

Ess Lake Association Board of Directors Meeting

Minutes May 06, 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 (Zoom).

Meeting Minutes Review: The minutes of the board meeting of January 21, 2023 were reviewed, All approved the minutes.

Treasurer's Report: The treasurer's report as of April 27, 2023, was submitted by Sharon Quist. Sharon reviewed the highlights with the Board and it is available on the website in the member area. A first motion was made for the approval of the report by Cheryl Leach, with a second by Geoff Denstaedt and all members approved the financial report.

Additions to the Agenda: Boom purchase for the canal, lot 168 Tree Removal

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. The permit for the canal has been obtained. Mark, Geoff, and Rick to address the outlot ownership, 5/20/23 is clean up weekend. Outlot C has already been cleaned up.
- **2022-2023 Budget:** Cheryl Leach presented the status of the 2022-2023 budget to the Board. It matches the Treasurer's report, with \$4,000 being received so far for dues. We will payout \$1,400 for security this month.
- **Legal Issue/Fund:** Still paying the lawyer's invoice down. We received \$3,400 in donations, with \$3,795 still owed. We received an additional \$350 in donations. Also received \$1,038 from an owed lien, which could be used for paying down the legal invoice. So we will use the \$350, plus our monthly payment of \$200, plus \$1,000 from the lien payment to pay down an additional \$1,550 on the legal invoice to bring the total owed down to \$2,245.00. A motion was made to use \$1,000 from the lien on lot 204 to pay down the legal invoice by Cheryl Leach, with a second from Rick Koger, all approved the motion.
- **Canal Update:**
 - **Mouth of Canal:** We did receive the permit to put in the seawall at the mouth of the canal. The erosion permit is also approved. The permit allows for a seawall to be built on both sides of the canal. John & Sharon Quist will pay for the seawall materials to build it on their side of the canal. Any help from any members to build this will be appreciated. Mark will let Jim know that he can now put in his seawall on the opposite side of the canal as well.
 - **Duck Weed Treatment:** The duckweed will continue to come back. It is coming from the swampy area along Norway Court due to the high water levels of the past few years. Rick Koger is looking for a government entity that may help with water management to test the water for free and recommend a permanent solution to the issue.
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** The committee is set to meet on 5/13/23 to begin looking at recommendations for changes to the building restrictions.

- **Status of building projects:**
 - Lot# 131: The outside of the house has been completed and it looks really nice. This satisfy's the association as far as the project being completed.
 - Lot# 67: The owner never responded to the letter to finish the outside of the house as required by the By-Laws and Restrictions. They are now starting to get the siding up.
- **Outlot Ownership Review:** Mark will contact Jack to see if a meeting can be setup on either the 10th or the 17th of June.
- **Tennis Court Cracks:** Aimee has made numerous attempts to get the original contractor out to recommend fixes for this. She is going to contact him again to try to get the colors to see if volunteers from the association can fix it.
- **Out Buildings on lot 116:** This was tabled during the last meeting. The owners of the lot built a cook area that violates the 70' restriction. A variance can be issued for the township rule of 45' from a waterway. A first motion was made to grant the variance for 45' to match the township rules for lot# 116 by Sharon Quist, with a second motion by Cheryl Leach, all approved unanimously.

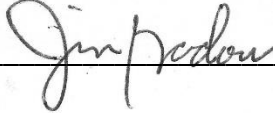
New Business:

- **Building Plan Approval, Lot 172:** The Board reviewed the submitted building plans. A first motion was made for the approval of the plans by Cheryl Leach, with a second motion from Geoff Denstaedt, all approved, with Jim Badour abstaining from the vote.
- **Removal of Trees, Lot 185:** The board reviewed the pathway and tree removal plan. A first motion was made to approve the pathway to Ess Lake on lot 184,185 by Rick Koger with a second motion from Jim Badour, all approved.
- **Removal of Trees, lot 124/125:** The board reviewed a request to remove the trees to build a garage, according to the submitted plan. Mark & Rick reviewed in person and most of the trees are less than 6" in diameter. There are about 3 trees in question, all of which need to come down. A first motion was made to allow the removal of the trees to build a future garage by Sharon Quist, with a second motion from Jim Badour, all approved the motion.
- **Removal of Trees, Lot 168:** The board reviewed the request to remove trees according to the submitted plan. A first motion was made to allow the removal of the trees by Rick Koger, with a second motion by Sharon Quist, all approved the motion.
- **Request to join Ess Lake Association, 18280 Ess Lake Drive:** Mark pointed out that owners along Ess Lake Drive, which are close to the association can be approved by the board to join the association for use of the outlots. The majority of the board members suggested the use of the license that was drawn up a few years ago, and to collect the \$30 in dues for the use of the outlots. A first motion was made to send the license, along with the association rules and to collect dues to approve the use of the outlots for the current residents at 18280 Ess Lake Drive, which will need to be renewed annually by Cheryl Leach, with a second motion from Geoff Denstaedt, all other members approved, except Mark Pollard who voted against the approval.
- **Booms for the Canal:** Cheryl Leach brought to the board the idea of using water booms to help keep the duckweed contained in the canal. She saw this in Florida as it was being used to help contain debris from the hurricane from getting out of certain areas. The booms would be used to contain the canal area from John & Sharon Quist house to Mark Pollards house along Norway Court. Mark will contact EGLE to see if the association will need approval to use the booms.

- **Lot 9 Replace siding and put up shutters:** There are no restrictions violations to do this. It does not need to be approved by the board

Next meeting is on 6/24/23. The meeting was adjourned at 11:11 am.

Written and submitted by Jim Badour

Signed  _____