

Ess Lake Owners' Association Board Meeting

08/24/2019

Call to Order: Meeting called to order at 10:03am at Mark Pollard's house. Board Members present: Mark Pollard, Sharon Quist, Cheryl Leach, Jim Badour, Shirley Daugherty, Aimee Smith, and Geoff Denstaedt by phone.

Meeting Minutes Review: The board meeting minutes from 06/22/19 were reviewed, with a first motion for approval being made by Cheryl Leach with a second motion from Sharon Quist, all were in favor. The board also reviewed the minutes from the Annual Meeting held on 7/6/19, a first motion for approval of the minutes with changes was made by Sharon Quist, with a second motion made by Shirley Daugherty, all approved of this motion. The board also reviewed the board meeting minutes to elect officers held on 7/6/19, a first motion for approval of these minutes was made by Cheryl Leach, with a second motion from Aimee Smith, all approved of this motion.

Treasurer's Report: The treasurer's report 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 Shirley Daugherty, all were in favor. Bills: The two year renewal for the website is due in October. This will increase from \$216.00 to \$252.00. There was also a non-sufficient funds check for payment of association dues.

Agenda Additions: Association Garage Sale, 4th of July Activities

Public Comment: no public comment.

Issues:

Old Business:

- **Website – Update:** Jim will look at adding a way to notify email recipients when the website is updated. Aimee requested that a page be added to the website for items for sale in the association, including any properties. Aimee will compile this list and Jim will add this to the website.
- **By-Laws/Restriction:** This final tally of the ballots will come to an end at the end of 2019. Jim will post on the website that this is when all ballots are due. There may be one more mailing, phone campaign or email sent to property owners who have not responded.
- **Gravel Pit:** Aimee Smith wanted to clear up that the gravel pit is in Hillman Township. Another letter will be drafted and presented to the Hillman Township Board at a Board Meeting. This will be done so that it is a public record that the Ess Lake Association members do not support the rezoning or activation of the gravel pit.
- **Lean to lot #115, shed, and Rental:** The resident sent a registered letter back to the board. Mark read the letter to the board members. It was recommended to have an attorney send a letter to the resident, as the resident had asked for a variance and it was denied. A letter from the board is needed to also address the rental. A small committee has been formed to visit an attorney to draft a letter to the resident. The committee will consist of Mark Pollard and Cheryl Leach.
- **Liens:** No updates needed.
- **Canal - Update:**
 - **Canal Entrance:** Mark has informed the board that this project could go from an easy project to a major project, which would change the permit fee of the project from \$100 to \$500. If the fee changes to the \$500 permit fee, then Mark will ask and pursue with the DEQ the option of the seawall. A seawall can be put in in place of the rip rap, but it will need to have back fill installed as well. Mark & Sharon will get together this week to apply for the permit.
 - **Piranha Sand Pump:** Mark informed the board that the original sand pump that was purchased will not pump the soils into the bags as originally thought. It pumps too much water and not enough solids. He suggested selling this pump. The board will need to look at an alternative such as a Piranha Sand Pump, which is made for dredging. A pump like this would run about \$7,000 - \$8,000 dollars. Members of the board were against this solution due mainly to the cost. It was suggested at this point to look into renting a similar pump or having a dredging company take care of the dredging. This was brought up now for two reasons: The first being that this will be an issue in 1-2 years when water levels fall, so the board and association need to

be prepared for the lower water levels. The second reason was to discuss sharing this amongst all canal property owners. This is advisory information for the board and the association.

- **Outlot C:**

- **Erosion Permit:** The permit will be purchased now so that the sand can be placed in the beach area in the spring.
- **Brush at Fire Pit:** The brush will be removed this coming week. A discussion continued around even having a fire pit in the area due to unattended fires, which could start a forest fire. A motion was made to remove the firepit, a first motion was supported by Cheryl Leach, with a second motion by Shirley Daugherty, 2 board members Aimee Smith and Jim Badour were against the motion. Another motion was made to look for a new location for the fire pit in the same area, the motion was supported with 6 members for the motion and Aimee Smith against the motion.
- **Porta Potty:** Halls has not maintained the porta potty as well this year. Mark suggested to comment on the last bill that the association has very disappointed in the service of the porta potty this year. This will be removed the week of 9/2/19.

