

**Meeting Minutes Ess Lake Association Annual Meeting.
July 1st, 2023**

Annual Meeting was called to order by President Mark Pollard at 10:08 a.m. at the Pavilion.

Board Members Present: Mark Pollard, Cheryl Leach, Sharon Quist, Aimee Smith, Geoff Denstaedt, Rick Koger, and Jim Badour.

Introduction of Board Members: Mark Pollard, Cheryl Leach, Sharon Quist, Aimee Smith, Geoff Denstaedt, Rick Koger, and Jim Badour.

Introduction of Ess Lake Owner's Association Members: Mark Pollard asked that all Ess Lake Owners who were present to introduce themselves.

Additions to the Agenda: Dead Trees on the Island, Feeding Animals

Treasurer's Report: The report was given by Sharon Quist, these are attached. The total in our checking account is \$5,676.31 and the total in our savings account is \$1,339.09 for a total of \$7,015.40. The total in the Water Management Fund is \$3,546.10. A question was asked about what was left to pay for the legal fees. There is approximately \$2,200.00 remaining to pay. A question was asked about the total amount of the fees, which was \$25,000.00. Another question about what were the fees used for, which the funds were used for enforcement of the By-Laws and Building restrictions. Mark Pollard remarked that it is the duty of the Association Board to enforce the Building Restrictions, otherwise, we would not have the beautiful neighborhood that we do. The board did try to enforce the rules through the township, however, the township did not want to take action. During the court proceedings, it was asked that the defendant pay for all legal fees if the judgement went against him, but the judge ruled that both parties will pay for their own legal fees.

Nomination for Board Election – all nominations and proxies were gathered.

Board of Director Nominations for 2023/2024:

Mark Pollard, Rick Koger, Sharon Quist, Cheryl Leach, Jim Badour, Geoff Denstaedt, Aimee Smith, and Ilze Liepa

A first motion to close the nominations was made and all members approved the motion.

President's Report: Mark Pollard reviewed the following items:

Your Board met five times since our last Annual Meeting

Each year the Board establishes the goal it will work on that year. This year we worked on nine goals along with the routine issues the Board addresses annually.

Canal. The Board addressed two issues related to the canal. The first issue dealt with the mouth of the canal. An application to construct a seawall at the mouth of the canal was finally acquired after two years. The materials were acquired without cost to the Association and hopefully construction will begin soon.

The second canal issue is related to the duck weed growing in the canal. Two years ago, the duck weed problem was addressed by applying two applications of safe chemicals to eliminate the duck weed. The canal was not treated last year. The Board is looking into having EGLE test the water and seeking remedies for the duck weed problems and any other issues that are identified during the water test.

Legal Fund. The Board approved a legal fund to support the enforcement of the restrictions governing Ess Lake Estates. The money raised initially is being used to pay off attorney fees acquired during the last enforcement action. Through the generous support of our membership supporting this fund, we currently owe \$2,200.00. If you did not contribute to this

fund or if you would like to contribute more to pay off this obligation, please send your contribution to Sharon Quist, our Treasurer, through our Ess Lake Association address, noting the fund on the check.

Tennis Court. The Board continues to maintain and upgrade the tennis court. We are currently seeking an evaluation of the post repair requirements to keep the tennis court surface in good repair.

Restriction Review. An ad hoc committee was established to review the Restrictions governing Ess Lake Estates. Every twenty years the restrictions can be changed by a simple majority vote of the membership. Normally, a 75% vote of the membership is required to change the rules. The 20th year is 2025. A committee chaired by Cheryl Leach was formed and Cheryl will report on their progress later in the meeting.

Website. Jim Badour continues to upgrade and maintain our website. You can find pertinent information on the site, and I encourage you to visit the site often.

Security Patrol. The Board continued its support of the security patrol during the winter months. The Board addressed the issue of “No Trespassing” signs on membership property. If you have a “No Trespassing” sign on your property, the Board is requiring written permission granting access to the property. John Quist is our security patrol. John could you please stand.

Dead Trees. The dead trees a long Norway Court continue to be a problem. Slow progress is being made by volunteers to remove the trees. If you would like to assist in this project, see me after the meeting, or contact me by phone. Most of the work is done in the fall and winter.

Restriction Compliance. The Board approved building plans for a new home and two garages. Two sheds were approved. An outbuilding (Cabana) was approved. A plan was approved to fence in part of a back yard. Three requests to remove trees were approved. A trailer on a vacant lot was removed upon request as was a house trailer. Notification of new siding and color change was approved. Several building projects were monitored during the year.

Liens. We currently have one lien due to delinquent dues. One lien was paid off this year.

Association Membership. One request from neighbors on Ess Lake Drive to use Association property was approved.

I would like to thank all the member who helped in maintaining our community. Many of you do little things like taking in or placing out the tables on the outlots (Ed Laframboise), putting the dock in on long lake (Warren Libka, Tim Fleming, Mark Pollard), planting flowers by our Association sign (Stephanie Laframboise), blowing the leaves off the out lots and tennis court (Warren Libka & Dennis Joyce), taking down and putting up the tennis net (Warren Libka & Tim Fleming), Cut the grass on the outlots (Ed Laframboise & Warren Libka), etc. These things help keep our community a wonderful place to live. If you are one of those kind individuals, please stand.

That concludes the President’s Report. Are there any questions?

New Business

- Bylaws & Restrictions Committee: A committee has been established to come up with recommendations for changing the Bylaws & Building Restrictions. Cheryl Leach is heading this committee up made up of several people from around the Association. Cheryl reported that the previous attempt to approve many of the changes would have been successful back two years ago, but we needed 75% of the vote. All if the items would have passed at the 50% level that we will be at in 2025. There will be a survey sent out to association members by e-mail. Please let the association know your email address so that we do not have to use funds to send the survey by mail.
- Dead Tress on Island: Some of the tress along Norway court have been taken down. We currently do not have the funds to take the trees down, so all of the work is being completed by volunteers. Mark did have PIE&G take some of the trees down a couple of years ago. If you want to volunteer to help with this, please contact

Mark Pollard.

- Feeding Animals: One Association member asked that: Please do not feed the animals as there are young children around that could be bitten by the animals. Another association member remarked that it can spread chronic wasting disease. Another member remarked that the DNR has come to their door and asked to refrain from feeding, otherwise they will get fined. Also, there was a Bear sighting this past week on Red Pine Drive.
- A question was asked about when the seawall at the canal would start. Mark replied with at the beginning of August. Volunteers are welcome to help.
- If you would like to play pickleball, signup on Facebook.
- What are the no wake hours for Ess Lake? The times for no wake hours are from 6:30pm to 10:30am. These are posted on our website under "Lake Rules & Health".

Election Results:

2022 – 2023 Current Board Members

Mark Pollard – President
Cheryl Leach – Vice President
Sharon Quist – Treasurer
Jim Badour – Secretary
Geoff Denstaedt – Board Director
Aimee Smith – Board Director
Rick Koger – Board Director

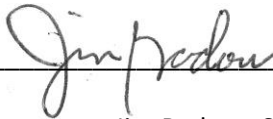
2023 – 2024 New Board Members

Mark Pollard - President
Cheryl Leach – Vice President
Sharon Quist –Treasurer
Jim Badour - Secretary
Geoff Denstaedt – Board Director
Aimee Smith – Board Director
Rick Koger – Board Director

Meeting was adjourned at 10:57 am.

Written and submitted by Jim Badour

Signed _____



Jim Badour, Secretary