

# Ess Lake Association Board of Directors Meeting

Minutes January 21, 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, Geoff Denstaedt(Zoom) and Rick Koger(Zoom). Not present Aimee Smith.

**Meeting Minutes Review:** The minutes of the board meeting of October 22, 2022, All approved the minutes.

**Treasurer's Report:** The treasurer's report as of January 11, 2023, was submitted by Sharon Quist. Sharon reviewed the highlights with the Board and all members approved the financial report.

**Additions to the Agenda:** Status of lot number 204

**Bills for Approval:** No bills to approve.

**Public Comment:** None

## Old Business:

- **Website:** No Issues. Website should be up to date.
- **Review 2022-2023 Goals & Objectives:** Cheryl Leach presented the updated goals matrix.
- **2022-2023 Budget:** Cheryl Leach presented the status of the 2022-2023 budget to the Board. There are no surprises so far.
- **Legal Issue/Fund:** A letter was sent to the lawyer about the status of payment for the legal bills. Since the letter went out to the Ess lake association members to establish a legal fund, we have collected \$2,670 in donations to help pay for the legal fees that are owed. We had owed \$8,205 after November's planned monthly payment of \$200.00. In December with the donations and regular monthly payment of the \$200.00, this total was brought down to \$6,140.00 still owed. Other donations were received after that payment, so for February we should be able to make a payment of \$1,105.00, which will bring the remaining balance to \$5,035.00. A member of the association did write the board a letter asking the question if the Associations lawyer had asked the judge to have the all legal fees paid for if the judgement was in favor of Ess Lake Association. The association's lawyer did ask that these fees would be paid for if the judgement was in favor of Ess Lake Association. The judge denied this request, so at that point the Association had to pay any legal fees that were incurred leading up and during the litigation.
- **Canal Update:**
  - **Mouth of Canal:** Mark had a phone conference with the EGLE rep on Thursday. The EGLE rep had some issues with some of the wording that was submitted. These items were clarified during the meeting. The wording will be changed and resubmitted. At that point, Mark believes that the permit will be approved to be able to start the work in the spring. John & Sharon Quist are going to pay for their side of the canal to be completed.
  - **Duck Weed Treatment:** The board will need to review this in the spring to see if a treatment is necessary, along with the necessary funds to be able to make another treatment.
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** The committee is set to meet in February to start looking at potential changes to the Bylaws.
- **Status of building projects:**
  - Lot# 131: The Board received a letter from the member outlining their timeline to finish their house, which will be in the fall of 2023.

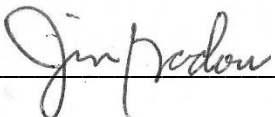
- Lot# 67: A letter will be sent to the resident asking for a final date for the extension of the building project. There has been no response from this member as to a date to finish the house.
- **Outlot Ownership Review:** Mark Pollard, Rick Koger, and Geoff Denstaedt will meet with Jack Mathias once Mark & Rick return from Florida. Geoff looked up the property records for the outlots, which showed that the outlots are still indeed in Jack's name.
- **Tennis Court Cracks:** Tabled until next meeting.
- **Out Buildings on lot 116:** This was tabled for this meeting. Mark will meet up with the owners.

**New Business:**

- **Annual Newsletter:** The Board reviewed the annual newsletter for any changes. There are a few changes that will be made by Jim Badour before it is sent out to the membership.
- **Lot #204:** There is concern on this property for non-payment of the property taxes due to the lien that has been placed on it for Ess Lake Association dues being owed. The association could be out these dues if the township takes the property back for non-payment of the property taxes. Mark will call the property owner to understand the status of this situation.

Next meeting is on 4/22/23. The meeting was adjourned at 10:46 am.

Written and submitted by Jim Badour

Signed  \_\_\_\_\_