board is *What can be done about this?* It was then referred to the Restrictions Chairman who said the trees must be maintained as indicated in ELV's *Restrictions, Sec 6. (i) - All lots and premises shall be adequately maintained to prevent mature seed-bearing noxious weeds; to prevent the height of grasses in excess of ten (10) inches above the underlying soil over more than 10% of the unsurfaced and unbuilt lot area; to prevent excessive growth of shrubs, bushes and similar plantings which obscures the street side view of the residence (except side yards of corner lots) or which obscures the view of lake areas from adjacent residences.*
 - This is being forwarded to the Restrictions Chairman for further follow-up.

Vice President

- No report.

Recording Secretary

- Regarding a "Quorum," former Recording Secretary's minutes (2015 and before) showed that a 3/4 vote was required for some votes and our more recent Recording Secretary's minutes showed that a 2/3 vote was required for some votes. Upon asking which would be correct, the Vice President suggested checking the Bylaws. Will research and report next month.
- Water Lilies
 - A resident planted five (5) water lilies in Sandshores Lake off our property. As of today, only three (3) have reached the top and are visible. The resident indicated that they will take time for them to grow.
- Proofed and completed the June and July Board Meeting Minutes and created the August Agenda for tonight's meeting.

Corresponding Secretary

- Newsletter Deadlines: Friday, August 2 and September 6, 2019
- Correspondence:
 - Asked two (2) residents to go around Sandshores Lake and do a fertilizer survey asking how many times residents fertilize, what kind of fertilizer is used, do they do it themselves or hire a company, do they keep a buffer from the water, etc. One resident indicated she was too busy and the other suggested a letter from the Board would suffice. It is questionable that a letter would be effective. Does the Board think a survey would be beneficial? Discussion ensued, and the following decision was made:
 - i. **The Board decided that no survey will be done.**
 - A resident reported a leak in the door of the LLL (Little Lending Library) on the Lyster Court CDS. A resident then made and installed a little wooden awning so rain would not leak through the door.
 - A resident would like an article put in the newsletter telling people to put trash cans in the garage or out of sight.
 - i. Will put an article in either this month or next month; probably after FunDay.
- Action Items and Info:
 - Does the Troy PD offer Neighborhood Watch Training?
 - i. The Security Chairman will check into that.
 - Regarding an Action Item that states *Meet with a resident regarding compliance with minimal property standards*, our Restrictions Chairman is willing to go with me to visit the resident in question and discuss with him specifically what needs to be improved on his property.
 - i. No contact has been made as yet; however, the Restrictions Chairman did talk to the residents once, and they asked what they should do. He said the dead tree should be cut down, but that has not yet been done.

- Ongoing – this is a priority and a letter will be sent stating we will begin using our fine schedule after a specific time.
- Advertising:
 - Billed advertisers for their newsletter ads. We have received payment from two (2) so far.

Treasurer (Absent)

- Treasurer's reports were sent out prior to this meeting. All reports are on file with the Treasurer.
- Reported on the current balances in the Operating Accounts and the Reserve Account.
- We have already paid the full summer cost of the lake management expense to LakePro where in prior years that hasn't been paid until August, which is why the comparative cost with the prior year is so much higher.
- Checking account signers will be changed once the July minutes are finalized, and there are no dues updates.
- Have communicated with the realtor regarding a home for sale that has outstanding HOA dues on the property.
- Researching how to file the lien on a property that has outstanding HOA dues.
- The Accounting review is done with one auditor and has been passed on to the next one. Nothing final yet.
- **The Board approved the JULY 2019 Treasurer's Report.**

Assistant Treasurer (OPEN)

- No report.

Lakes

- Andale pump shutdown:
 - The Maintenance Chairman said Dustin Electric will be out Tuesday, August 6, to evaluate the electrical box to see if that is the source of the shut-down problem.
- Sandshores Issues: 1) Contacting LakePro, 2) Experts, 3) Alternative treatments
 - Received emails from residents on Sandshores Lake complaining about the condition of the lake.
 - Our job is to deal with the lake and bring it up to standards.
 - LakePro sent his biologists out, and they do not agree with the residents' objections.
 - We have taken a course to increase growth of aquatic plants according to LakePro, but it takes time to get rid of the bad stuff.
 - We will continue to listen to residents and work to get this resolved.
- Water Lilies:
 - A resident will have perhaps 200-300 lilies for re-planting next June. He has suggested that the Board adopt some sort of plan for this re-planting, including distribution, location and a "committee" to do the actual re-plantings. He would be happy to be part of that committee.
 - i. He has distributed 30 lilies in the past couple weeks.
 - ii. He would also appreciate donations of small pots or containers.
 - iii. So far, he has given out 30 plants to various residents.
 - The Correspondence Secretary will create a list, and the Lakes Chairman will send her the names of additional residents who are interested.
- Emerald Drain:
 - Asked a worker at the Troy DPW to check out the Emerald drain to Pebble. He sent a supervisor out who determined that the flow wasn't being significantly affected by the rock landscaping.
 - The drain at a residence on Emerald Lake Drive is okay according to the City.
- A resident called to report that someone had dumped sand into Emerald Lake. She also reported that a resident is doing auto repair work out of his garage. Told her that her concerns would be relayed to the Board.
 - The Corresponding Secretary will contact the residents to discuss these issues.
- Aquatic plants:
 - LakePro sprayed a resident's aquatic plants in error, and wiped them all out; and the resident is suggesting that we should get some reimbursement from LakePro for that error. Now the resident watches every time LakePro comes out.
 - At no time has LakePro said it was their problem. The Lakes Chairman will follow up with LakePro about this.
 - He will also relay to LakePro, that if they see plants in the water, DON'T SPRAY!
- Lake Rakes:
 - The Lakes Chairman does **not** have a lake rake. However, the Maintenance Chairman **does** and is willing to loan it out if needed.
 - The Corresponding Secretary will put a note about that in the newsletter.
- Winter Bluegill Festival?
 - **Discussed and the Board decided ELV will not be holding a festival this year.**

Security

- Nothing to report.

