

Ess Lake Association Board of Directors Meeting

Minutes July 23, 2022

Call to Order: The meeting was called to order at 10:16 am at Sharon Quist's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach, Aimee Smith, Jim Badour(Zoom), Geoff Denstaedt(Zoom) and Rick Koger.

Meeting Minutes Review: The minutes of the board meeting of June 25, 2022, July 2, 2022, and the annual minutes from July 2, 2022 were reviewed, with a first motion for approval being made by Sharon Quist with a second motion from Aimee Smith, all were in favor.

Treasurer's Report: The treasurer's report as of July 18, 2022, was submitted by Sharon Quist. A first motion for approval of the report was made by Aimee Smith with a second motion by Rick Koger, all were in favor.

Additions to the Agenda: Late Fees

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Website:** Jim Badour will update the website next week. Sharon is updating the directory so that it can be posted to the website once it is completed.
- **Lot #115 Legal Issue:** We are still paying back the attorney at \$200.00 per month.
- **Canal Update:**
 - **Mouth of Canal:** Mark sent in the revised permit request. He has not heard back on this yet. John and Sharon Quist will be ordering their own seawall material to complete their side of the canal. There was a first motion made to pay \$510.00 for the permit by Cheryl Leach, with a second motion from Aimee Smith, all approved of this motion.
 - **Duck Weed Treatment:** Mark did receive a quote to apply one treatment for the canal, wetland, and permit of \$3,275.00. The board has tabled this until next season due to timing, a lack of funding, and to find a more permanent solution to the issue.
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** Mark has appointed Cheryl Leach Chairman and Sharon Quist, Vice Chairman to form a 7 member committee to bring back recommendations to the board for changes to the current bylaws and restrictions. Rick Koger will join this committee as well. Cheryl has 6 people currently and needs one more.
- **Status of building projects:**
 - Lot# 131: The walls and trusses are up and they are making progress on this project.
 - Lot# 67: Making some progress on this. Mark has made the owner aware once again that the outside will need to be completed by the October deadline.
 - Lot #21: Mark will write a letter to the new owners to come in to compliance with the township rules of 45' from the canal. All board members approved of the variance that the shed be 45 feet from the waters edge on Lot #21.
- **Liens:** Sharon will be turning in 2 liens. The board will waive one late fee as the check was received only a few days late and it was dated 6/30/22.

- **Outlot Ownership Review:** Cheryl read the bylaws to see if the transfer was automatic once so many lots were remaining unsold by the original developer of the association. She did not find that language in the bylaws. Cheryl and Sharon will research with the county for ownership of these lots. Geoff has offered to look up who has been paying the taxes on those properties to see who the current owner is.
- **Tennis Court Cracks:** Aimee did contact the company who resurfaced the tennis court. They still need to come out to take a look at it.

New Business:

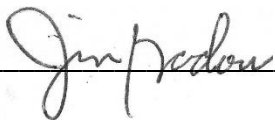
- **Establish Goals and Objectives:** Cheryl Leach did update the current goals. The following will be added to the current goals:
 - Find a permanent solution for duckweed issue
 - Outlot Ownership transfer
 - Outlot upkeep with a service
 - Fallen branches, trees, etc.. on the sides of the road

Cheryl Leach will update the goals with these additions for the next board meeting.

- **Budget:** The budget was reviewed. One revision is necessary to update the liens line of the budget.
- **Board Welcome:** The board welcomes Rick Koger as our newest member to the association board of directors.
- **Board Meeting Dates:**
 - **October 22, 2022**
 - **January 21, 2023**
 - **April 22, 2023**
 - **June 17, 2023**

The meeting was adjourned at 11:16 am.

Written and submitted by Jim Badour

Signed  _____