

Ess Lake Association Board of Directors Meeting

Minutes February 3, 2021

Call to Order: The meeting was called to order at 6:38 pm at Cheryl Leach's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach and Shirley Daugherty by phone. Aimee Smith, Jim Badour, and Geoff Denstaedt were absent.

Meeting Minutes Review: The minutes of the board meeting of January 16, 2021 were reviewed, with a first motion for approval being made by Sharon Quist with a second motion from Cheryl Leach, all were in favor.

Treasurer's Report: The treasurer's report of January 31, 2021 was submitted by Sharon Quist. The bill from the attorney was discussed. A first motion for approval of the report was made by Cheryl Leach with a second motion by Shirley Daugherty, all were in favor.

Bills for Approval: No bills to approve.

Additions to the Agenda:

- A request for the building of a dog run on Lot #62 was added to the agenda.
- Request for an association credit card.

Public Comment: None

Old Business:

- **Lot #115 Legal Issue:** Mark Pollard opened the discussion of the legal issue on Lot # 115 noting the amount of funds the board has spent on our attorney to pursue and rectify this issue. The board reviewed the costs on the most recent bill from the attorney. Further discussion by the board indicated that we currently are not satisfied with our representation on the matter and we have nothing to show for the current costs. The question posed was how to proceed? Mark Pollard indicated that our attorney had attempted to dispose the defendant at least twice and the defendant had not made himself available, but we received charges for the attempts by our attorney. It was stated that we are a small organization and that we do not have the funds to prolong this matter and add to the continuing costs. It was decided by consensus that Mark Pollard contact our attorney and inquire about possible future costs and tell him we do not want to have a deposition of the defendant and also to submit a brief to the court and ask for a summary judgement on the case. Mark Pollard will also indicate that the board wants a copy of the brief sent to us before the court date for approval. We also want to wait until all parties are available in the area to go to court, meaning no zoom meetings. We will also ask for reimbursement of all costs.

A motion was made by Sharon Quist and seconded by Shirley Daugherty for Mark Pollard to send a letter to the zoning board regarding the zoning issues on Lot #115. All were in favor. Mark Pollard will also attempt to attend a zoning board township meeting in the near future to speak to the issue.

- **Canal Update:**
 - **Mouth of Canal:** Mark will send to the DEQ the rip-rap modifications for the permit. We still need some updated cost figures.
 - **Duckweed:** The letter concerning the Duckweed issue went out with the dues notice. Mark Pollard will request a contract for services from *Aquatic Nuisance Plant Control*. We will check to see if the company will waive the EGLE license fee. Another option is to look for a grant from

the state to waive the fee. A special "Water Management Account" has been opened at TCF Bank.

New Business:

- A request for the building of a dog run on Lot #62: The plan was submitted. A motion to approve the dog run on lot #62 was made by Cheryl Leach and seconded by Shirley Daugherty, all were in favor.
- Association Credit Card: A motion was made by Sharon Quist and seconded by Shirley Daugherty to obtain a credit card for the association with the following stipulations:
 - Limit on the card to be set at \$2500.
 - Card to be paid in full at the end of each billing cycle.
 - Two individuals (president and treasurer) must authorize the use of the card.All were in Favor.
- Mark Pollard indicated that an updated variance request will be coming from owners of lot #94 to add 4 feet of sidewalk to the side of the new garage.

The meeting was adjourned at 7:28 pm. The next meeting is on 4/24/21.

Written and submitted by Cheryl Leach.

Signed _____