New Business:

- **Establish Annual Goals:** The board discussed the following goals for 2019 – 2020: Complete the process for compliance to the By Law & Restrictions for lot #115, Complete the Canal Project, Complete the process for changes to the Bylaws and Restrictions, Resurfacing the Tennis Courts, 4th of July Activities, Creating an annual Budget, Address the Road conditions with the Road Commission, Address the issue of the dead trees along Norway Court. A first motion to establish these as goals for the 2019 – 2020 Board was made by Jim Badour, with a second motion from Sharon Quist, all approved.
- **Budget:** Cheryl Leach and Sharon worked together to establish a first round budget for 2019 - 2020. They looked back over the last 3 years to establish these numbers. A first motion to approve the budget with revisions was made by Shirley Daugherty, with a second motion from Jim Badour, all approved.
- **Tennis Court Revitalization:** Mark Pollard obtained a quote from a company to come in and resurface and paint the tennis court. This quote came in at \$8,000 to refurbish the court. It was noted that when this is done, that it should include the lines for pickle ball. Aimee will get the name of the company that completed the tennis courts at Canada Creek. A first motion to form an ad hoc committee of one board member and other association members to obtain quotes and present a scope of work to the board was made by Jim Badour with a second motion from Sharon Quist, all were in favor of the motion. Aimee will be on and form this committee.
- **Security Patrol:** A first motion was made to use John Quist for the security patrol for 2019 – 2020 by Shirley Daugherty, with a second motion from Cheryl Leach, all were in favor of the motion. A first motion to raise the annual pay for this patrol from \$1,200 to \$1,400 was made by Cheryl Leach, with a second motion from Shirley Daugherty, all approved, with one member abstaining from the vote.
- **Tree Removal – Norway Ct:** The board will soon receive another bid from a different tree removal service for the removal of the trees along Norway Court. Mark also checked with PIEG about these trees and their removal. They will be out next week to look at this area to see what trees that they will take down. They will only take down trees within 20' of their power lines. This will help with some of the expense to the association.
- **Roads in Ess Lake Area – address with the Road Commission:** Mark has discussed this and it was suggested we contact our road commission representative for our area. We need to understand where our area falls in their plan for resurfacing. Mark will take this on to find out who our representative is for our area and contact him.
- **Tree Removal for Lot 148, 122 and Lots 91, 92:**
 - **Lot 148:** Mark talked with the owner of these trees. The trees are dead, so it will be ok to remove them. Mark showed a diagram of the area and the location of the trees. Mark will put a

letter together for the approval. A first motion to approve the removal of these trees was made by Sharon Quist, with a second motion by Geoff Denstaedt, all approved this motion.

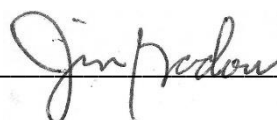
- **Lot 91, 92:** Mark Pollard has asked that a tree next to his garage be removed. The board members reviewed this area. A first motion for approval to remove the tree was made by Sharon Quist, with a second motion from Shirley Daugherty, all approved the motion, with one member of the board abstaining from the vote.
- **Shed Approval, Lot 215:** Mark presented a drawing to approve the placement of a shed on the lot. A first motion to approve of the shed was made by Aimee Smith, with a second motion by Sharon Quist, All Approved.
- **Plan Approval for a garage, lot 127:** This would add on to the existing 24 x 28 garage. It would add another 24 x 24 on to the existing garage. This violates Article IV, 4.04 for the size of 672 sq. ft., maximum. The garage would be 1248 sq. ft. The garage borders on Private Park "B". A first motion to approve a wavier for the violation to restriction Article IV, 4.04 structure size and Article VII, 7.01, setback, in accordance with Article XIII, 13.03 was made by Cheryl Leach, with a second motion by Shirley Daugherty, all members approved of this motion.
- **Boat Mooring on Outlots:** A complaint was made about a boat moored on Private Park "B". This violation was addressed by John Quist.
- **Shed on non-residential Lot:** There is a floating pontoon with a shed on the pontoon. Mark will write a letter, as this violates Article IX, 9.03, as this floating dock was not approved by the association.
- **New Park/Outlot signs:** The signs are getting worn out. Mark has located some that would cost about \$25.00 to have made. A first motion was made to replace the signs with a budget not to exceed \$175.00 by Sharon Quist, with a second motion by Shirley Daugherty, all approved.
- **Ess Lake Campground Sign:** Mark will check with the DNR to see if a sign will be erected.
- **2019 – 2020 Meeting Dates:** The board meeting dates will be: 10/19/2019, 01/18/2020, 04/25/2020, 06/20/2020. The Annual Meeting will be held on 7/4/2020 at the tennis courts.
- **Ess Lake Activities:** There are several activities that have been brought up that would be good to get organized. The activities center around the 4th of July, include the movie on the lake and the boat parade. Joy Langton was interested in helping organize activities for the 4th of July weekend. One more item is a garage sale for all Ess Lake Association residents. A first motion was made to form an adhoc committee with Geoff Denstaedt as the head for this committee by Jim Badour, with a second motion from Cheryl Leach, all approved.
- **Outlot "A" – Tree Removal:** Shirley Daugherty brought up that there is a tree split on this out lot. A first motion to remove this tree was made by Sharon Quist, with a second motion made by Cheryl Leach, all approved of this motion.

The next meeting will be on 10/19/19 at 10am at Mark Pollards House.

The meeting was adjourned at 1:10pm.

Written and submitted by Jim Badour

Signed _____



Jim Badour, Secretary