

**Meeting Minutes Ess Lake Association Annual Meeting.
July 5th, 2025**

Annual Meeting was called to order by President Cheryl Leach at 10:06 a.m. at the Pavilion.

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

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

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

Additions to the Agenda: None

Treasurer's Report: The report was given by Sharon Quist, these are attached. The total in our checking account is \$7,013.55 and the total in our savings account is \$1,340.27 for a total of \$8353.82. The total in the Water Management Fund is \$3,598.87. The balance in the Legal fund is \$200.13.

Board of Director Nominations for 2024/2025:

Cheryl Leach asked that Rick Koger & Geoff Denstaedt to state their position for their nominations. Both declined to run for the board for the next year (2025/2026). Nominations for the board are Cheryl Leach, Mark Pollard, Ilze Liepa, Sharon Quist, Aimee Smith, Jim Badour, Cheryl Perrigo, and Karen Yaldoo. A motion to close the nominations was made by Mark Pollard, with a second motion by Ed Laframboise, all members approved the motion.

President's Report: Cheryl Leach reviewed the following items:

Cheryl asked if there were any issues with the website. No one brought up any issues, so she reminded them to see Jim Badour for any issues. Cheryl presented the 5-year expenditure comparison to the association members. No one had any issues with the comparison. Cheryl did state that a new laptop will need to be purchased next year for the association. The revised Bylaws have been filed with the county. The articles of incorporation need to be finished by Geoff and filed with the State. The gravel pit has been purchased, and it is the understanding that the owner will use it for hunting and a possible house in the future. The association has a standing letter with the township as for any re-zoning that would take place in the future. The ice storm was very tragic for our community. Cheryl & Sharon attended a meeting put on by the SBA for low interest loans to residents in the county. Anyone can apply for the low interest loans for repairs. If the president determines that this is a FEMA issue, then there would be grants that would be available. There were request for proposals sent out for the damage to the pavilion and the removal of trees along Norway Court. They were published in the local newspaper; however, no one responded for either item. Ilze presented a proposal at the last board meeting for the repair of the pavilion, and it was approved by the board. Thanks for all that helped clean up the mess that the ice storm made.

A question was asked if the brush pile at the airport was still open. A resident responded that they went by the day before and the gate was not locked yet.

Jim Badour – Website: If anyone needs any help accessing the website, please get in touch with me at jpbad1@yahoo.com.

Aimee Smith – Tennis Court: The tennis court cracks still need to be addressed. Aimee has the information for the material that would be needed to repair the court; however, funds have not been available to repair the court. The pickleball group asked if they could repair the court. It was decided that they could repair it. It was asked if a fund could be set up for donations to go towards repairs. Sharon Quist said that she would set up a fund if she received any donations that are earmarked for maintenance of the tennis court. Another question was brought up about scheduling time on the court. It is an open court, and anyone can play at any time.

Ilze Liepa – Outlot Maintenance: Ilze thanked everyone for their time keeping the outlots in good repair. Cheryl Leach reached out to her to organize the upkeep of the outlots and many people signed up for this. If you would like your name

added to her list, please get in touch with her or the association to let us know. As Ilze talks with people around the association, she asks if anyone has issues with the outlots and then reports those issues back to the board if there is a need.

Rick Koger & Mark Pollard: Two years ago, Rick read in the locale paper that some lakes in the area were contaminated. Rick took a course through MSU on lake water. There he met Eric, who helped in determining the health of our lake and canal. Rick took water samples of the canal and lake, and Eric analyzed them. Eric determined that our lake was very healthy. The canal water had vegetation rotting in the water, that is why the color is so dark. The canal water was not affecting the water of the lake. A committee was then formed to address the issues in and around the canal. It was recommended by Eric to spray the canal for the weeds. We as a community need to address the long-term issues of the canal for dredging, the removal of the trees along Norway court, and the south leg of the canal. Questions: If we spray, is it safe for the fish? Yes. The person who the board has selected will be out to review the work and set a date to spray. Can a machine be used to push water through the canal? There are machines out there that will do this, and some are powered by solar panels. There are also rollers that will cut the weeds under the water. These work but are labor intensive. How effective was the spraying? It did clear up the duck weed. Were samples taken of the lake water? No, but according to Eric the lake is in very good health. What is being done to dredge the mouth of the canal since the water level is low? We are looking into a sand pump to dredge the mouth of the canal. Mark has been looking into the Norway Court dead tree issue. He has been put in touch with a company that would come in, cut down the trees, and mulch the trees up. The mulch would be laid back down in the same area and spread out evenly. This would address the problem and EGLE accepts this process as this area is a wetland. This process is expensive and would cost \$21,000.00 to complete. The company suggests doing the process in increments to help with the association budget. Mark has suggested setting up a fund so that residents in the association could purchase an hour's worth of work or more for \$250.00 per hour. This would not address the trees that are in the canal. The committee will be working on a dredging permit. A question was asked about how funds are ear-marked for issues. As things come up the budget is set according to the funds that are available after our set expenses as an association. Our dues have been very low, so many things are put on hold until funds are available.

New Business

- **Band App:** It was brought up that the association could use the Band app for communication. It is an easy app to use. A QR code will be posted on the website for those that would like to join this app.
- **House Plans:** Chuck Langton asked if anyone had their original house plans for the original houses that were constructed back in the early 70's. Mark Pollard referred him to Harley James, who built many of the homes in the area. Carol Tondreau offered that they had their original house plans.

Election Results:

2024 – 2025 Current Board Members

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

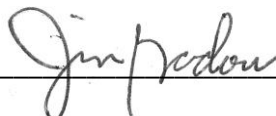
2025 – 2026 New Board Members

Mark Pollard
Cheryl Leach
Sharon Quist
Jim Badour
Aimee Smith
Ilze Liepa
Cheryl Perrigo

Meeting was adjourned at 10:59 am.

Written and submitted by Jim Badour

Signed _____



Jim Badour, Secretary