

SUMMARY OF NOVEMBER ELV BOARD MEETING HELD NOVEMBER 4, 2019

OFFICER REPORTS

President

- Welcome to Mark Barbieri to the Board as the newly elected Recording Secretary
- During Annual HOA meeting last month, resident raised a question about Policy #11.2 relating to candidate speeches during the meeting. Policy will be reviewed and amended if appropriate
- Thank you, Karen C. for capturing the resident ideas from the Annual HOA meeting and for stepping in as Interim Recording Secretary the last few months
- A resident has volunteered to be more involved in lake plantings to save money relative to LakePro, though more details are needed before moving forward
- Based on a discussion point from the Annual HOA meeting, reviewed the HOA bylaws and restrictions. Any changes to the fine schedule or restrictions document must be done at an Annual HOA meeting and with positive approval of 67% of all homes.
- Propose scheduling a special meeting to discuss the restrictions related to maintaining / altering the shoreline.
 - Items that note the requirement and ability to alter and maintain shorelines and beaches have caused some confusion and likely need clarification.

Vice President

- No report

Membership

- Greeted three (3) new residents this month.
- Sent one (1) sympathy card
- A resident asked Andrea about flooding in their backyard from the “creek” – Andrea directed the resident to contact Oakland County as it is in their jurisdiction

Recording Secretary

- Karen Charnawskas (interim Recording Secretary) updated the external flash drive from Patsy Muzzell (past Recording Secretary) and provided it to Mark Barbieri (incoming Recording Secretary)
- Karen will continue to work on summaries for past BOD Meetings up through October for approval by John Martin while Mark gets up to speed at which point, he will take over

Corresponding Secretary

- Newsletter Deadlines: Friday, November 1, and December 6, 2019
- Correspondence Prior to HOA Meeting:
 - Two of the current Nominating Committee members, indicated they would not be running for reelection for 2020. No reply from the 3rd individual
 - Two (2) residents said they would run for Nominating Committee positions
- Correspondence Subsequent to HOA Meeting:
 - A resident stated that our entrance signs are just fine and we have more important things to spend ‘homeowners’ money on.
 - i. Consideration will be included in upcoming new 5-Year plan
 - Matt Dombrowski will follow up regarding Holiday decorations for subdivision entrances prior to Thanksgiving
- Action Items and Info:
 - The resident with the dead tree has cut it down, all that is left is the trunk
- Advertising:
 - There are no current policies restricting “bullet point” items in the “Classified Ads” section from residents that also have their own business; block advertisements must be purchased

Treasurer (Absent)

- Treasurer’s reports were sent out prior to this meeting. All reports are on file with the Treasurer.
- Current balances in the ELV accounts were presented.
- I have created a new email for Treasurer use – ELVTreasurer@gmail.com, which can also be passed on to future treasurers – this will be the new contact information in the directory and monthly newsletters

- I purchased the new ELV Treasurer’s computer this weekend and have completed the reporting in half the time of prior reporting periods – we need to align on what to do with the old one (tabled until next month)
- Christmas Party - In prior years, tickets were purchased directly from the person hosting the party and not through ELVHA. That would be changed this year as current hosts do not want checks made out to them personally. We need to make it very clear in the newsletter that this is not an ELVHA sponsored event.
- I received a check from Ross Martin today for his advertisement
- **The Board approved the OCTOBER 2019 Treasurer’s Report.**

Assistant Treasurer (OPEN)

- No report.

Lakes

- Current lake measurements show that all lakes are higher than November averages since 2008, and many are at record highs for the decade.
 - We only used the pumps approximately two (2) weeks this year.

Lake	Nov. Average	Max	Min	Current	Var. from Avg
Andale	(10.81)	(2.75)	(16.25)	(2.75)	8.06
Crystal	(7.36)	1.25	(17.00)	1.25	8.61
Emerald	0.04	3.50	(2.75)	2.50	2.04
Pebble	(7.10)	1.75	(16.25)	1.75	8.85
Sandshores	(0.75)	0.25	(2.50)	0.00	0.75
Walker	(3.34)	2.25	(12.25)	2.25	5.59

- Lake Levels are higher than normal.
- I have spoken with Dr. Jones, who indicated that she would be tied up until the start of next year but will provide a proposal at that time. She believes she will have sufficient opportunity to advise us concerning treatments starting in April. Dr. Jones will review Sandshores only.
- LakePro has done the annual water quality evaluation, and we are awaiting their written report. We should also see if we can get additional homeowners to participate in the aquatic plant program for the coming year.
- The County can come out and check E.coli periodically during swimming season, however, there may be highly variable readings due to several factors (e.g. daylight, geese, precipitation, etc.)
 - There is a volunteer program for testing E.coli – Tom can put information together and send out details.
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Security

- No report

Maintenance

- All ELV lawns have been aerated and over-seeded. New grass is beginning to sprout.
- Water meters have been removed for the winter season.
- Sprinkler systems have been winterized.
- Walker entrance lights have been repaired.
- The downed reflector sign (mentioned at the Annual HOA meeting) is city property and will not be replaced at Walker entrance. The City of Troy states that the reflector maintenance is “not in the budget.”
- Tree at the northeast corner of Walker beach overhanging the fence and adjacent property has been trimmed.
 - ELV (Lakefront Landscaping) fall clean-up is scheduled for next week.

