

**Meeting Minutes Ess Lake Association Annual Meeting.
July 6th, 2019**

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

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

Introduction of Board Members: Mark Pollard, Shirley Daugherty, Sharon Quist, Aimee Smith, Geoff Denstaedt, Cheryl Leach 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: Ess Lake Camp Ground Sign, Shed near road on Red Pine Drive, Canal Money Expenses, Letter for Shed to be dismantled, Canal Survey, Survey on Liens, Security, Out lot use and accessibility, Tree cutting on Norway Ct., Changing Bylaws, Minutes not posted – not on internet – notification by phone when minutes are posted, Directory

Treasurer's Report: The report was given by Sharon Quist. This report is attached to the minutes. There was a question about liens and how many are out – two liens are out on properties at this time. Question about the Register of Deeds expenses – These were for renewal of the two property liens, along with registering the survey on the canal. There was also a question about the amount of dues collected, which is 204 lots at \$30 each lot.

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

Your Board met 5 times since our last Annual Meeting.

Let me report on some of the major issues the Board address during the past year:

By-Laws & Restrictions: The ad-hoc committee to review the By-Laws and Restrictions completed their work and presented the result to the Board. The Board reviewed their recommendations and with minor changes and submitted the proposed changes to the membership for approval. The vote is currently underway, and Cheryl Leach will report later the current status of the vote.

Website: Your Board has worked hard at enhancing communications with the membership. Based on the advisory vote during the Annual Meeting two years ago, your Board set up a website to facilitate communication, allowing for the posting of meeting dated, Board Minutes as well as other information. This task was accomplished by your Association secretary, Jim Badour. Upgrades have been made to the website with a comment section being added. I hope many of you have visited the site and if you haven't please do so. I think you will like it.

Gravel Pit: There has been a lot of concern about reopening the gravel pit owned by Jack Matthias. Currently the property is zoned "Residential" and we are monitoring the situation to ensure changes in that designation does not change. Shirley Daugherty will report on this issue later in the meeting.

Channel Project: The project associated with the mouth of the canal is continuing. A survey of the lot lines along the property bordering the mouth of the canal was completed in spring 2018. Once the survey was completed and the lines established, a plan was devised, and an application was completed and submitted for a permit to fortify the shore at the mouth of the canal. One of the objectives of this project is to develop a process for dredging the canal mouth without interfering with shoreline property. I have a diagram that reflects the survey results I would like to share with the membership. (Explain diagram).

Associated with the canal area is the dead tree issue caused by three years of high water. Attempts were made to get a forester in the take the trees down for the wood, but these attempts were not successful. The next Board will need to assess this problem and come up with a solution. Because the dead trees are close to the power lines, Presque Electric may be part of the solution.

Security Patrol: The security patrol was conducted this past year by John Quist from November through April. Other than some downed trees and unlocked doors, the year was relatively uneventful.

Roadside Clean Up: Last Fall, John Quist, Chuck and I picked up the branches and downed limbs along the roadway. Four trailer loads of debris were burned.

Clean up Weekend: Clean up weekend was conducted in May. The emphasis was on maintaining individual resident property. In addition, we had several individuals assist in maintaining the out lots. I want to thank Ed and Stephanie LaFramboise for maintaining Park A on Red Pine Drive. Thank you, Ed Campbell for maintaining Park B on Red Pine Drive. Jim and Shirley Daugherty, Ted and Pat Campbell are owed our thanks for maintaining Outlot A on Pinecrest Circle. Mark Wilkerson cleaned up out lot C. Warren Libka, Mel Wierzbicki and I put the dock in this spring. A new picnic table was purchased and placed on out lot A. I also want to thank Stephanie LaFramboise for arranging for and maintaining the flowers at the Ess Lake Association sign on Ess Lake Drive. I know there are others who assist in maintaining our property that are unnamed here, to those individuals, I want to extend my thanks as well.

Other things that were accomplished this year included:

- Approved sand for the beach at out lot C
- Approved two requests to remove trees.
- Approved two plans to apply riprap on shoreline to prevent erosion.
- Address two violations of Association restrictions.
- Resolved one significant lien on a delinquent property.
- Paid Road Commission assessment on Out lot C
- Board is monitoring the weed growth in the canal.

That concludes the Presidents report.

Questions:

Violation of the Shed & Lien too, will this be taken to court? – The association has a responsibility to enforce bylaws when there is a complaint. Association fees would be used to fight this violation, if it goes to court. All association land owners are supposed to submit building plans according to the association bylaws. The structure was put up in 2015 with no submitted plan to the board, so the restrictions need to be enforced. Complaints should be submitted to the board, as soon as there are questions about new construction that is noticed in the association, so that this type of action can be prevented. Mark then described a situation where an erected garage encroached on a cul-de-sac. No resolution could be reached on this, so the garage had to be torn down. Mark then drew the results of the canal survey to show how the Lien too was in violation of the setbacks. It was stated that the barn has been there since 2006.

