

# Ess Lake Association Board of Directors Meeting

Minutes October 20, 2024

**Call to Order:** The meeting was called to order at 10:01 am at Cheryl Leach's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach, Jim Badour, Rick Koger(Zoom), Aimee Smith, and Geoff Denstaedt. Ilze Liepa was present as the Outlot Maintenance Representative.

**Meeting Minutes Review:** The minutes from the Board of Directors meeting on 7/20/24 were reviewed. A first motion for approval of the minutes was made by Mark Pollard, with a second motion from Sharon Quist, all approved the minutes.

**Approval of Agenda:** No additions were made to the agenda. A first motion to approve the agenda was made by Jim Badour, with a second motion from Mark Pollard, all members approved the agenda.

**Public Comment:** None

## Officer Reports:

- **President:** Cheryl Leach reviewed the updated board goals with everyone.
- **Treasurer:** Sharon Quist went through the financial report for the association. The financial report will be posted on the website. A motion was made to approve the Treasurers report by Jim Badour, with a second from Geoff Denstaedt, all approved the motion. Cheryl Leach updated the budget to reflect the treasurer's report. The budget will also be posted on the website.

## Committee Reports:

- **Building Committee:** Mark Pollard
  - Lot 88 Shed Request: Mark presented the Request for Building Plan for a shed. A first motion was made for approval by Mark Pollard, with a second motion from Rick Koger, all approved the motion.
  - Tree Removal on Mark Pollard's Lot: Mark has asked for two additional trees to be removed on his lot, along with a pine tree that was struck by lightning. A first motion for approval to remove the trees was made by Geoff Denstaedt, with a second motion from Aimee Smith, all approved the motion with Mark Pollard abstaining from the vote.
- **Correspondence & Website:** Jim Badour reported that the website was all updated. Cheryl Leach requested that the forms for building plan approval and request for variance be moved to the front page of the website. Jim to update the website for residents that have left the association.
- **Tennis Court:** Aimee Smith reported that everything was fine. Ilze brought up the small cracks in the tennis court. The board had addressed this previously. Aimee did call the company that resurfaced the tennis court. They shared with her the product to use to repair the cracks, however at the time there was not enough funds available in the budget to make the repair. The repair will be looked again in the spring. Also the net had not been removed yet, but it was reported that usually the people who play pickle ball will take the net down.
- **Canal & Lake Water:** Rick Koger has been looking into the duckweed and lake health issue. Rick has been working with Erick Elgin from MSU. Rick's focus has been on the canal. Erick stated that the lake water should not be effected by the canal water. Duckweed is naturally occurring, if the water is not flowing in the canal, then there will be duckweed. The duckweed can be treated, skimmed off the water, or the canal can be blocked off so that the duckweed cannot propagate past the barrier. The canal is now filling in by itself. EGLE will probably not approve of dredging the canal if we present the

reason for dredging is to get rid of the duckweed issue. Mark Pollard presented a plan to build land bridges in two places to be able to cross over to the island. Mark was seeking approval to get a soil erosion permit to build a pathway to where the bridges would be located. This idea was tabled for now. Rick asked that a committee be setup to figure out a path forward. The committee will consist of Rick Koger, Mark Pollard, Jim Badour, Dave Shawdash, and Dan Lewalski. The committee needs to report back to the board by 1/18/25.

- **Pavilion:** Geoff Danstaedt reported that the pavilion roof could be swept off and the inside under the roof needs to be power washed. If it was power washed, then another coat of varnish would need to be applied. We may be ok for up to two years if nothing is completed.
- **Outlot Maintenance:** Ilze Liepa reported that the outlot C on Long Lake is going to be kept up by Warren. Others have helped with the beach cleanup and the horse shoe pit cleanup. One more cleanup is needed after the trees were taken down. Park B has been taken care of by Ed Laframboise. One area of this park is washed out and it needs to be replaced in the spring by some gravel. Mark to ask Ed to bring the picnic tables down to Outlot C for the winter.
- **Legal Issues/Insurance Study:** Cheryl, Sharon, and Mark attended a court hearing as a court order was being violated by a resident. The court ruled in favor of the association and the resident was ordered to pay a fine of \$200.00 for being in violation of that court order. Cheryl sent a follow up letter to the resident stating that they owed the \$200.00 to the association and that the ads needed to be taken down.

#### **Old Business:**

- **Lot 196 Zaborowski:** The tree removal for a septic system was approved by the board by email.
- **Lot 35 Kleinow:** The cement fire pit was approved by the board by email.
- **Pavilion tree removal:** The logs from the trees that were taken down were supposed to be taken by an association resident, but they have not been taken yet. A few of the logs were used to block a newly formed path that was being used by ATV's. Mark Pollard will put a No Trespassing sign up by these logs. This path is now blocked by the logs. Aimee gave permission to take the branches to her lot to be burned.
- **Liepa Tree Removal:** There are also 3 dead oaks that need to be taken down at Outlot C.
- **Review minutes of Annual Meeting:** Cheryl Leach promised Ed Campbell that the minutes from the Annual meeting would be reviewed where Park A was being discussed. The minutes were reviewed and the minutes will stand as written.

**Tabled Items:** No items need to be reviewed

#### **New Business:**

- **Facebook Page:** Jim Badour brought up that the page is active again. There were issues in the past with it and Jim wondered if rules should be added to the page. The board agreed to monitor the page for now so that the issues from the past do not pop up again.

The next meeting is on 01/18/25. The meeting was adjourned at 2:16pm.

Written and submitted by Jim Badour

Signed \_\_\_\_\_