Restrictions

- Received complaint about a mess on a neighbor’s property – will speak with the property owner and draft a letter for Board comment
- Attempted to contact resident about construction of a new hot tub, patio and construction materials in the street
- Discussed issue with a resident’s front yard - no progress yet on repairing damage from vehicle
- Was notified about a property with new trees planted near the waters edge that needs to be discussed by the board at an upcoming meeting

Special Projects

- Five-Year Plan for ELV

- Working to re-establish a revived 5-year plan for ELV.
- Will look at courts and cul-de-sacs for landscaping improvements, which will be included in upcoming 5-year plan
- I look forward to meeting Kannav (Ken) Shama to discuss ideas – we have not yet personally met
- I will be asking the ELV neighborhood for ideas and announcing the new 5-year plan in the newsletter.
- Plan to host a meeting in late spring/ summer for any residents that are interested to brainstorm improvement ideas and solicit volunteers for sub-committees and projects.
- Request for Board members to provide 1-2 ideas for 5-year plan to kickstart brainstorming.
- Ideas to include in the newsletter
 - We would announce the idea of bringing back a detailed 5-year plan again for ELV
 - I will build a timeline and prioritize projects in order of urgency or importance.
 - Gather suggestions from all ELV resident stakeholders who want to provide ideas:
 - i. Residents could e-mail, call or text their suggestions
 - ii. If interested, the person making the suggestion could assist and help as a junior role in the project. (i.e. delegation of tasks to that person)
 - Special Projects Chairperson, (myself currently) would provide an update at least once per year of the progress in the newsletter and/or at HOA meeting.
 - Announce plan for a special meeting to all who want to attend to brainstorm and talk through ideas. This would not be a regular monthly meeting and any resident could attend.
- Entrance signs:
 - We have had some suggestions about improving or redoing our entrance signs.
 - There is a total of five to rebuild.
 - I received an e-mail from an ELV resident who stated that she was happy with them and not to change them.
- Emerald Lake Beach lot:
 - I have spoken with a Northern Expressions about quoting the wall that is leaning
 - He expressed concerns about re-using the same bricks.
 - The old capping is glued to the top brick, he said he might have a hard time taking the old capping off.
 - If the capping bricks break, they can use new bricks and try and match the color, however, the color of the new bricks would not match the old brick due to fading.
 - I have not yet received the prices to do the work we discussed.
 - This will be included in the upcoming 5-year plan.
- Walker Beach lot:
 - I was not able to check the drain function during a heavy rain storm yet.
 - Drain was installed as we discussed.
 - I want to try and have the AT&T box on the beach relocated.
 - Boat ramp, I will be working on getting a quote for a new boat ramp and sidewalk.
- Dredging Permit for All Beach Lots:
 - No progress to report.
- Dog Houses:
 - Still working on pricing and best options with Joe Power
 - We passed a motion to go forward with the purchase of fake rocks, last meeting.
 - I looked at a fake landscape rock that would provide cover over the sprinkler systems manifolds
 - We would consider using a “fake rock” instead of a “Dog House.”
 - The cost would be less, possibly \$150 each.
 - I want to see how they would be secured to the ground, etc.
 - I went and looked at one on Lamb and Rochester RD – sent out a picture.
 - Needs additional review to assure that the interior space provides enough clearance to protect the meters – dog houses will be used for the winter and revisited in the spring.

New Business

- Welcomed Mark Barbieri, incoming Recording Secretary.
- Fall Annual Meeting RESULTS (Monday, October 28, 2019):
 - Resident ideas captured from Annual HOA Meeting:
 - Brick Entrance Signs
 - i. A resident felt that the brick entrance signs were outdated and needed sprucing up or replacement.
 - ii. Board had mixed opinions on the need or lack thereof to update as part of a special project.
 - iii. Will be considered as part of the 5-Year plan.
 - Electronic Dues/Paying Dues Online

- i. Electronic payments would require incremental fees and there were not any residents who voiced an interest in paying more to have this option.
 - ii. Option is not being considered at this time.
 - o Restrictions on Posting Elections Signage
 - i. City ordinance allows for posting of political signs that are within size constraints.
 - ii. Signs must be removed within 48 hours of the election.
 - iii. HOA restrictions are consistent with the city ordinance.
- New water quality report is pending.

Old Business

- Lake vegetation survey report
 - o Report is available, but the file is considerably large.
 - o Tom is investigating how to best make the report available to the Board and others.

Date of Next Meeting

- The next meeting will be held on Monday, December 2, 2019.

Adjournment

- The meeting was adjourned at 8:20 p.m.

APPROVED as amended on December 2, 2019