

Ess Lake Association Board of Directors Meeting

Minutes October 28, 2023

Call to Order: The meeting was called to order at 10:00 am at Cheryl Leach's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach, Jim Badour, Rick Koger, Geoff Denstaedt (Zoom) and Aimee Smith.

Meeting Minutes Review: The minutes of the board meeting of August 26, 2023, were reviewed, A first motion for approval was made by Sharon Quist, with a second from Rick Koger, All approved.

Treasurer's Report: The treasurer's report as of October 28, 2023, was submitted by Sharon Quist. Sharon reviewed the highlights with the Board and it is available on the website in the member area. The Porta – Potty was extended to the end of September this year. Sharon also reported that the lawyer fees are now all paid off. A first motion was made for the approval of the report by Geoff Denstaedt, with a second by Cheryl Leach and all members approved the financial report. The Water Management fund has not changed from the last board meeting.

Additions to the Agenda: Tree Removal Lot #132

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Website:** The Website is up to date with the addition of the last board meeting minutes. There was a discussion about how to find the forms for tree and building variances. This is under the member area. Once you are logged in as a member, the same button needs to be pushed to show a pull down menu for the forms, member directory, proxy, budgets, and financial report.
- **Board 2023- 2024 Goals & Budget:** Cheryl Leach reviewed the goals for this year. The canal project goal has been completed for one side of the canal as the resident paid for the improvements. Cheryl also reviewed the budget. The budget will need to be amended to bring the website membership renewal in line to the actual cost. This will be ok for now as we are showing an unscheduled amount of \$1350.97.
- **Canal Update:**
 - **Mouth of Canal:** The work on the mouth of the canal on the east side of the canal has been completed. This side of the canals improvements were paid for by the resident. Mark has sent a letter to the resident on the west side of the canal to make them aware that the permit from EGLE is good for both sides of the canal, but it needs to be completed at their expense.
 - **Duck Weed Treatment:** Rick Koger has looked into this issue further. From his research, he has found out that duckweed is caused by deteriorating rotting vegetation. All of the solutions that we have discussed so far will not permanently solve the issue. The only way to ultimately solve the issue is to get rid of this vegetation which would mean that the area of the canal along Norway court would need to be dredged. This would also include taking out the dead trees in this area. The area would then either need to have a berm or filled in so that as the lake rises, that area does not flood anymore. Rick also learned that there are grants that the association can apply for to complete this work. A motion was made to have Rick look into grants, permitting, and excavation costs for improvement to the area along Norway Court by Sharon Quist, with a second motion from Aimee Smith, all approved.

- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** Cheryl Leach reported on the last meeting by this committee. She stated that there were many great ideas and items that were discussed. There was much discussion about the needs of the association. The discussion centered on who the clients are and what are their needs. Jeff Zupancic is putting together a survey to send out to the association to help identify these needs and clients. Cheryl will follow up with him to see where he is at with this survey.
- **Transfer of out lots to Ess Lake Owners Association:** Geoff Denstaedt put together the quit claim deed for all of the out lots. This has been signed and notarized by Jack Matthias. This still needs to be recorded. Geoff also suggested that someone get in touch with the tax assessor to verify that the out lots will still be taxed at zero. Mark will follow up with the tax assessor.
- **Approval of Shed lot #90:** The board has reviewed the plans for the shed. A motion was made to approve the plan by Rick Koger, with a second motion from Aimee Smith, all approved the motion.
- **Tennis Court Cracks:** Aimee did get the information that was needed to make the repairs to the tennis court. The costs for this repair will be gathered and voted on at the spring meeting due to colder weather setting in.

New Business:

- **Bank Change:** Sharon Quist has requested that the association change banks from Huntington to Community Financial. A motion was made to change the Ess Lake Owners Association bank from Huntington Bank to Community Financial by Cheryl Leach, with a second motion from Rick Koger, all board members approved this motion.
- **Rental Issues with Association Member:** It has come to the boards attention that there are issues with a resident renting out extra space on their property. A motion was made for Cheryl Leach to pursue the enforcement of our bylaws along with any legal costs associated with this action by Jim Badour, with a second motion from Sharon Quist, all members approved this motion.
- **Establish a date for tree removal along Norway Court:** Mark Pollard is looking at doing this sometime in January. He will let Sharon and Jim know the date so that a email can be sent to all members and the website updated with the date. All association members that would like to help are welcome on that day.
- **Removal of trees:**
 - Lot #132: The owner of this lot has ask permission to remove one tree that would violate our current restrictions. A motion was made to remove this tree by Geoff Denstaedt, with a second motion from Cheryl Leach, all approved with Rick Koger abstaining from the vote.
 - Lot #91: The owner of this lot has asked to remove a few trees from the lot. The board reviewed the plan. A motion was made to approve the tree removal by Sharon Quist, with a second motion from Geoff Denstaedt, all approved with Mark Pollard abstaining from the vote.

The next meeting is on 1/20/ 24. The meeting was adjourned at 10:56am.

Written and submitted by Jim Badour

Signed 