

Ess Lake Owners' Association Board Meeting

01/18/2020

Call to Order: Meeting called to order at 10:02am at Mark Pollard's house. Board Members present: Mark Pollard, Shirley Daugherty, Sharon Quist, Cheryl Leach, and Aimee Smith. Jim Badour and Geoff Denstaedt by phone.

Meeting Minutes Review: The board meeting minutes from 10/19/19 were reviewed, with a first motion for approval with corrections being made by Geoff Denstaedt with a second motion from Sharon Quist, all were in favor.

Treasurer's Report: The treasurer's report through 12/31/19 was submitted by Sharon Quist. A first motion for approval of the treasurer's report was made by Aimee Smith with a second motion from Cheryl Leach, all were in favor.

Bills: None for approval.

Agenda Additions: CD Discussion, CPA

Public Comment: no public comment.

Issues:

Old Business:

- **Budget Amendment:** We need to look at revising the budget due to an increase in stamps, Bank Fees, the tennis court refurbish cost. The bottom line will be about the same, so it will be amended to reflect the actual costs/quotes. A 1st motion was made to revise the budget according to what is currently known by Sharon Quist, with a second motion for approval from Geoff Denstaedt. All approved of this motion.
- **Website – Update:** Jim will work on adding a page to list items for sale in the association. Sharon has scanned all association documents from the past onto the computer. This has also all been backed up to a cloud account.
- **By-Laws/Restriction:** All Votes are in and the By-laws will stand as they are.
- **Gravel Pit:** Mark will write a letter to the township and county.
- **Lean to lot #115, shed, and Rental:** Jim had requested drawings for the garage, which the association did not have as none were filed for approval. Mark had to go to the Building inspector to obtain these. There were violations with the drawings that the inspector had. Mark asked that they not be approved, as they were never submitted to the association. Mark will follow up with the building inspector to understand where the violations will be going. The association attorney is aware of all of these discussions. Mark & Aimee to visit with Jim to discuss the easement along the canal to be able to get going on the required work at the mouth of the canal. Mark will hold off on any further action with the attorney until we see what direction the building inspector takes and if the board can agree to some type of agreement with Jim.
- **Tennis Court Revitalization:** Sharon obtained a quote to enlarge the gate in the tennis courts. It came in at \$1,455.00. John can do the same work for around \$500.00. Another quote was obtained to remove the concrete and put down asphalt for \$12,000 to replace the court. The quote that Mark obtained a few months earlier was for same work at a cost of \$8,600.00, which included the net and resurface. We will hold off on the fence, but will approve a budget of \$500 - \$600 for the cement. A 1st motion was made to approve up to \$600.00 for the cement and to solidify a final bid from the company to resurface the tennis court by Cheryl Leach, with a 2nd motion from Geoff Denstaedt, all approved. Aimee to get cost for signs for that area.
- **Canal - Update:** Mark has the permit for the canal. He has applied for the soil erosion permit. The next step is to get easement approval from one property owner, as the other property owner has already agreed to the easement. Mark will work on this agreement for the easement. The rocks that will be put

in the canal have to be 1' – 2' in diameter. It was asked if the association needs to get an insurance policy to protect us. Mark will look in to this.

- **Signs:** Mark will be ordering 6 signs total for the outlots for a cost of \$174.00.
- **Outlot C: Erosion Permit:** The erosion permit is in process. Mark has to talk with the DEQ about the permit before it is approved.
- **Trees on Norway Court:** Presque Isle Electric is taking some of the dead trees down. John Quist has also taken some down for free.
- **Tax ID/EIN Number:** We had to inquire with a CPA to get our Federal Tax ID Number, as it has been wrong for a long time. A CPA has applied for this and we will now have to file a tax report every year. The cost of the CPA will need to be added to our current budget.
- **Winter Newsletter:** The newsletter was reviewed. Mark added some items to the newsletter and Geoff updated the Boat parade for the Fourth of July. We will have a neighborhood garage sale on June 12th, 13th, and 14th.

New Business:

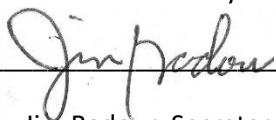
- **Revised plan for Lot#127:** We reviewed this before, but since actual measurements were taken, we now have to approve a variance. A first motion for approval of a variance for the structure being too close to the lot line as it is being added on to an existing building, along with the square footage now being over 672sq.ft. was made by Cheryl Leach, with a second motion from Aimee Smith, all approved.
- **Lot #94 Garage:** The garage has to be 75' from the water or canal. The garage will violate this. The board members made some suggestions, so Mark will have a discussion to see if these can be implemented. The garage will be used for general storage. The garage will be on a vacant lot, so the lots will need to be combined for taxes. If the property is sold, both lots will be sold together as one property. This is tabled until April's board meeting.
- **Shed on Lot #10:** Mark gave a status report on a shed that is to be constructed on Lot # 10. The shed has not been constructed to date.
- **Storage of Boats & Equipment on Non-Residential lots:** This will go in the Newsletter.
- **Lean too on garage, lot #49:** Mark owes a letter to the owner. He will get this completed soon.
- **Road Condition:** Mark had the road commission come out to make repairs to the roads in the area. Mark will send a thank you letter to Mike at the road commission.
- **Shed on Lot #113:** We have sent several letters to the owner of the shed on this lot to have it removed. We have also sent emails to the current email address, but have had no response to these attempts. Mark will now send a letter to let the resident know that we may have to remove the shed. The board approved of this letter to be sent.
- **Letter of intent to Build(Schillingburg):** Mark has received a letter from the resident that they will be building this spring on their lot. The plans for the house are being finalized now.
- **Certificate of Deposit:** The CD is coming due in March. It will not be renewed as of now, but will be put in either checking or the savings account.
- **Directory:** Sharon has updated this.

The next meeting will be on 04/25/20 at 10am at Mark Pollards House.

The meeting was adjourned at 11:40am.

Written and submitted by Jim Badour

Signed _____



Jim Badour, Secretary