

Ess Lake Association Board of Directors Meeting

Minutes April 30, 2022

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, Shirley Daugherty - zoom, and Geoff Denstaedt – zoom. Aimee Smith was unavailable.

Meeting Minutes Review: The minutes of the board meeting of January 22, 2022, were reviewed, with a first motion for approval being made by Jim Badour with a second motion from Sharon Quist, all were in favor.

Treasurer's Report: The treasurer's report as of April 21, 2022, was submitted by Sharon Quist. A first motion for approval of the report was made by Cheryl Leach with a second motion by Geoff Denstaedt, all were in favor. The Water Management account was reviewed. Sharon Quist reported that all funds that were over paid have been returned. A first motion for approval of the Water Management report was made by Cheryl Leach with a second motion by Jim Badour, all were in favor. The budget was also reviewed with a projected balance of \$2,364 at the end of the year.

Additions to the Agenda: Add fill to an owners lot

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Website:** Will check to see when the next domain and website bill is due.
- **Review Annual Goals and supporting Budget:** Cheryl Leach reviewed the annual goals with the board. The only change was for an update on lot #115 for the final court decision.
- **Lot #115 Legal Issue:** A final court decision was reviewed by the board. If the resident of the lot violates the decision of the court and another hearing is necessary, then the owner will be responsible for all court costs. The association still owes the attorney approximately \$9,800. The board is considering asking for donations to help speed the final payment to the attorney.
- **Canal Update:**
 - **Duck Weed Treatment:** The duck weed along the road is green. Mark will review with Aquatics in late May to see if another treatment will be necessary this year.
 - **Mouth of Canal:** Mark will send a letter to Brian Marshall asking for a modification to the current permit. This will be a request to go to a seawall.
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** The board is asking to identify association members to form this committee. Sharon has a few members that are interested. If any board member knows of any other members that are interested, please send these to Mark by e-mail. The next year for approval by 50% is 2025. Mark recommends that at least 2 board members and the president sit on this committee.
- **Status of building projects:**
 - Lot# 131: The board reviewed the building plans for this lot. A motion for approved was made by Sharon Quist with a second motion from Cheryl Leach, all approved.
 - Lot# 67: A letter was sent out to this owner to extend the project deadline to October of 2022.

- No Trespassing Sign: If there is a No Trespassing sign on any lot, then the security patrol needs permission from the owner to check the property. Will put a note on the website and in the newsletter
- Lot #41: No Update
- Lot #21: Mark will send a letter to the new owners about the restriction violation. The shed will need to be moved to 45' to comply with the township ordinance.
- **State of Association Letter Review:** No response from the association about this letter, but did receive \$770.00 for the general fund.
- **Garage Tent Lot 188/189 and on Lot 31:** The tent on lot 188/189 has been taken down. For lot 31, the owners are still out of state at this time.
- **Liens Ownership review of lots 204 and 67:** The owner of lot 204 stated that the Land Contract holder was responsible for the payment dues, however the deeded owner is actually responsible to the association for the dues. Lot 67 owner still owes dues. A lien will be placed on this property in July.
- **Renewal of Permission to use the tennis court/basketball court:** The letter went out and the dues are paid for this permission.
- **Clean Up Weekend:** This is scheduled for 5/21/22. Ed LaFramboise and Shirley Daugherty will be cleaning up the outlots on Ess Lake. The tennis court has already been cleaned. The back board has been removed from the tennis court.

New Business:

- **Outlot Ownership Review:** Need to look into ownership of the outlots. It is believed that Jack Matheis still owns all of the outlots. An ad-hoc committee has been established for this review. Cheryl, Sharon, and Mark will be the committee.
- **Ban Use of Fertilizer:** We will make a request and will put the information on the website.
- **Request to Rejoin Ess Lake Association:** A request has been made by Gary & Linda Finzel to rejoin association. A 1st motion was made to send the same license that has been used in the past, along with charging annual dues by Jim Badour, with a second motion From Cheryl Leach, Geoff Denstaedt and Sharon Quist also approved, opposed were Mark Pollard and Shirley Daugherty.
- **Lot 114 request to bring in fill dirt:** A request to put additional fill dirt in on this lot has been made. All approved this with Sharon Quist abstaining.
- **Committee Reports:**
 - 4th of July Activities: Nothing on this
 - Building Committee: Currently approved through Board: No report.
 - Fishing Committee: Ask for volunteers at Annual Meeting

The next meeting will be on **06/25/22 at 10am**. The meeting was adjourned at 11:33 am.

Written and submitted by Jim Badour

Signed _____

