

Ess Lake Association Board of Directors Meeting

Minutes January 22, 2022

Call to Order: The meeting was called to order at 10:04 am at Cheryl Leach's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach, and Aimee Smith, and Geoff Denstaedt – zoom. Shirley Daugherty and Jim Badour were unavailable.

Meeting Minutes Review: The minutes of the board meeting of October 23, 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 as of January 6, 2022, was submitted by Sharon Quist. A first motion for approval of the report was made by Cheryl Leach with a second motion by Aimee Smith, all were in favor. The Water Management account was reviewed, and Sharon Quist reported that she has sent a letter to the company asking for a year end accounting and a return of any funds not utilized in 2021.

Additions to the Agenda:

Bills for Approval: No bills to approve. See discussion under legal issues.

Public Comment: None

Old Business:

- **Website:** Discussion tabled.
- **Review Annual Goals and supporting Budget:** Cheryl Leach reviewed the annual goals with the board. The budget was amended to show the increase to the legal line as approved on October 23, 2021.
- **Lot #115 Legal Issue:** Mark Pollard reported on the December 2021 meeting with the judge and both sides. At that time, the defendant had thirty days to remove the structure in question and immediately quit renting out the space over the garage. As of the meeting date, the structure is down with only a gravel flooring in place, but the rental is still advertised online. Another hearing is scheduled on February 12, 2022, to finalize issues. Mark Pollard will speak to the township regarding the flooring. If the township is ok with the flooring in relation to the distance to the water's edge, then board will accept that outcome. The association paid attorney's fees of \$6300 in December 2021, however the obligation to the attorney remains at over \$10,000. Our attorney is willing to accept monthly payments. A motion for approval for monthly payments to the attorney in the amount of \$200 from January to June 2022, was made by Sharon Quist with a second motion by Aimee Smith, all were in favor. The payment schedule will be reviewed in the new fiscal budget in July 2022.
- **Canal Update:**
 - **Duck Weed Treatment:** See note under Treasurer's report regarding letter to company. Additional applications will be reviewed in the spring.
 - **Mouth of Canal:** Mark will draft letter with supporting documents to DEQ regarding a change from rip-rap to wall which may result in having to secure a new permit. Board will review wording of Water and Management Fund to see if funds may be used to support the work at the mouth of the canal.

- **Status of building projects:**

- Lot# 131 and Lot # 67: Letters were approved on both lots to extend the 15-month construction deadline to October 1st, 2022. Lot # 67 still has an unpaid dues issue. Lien still to be placed on this lot.
- Lot #41: Mark reviewed a letter to the resident about the cinder blocks at the water's edge.
- Lot #21: This residence has a shed that is 38' from the lake. The previous owner put in a variance. Mark will send a letter to the new owners. The shed will need to be moved to 45' to comply with the township ordinance.

New Business:

- **Annual Newsletter:** Reviewed and was recommended be sent out.
- **State of the Association Letter:** Reviewed and was recommended be sent out.
- **Security patrol entering posted property (Legal implications)** Board will identify lot owners to ask if they want security to look over their property. Board will review restrictions regarding this issue.
- **Garage tent on Lot #188/189 and Lot #31:** Letters to be sent regarding notice of restrictions.
- **Request to enforce restrictions on property owner dumping debris on Lot #113.** Status: Next door individual is in process of removing his items from the neighbor's lot.
- **Liens:** Review. Ownership of Lot#204. Dues not paid. Notice to be sent of owner of record. Lot#67: see above.
- **Establish ad hoc committee to begin process of updating By-laws and Restrictions:** A first motion for the establishing a committee to update and review the By-laws and Restrictions was made by Cheryl Leach with a second motion by Aimee Smith, all were in favor. Board will research the timelines in the By-laws and Restrictions to ensure compliance with the rules.
- **Renewal of permission to use tennis court/basketball court (Bahrke):** Need to send invoice for renewal.
- **Committee Reports:**
 - 4th of July Activities: Request for members through Annual Newsletter and Website: Tabled for this meeting
 - Building Committee: Currently approved through Board: No report.
 - Fishing Committee: Need description of Committee charge: No report.

Additions to the Agenda:

- **Geno Letter:** Letter to be sent.

Notes: Annual Meeting Date: 7/2/22

Clean Up Weekend Date: 5/21/22

The next meeting will be on **04/30/22 at 10am**. The meeting was adjourned at 11:20 am.

Written and submitted by Cheryl Leach

Signed _____