Maintenance

- The sprinkler at the Walker beach lot has been repaired, and the grass and weeds have been treated.
- The Sandshores light has been repaired.
- The Crystal Lake pump is no longer dripping.

Restrictions

- A resident called with questions about constructing a fence to divide her yard from her neighbors. Explained our policies and she understood. There did not seem to be a concern, and this matter is considered closed. **The Board confirmed that she cannot have a fence per the Restrictions.**
- A resident has emailed and called several times regarding the following complaints:
 - He would like to see a paragraph in the newsletter regarding garbage cans being left out (all week and other materials left on the sides of houses. The Board concurred that this is a City issue, and he would need to call the City for a resolution; but the Corresponding Secretary will also put an article in the newsletter.
 - A delivery of sand was dropped off at a residence, which the complaining resident was sure would become a beach. Spoke with the owner, who was very adamant that NO sand, NOT A GRAIN, went into or near the water. Will be stopping by to double check and will email if anything is found to be different.
 - He also claimed to have seen a refrigerator on the outside of a residence along with a truck parked on the side yard. There is also a small box-like container (yard tools my guess). Many people in this neighborhood have these box-like containers, and the truck he spoke of is on the driveway.
- It is extremely GREAT that we have neighbors like this resident who want to see our sub stay beautiful and pristine and email when they see things out of line.

Special Projects

- Emerald Lake Beach Lot:
 - Spoke to Northern Expressions about quoting the wall that is leaning.
 - They expressed concerns about re-using the same bricks.
 - The old capping is glued to the top brick, and they might have a hard time removing the old capping.
 - If the capping bricks break, they can use new bricks and try to match the color; however, the color of the new bricks would not match the old brick due to fading.
 - Have not yet received the prices to do the work we discussed.
- Walker Beach Lot:
 - We had an onsite meeting on Saturday for 45 minutes.
 - A variety of ideas were suggested, and we agreed on a 30-foot trench drain to be installed.
 - Northern Expressions will put in writing a quote to fix the drain problem, and this will be passed on ASAP once received.
 - Northern Expressions indicated it would take one (1) day to fix; however, their schedule is full until September.
 - We also discussed adding 3-5 feet of sod at the retainer wall edge later in 2019 or spring of 2020.
 - We will fill in the trenches with the sand that was washed away and reclaimed.
 - The Lakes Chairman proposed a motion to approve money to fix this drain problem.
 - **The Board approved spending \$2,500 to handle the Walker erosion repair.**
- Dredging Permit – No progress to report
 - Contacted the MDEQ and will be attempting to get a permit to dredge for ALL the beach lots.
 - It takes 90 days to be approved once submitted.
 - Have not made any progress yet with the application. Emailed the MDEQ, but have not received a reply.
 - The application will require aerial photos of the properties and an application fee of \$100.
 - We could always try and remove sand manually with volunteers like the Do-Dads???
- Dog Houses (The “Dog Houses” cover the sprinklers and manifolds on the beach lots.)
 - Met with an ELV resident this weekend.
 - Will bring a sample of the siding he is suggesting. We want to reuse the old roof and just paint them.
 - He said he would charge \$300 for labor and \$250 for material for each dog house.
 - The material cost would NOT be marked up, we would just be paying for labor.
 - The approximate total cost for all five (5) is \$2,750, and the work would be completed in the fall of 2019.
 - Will go back and ask for more detail. At the moment, the price is too high.

- The painting of the street signs next to sewers has been completed.
- Other beach lot and common area issues / Miscellaneous
 - Please notify the Special Projects Chairman if there are any other special projects anyone would like to add to the list!
 - The Corresponding Secretary and Special Projects Chairman looked at Smallbrook Court last month as a resident asked that this be put on the Special Project list. However, it didn't seem like this court is a problem, so it will not be included on the list.

Other Committees As Necessary

- FunDay
 - Help is needed with clean up, making treats, etc. See the article in the July newsletter.

New Business

- Contact the Winter Party Chairmen about their ideas for the Winter Party.
 - The Corresponding Secretary will contact them and report to the Board.
- Discussion on garbage cans being stored next to, or in front of, garage doors all week.
 - This has been taken care of, and an article will be in the August newsletter.
- Prepare a list of residents (with addresses) who **have** lake plantings and a list of those who **want** plants to give to the resident for distribution of his 250 irises in 2020. A survey is in progress for those residents who are interested.
- A resident requested a review of our security around personally identifying information that we have on our computers for homeowners and the rewrite of our Laptop Policy Letter (#012).
 - Our Treasurer will get with the appropriate person to discuss the issue.

Old Business

- Walker Beach – Discuss the erosion at Walker Beach.
 - The Walker Beach erosion issue will be taken care of by Northern Expressions.
- Sandshores Lake – Discuss Sandshores' water quality and the addition of a winter pellet treatment, etc.
 - The Lakes Chairman will ask LakePro and report back to the Board.
- Aerial Adventure – Discuss this new addition.
 - The Insurance Company will not insure the Aerial Adventure for FunDay so it will not be included. There will be a Rock Wall instead.

Date of Next Meeting

- The next meeting will be held on Monday, September 9, 2019.

Adjournment

- The meeting was adjourned at 9:59 p.m.

APPROVED as amended on September 9, 2019