How could this be prevented in the future?: The board can write that this needs to comply with other government entities – this already happens in approval letters. The association member needs to get surveys completed before construction begins.

Is there a way to get the location of the monuments? A surveyor can find these. If they cannot, then they will go from the closest monument that they can find to complete the final markings/survey.

The lean too was not within the 25' do not know where it was at.

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

Nominations

Mark Pollard, Jim Badour, Shirley Daugherty, Sharon Quist, Geoff Denstaedt, Cheryl Leach, Aimee Smith, Ken Ward, Ilze Lepa, Karen Yaldoo, Vicki LeBarre, Kaye Wilkerson.

2018 – 2019 Current Board Members

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

2019 – 2020 New Board Members

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

Old Business:

- Website: Add on invoicing or newsletter, send out by email, see if a notification can be sent out automatically when the website is updated.
- By-Laws/Restrictions Update: By laws can be updated currently with a 75% majority. We have back 140.5 lots, but we need 170 lots back to reach the 75%. There has not been a permanent end date set to finalize the outcome. We hope to complete it by the end of summer. A question was raised as to why we want to raise the dues now? – If we do not do it now, then we will have to wait another 20 years. The next board will decide the cutoff date.
- Gravel Pit Update: Board members have been to two meetings for Montmorency Township. Jack Mathias has not submitted a soil erosion permit. The gravel pit would affect the Lake levels of Ess Lake and Long Lake. We are concerned also with the road being torn up by the gravel train trucks that would be present, along with the noise level of the rocks being crushed. The gravel pit area is not zoned for commercial use. This has to have a special use permit issued or needs to be rezoned. Shirley Daugherty is pursuing this action item.
- Weed Control in Canal: Mark is trying to get a permit, but has learned that this is not controlled locally. He has to contact Lansing to get the permit. So far it has not been as bad as last year. There is a possibility of a grant to cover the application fee. A comment was made to make sure that residents do not use fertilizer on their lawns, as this will help to prevent the growth of the weeds, by fertilizer not running off into the lake and canal.

New Business

- Ess Lake Campground Sign: It is up in the camp ground with our restrictions on it.
- Shed near Road on Red Pine Drive: This shed was approved by the board and is not in violation of the restrictions.
- Canal Money Expenses: A general comment was made that the association has no responsibility for the up keep of the canal. The association does have the responsibility to the association members that purchased land on the canal lots to keep the canal open and in good use. The association assumes liability of property erosion for those property owners, this is the reason for keeping the mouth of the canal open and coming up with a permanent resolution using the rip rap to shore this area up to prevent the erosion from happening. Another question was raised about the disposal of the sand from dredging? – The sand that is dredged either goes on the property owner's property near the mouth of the canal or it will go to the sand pit. Why was a seawall not considered? – This was considered, but after talking with the DNR, this solution would more than likely be turned down by the DNR. The DNR prefers the rip rap solution. It was suggested to use the spoils from the canal to resolve issues with the residents to replenish the lost property. Another suggestion was to issue a one-time assessment to improve the canal. The new board will need to take this up.
- Letter for Shed to be dismantled: This was covered earlier.
- Canal Survey: This was presented and passed out to members who wanted the survey. It will be posted with these minutes.
- Security: This will be taken up by the new board.
- Outlots & Accessibility: Tennis Court: The tennis court needs to be refurbished. There are many cracks in the court. Outlot Usage Times: There are no set times for when the outlots can be used. Outlot on Red Pine Drive: This lot is low and needs to have some fill brought in. Mark said that consideration to the adjacent

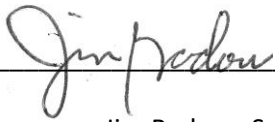
property owners needs to be considered, so that drainage does not flood their lots or causes issues for them. The next board will take this up.

- Norway Ct Trees: The high water levels have caused the trees to die. The dead trees will cause problems with the power lines and the road to be blocked. Several foresters have been asked to quote to deal with the issue. These trees will need to come down soon to make sure the power lines are safe. We will discuss with the utility company, but they will only deal with trees within 12' of the power lines.
- Changing Bylaws: This was addressed earlier in the meeting, see details above.
- Association Communication: This was addressed above under the website area.
- Association Budget: Is there one put together every year? This has not been done in the past. The next board will need to address this.
- Bear: There is a bear in the area that we all need to watch for.
- Road Conditions: The roads need to be addressed again. The next board will get with the road commission.

Meeting was adjourned at 12:07 pm

Written and submitted by Jim Badour

Signed _____

A handwritten signature in cursive script, appearing to read "Jim Badour", written over a horizontal line.

Jim Badour, Secretary