

Ess Lake Association Board of Directors Meeting

Minutes June 19, 2021

Call to Order: The meeting was called to order at 10:00 am at Sharon Quist's house. Board members present: Mark Pollard, Sharon Quist, Shirley Daugherty, Jim Badour, by Zoom: Cheryl Leach and Geoff Denstaedt.

Meeting Minutes Review: The minutes of the board meeting of April 24, 2021 were reviewed, with a first motion for approval being made by Sharon Quist with a second motion from Shirley Daugherty, all were in favor.

Treasurer's Report: The treasurer's report as of June 4, 2021 was submitted by Sharon Quist. A first motion for approval of the report was made by Jim Badour with a second motion by Shirley Daugherty, all were in favor. The Water Management Fund finances were also reviewed at this meeting.

Additions to the Agenda: Trees & Signs

Budget: The budget was presented by Cheryl Leach to the board for review.

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Review Board Goals:** The board goals were presented to board members by Cheryl Leach. The goals are attached.
- **Review Budget:** The budget matches with what is actual.
- **Website:** Jim will update the minutes online before the annual meeting. He will also put together a write up on using Zelle so that it can be understood better. Jim is looking for a list of area companies for new association members moving into the Hillman area. This can include, internet companies, cable, phone, garbage service, landfills, etc...
- **Tennis Courts Signage:** Signage was discussed along with the cost. A first motion for approval to spend the funds on the tennis court signage was made by Geoff Denstaedt, with a second from Sharon Quist, all approved.
- **Lot #115 Legal Issue:** Mark gave an update on the status of this issue. Mark is meeting with the attorney next week and will send an update after this meeting occurs. Mark will also check with the township supervisor as to the status of any violations.
- **Canal Update:**
 - **Canal Treatment:** Mark talked with Aquatic Nuisance about the schedule for treatment. They indicated to Mark that the State of Michigan had not yet approved the permit. The state is about 4 – 6 weeks behind on these permits. They will be treating 3 different invasive species.
 - **Canal Clean up:** Tim Flemming has worked many days/hours at getting many branches and logs out of the canal to help clean it up. Mark & Dave also helped Tim one day do some of the work.
 - **Mouth of Canal:** Mark has not worked on this project due to the funding that will be necessary to complete this project. Mark will soon start working on updating the permit to change it to installing a seawall and riprap.
- **Michigan Lakes and Stream Association:** Sharon Quist brought this to the board for review. Mark believes that it might be a good idea to join this down the road. We agreed to look into this group further in about one year. The cost to join this is about \$160.00 and is based on the number of association members that we have.
- **Roads:** The chip and seal is now down and completed. The next time for the roads to be completed will be in 2031. Mark has not heard back on the replacement of the road signs.
- **Status of building projects:**

- Lot # 94: This project is almost complete. The vinyl siding needs to be completed.
- Lot# 131: The lot is for sale. The next board may have to look at giving an extension to complete this project.
- Lot # 67: The windows are in the house now. Finish work is being completed on the inside of the house.
- Lot #30: The garage is up and the siding is on order.
- **Clean up Weekend Evaluation:** The tennis courts are being maintained by the pickle ball league. The outlot "C"(Long Lake) has been cleaned up. All of the picnic tables have been placed on all of the outlots. Many people are putting in the effort to make the association a beautiful place to live.
- **Variance Requests:**
 - Lot #78: The residents have not been up so that Mark can address this with them.
 - Lot #22: The property has been sold and it is in the closing stage at this point. Mark recommends tabling this issue for now.
- **Request to add a member from Long Lake:** Geoff has language drafted for a license to allow the resident to use the association facilities. We will collect our normal association dues for this use, but they will not have any voting rights. Geoff will send this out for review. We will review at the next board meeting.
- **Committees:**
 - **Ess Lake Garage Sale Evaluation:** There was not enough participation, so this will probably not be done again in the near future.
 - **4th of July Activities:** No Update – The next board will pick this up and address it.
 - **Building Committee:** Building plans for lot #185 were reviewed. A 1st motion was made to approve the building plan as is by Jim Badour, with a second motion for approval from Sharon Quist, Mark Pollard & Shirley Daugherty did not vote for approval due to color, but the remaining members voted for approval.

New Business:

- **Bays House:** This house appears to be abandoned at this point. They also owe on back association dues. Mark will write a letter to the resident to understand their intentions for the property.
- **Lot #21 Motor Home:** This has been brought to the attention of the board and has become an annoyance to residents due to it being parked on the road. Mark to send a letter to the resident.
- **Lots #79 and #80:** The resident would like to remove some trees along with adding some fill to the lot. A first motion for the approval to complete this work was made by Shirley Daugherty, with a second motion for approval by Cheryl Leach, all approved.
- **Annual Meeting Prep:** Mark & Cheryl to bring tables and chairs, Mark has the easel, white board, and agenda, Sharon has the sign in sheets and ballots, Sharon, Cheryl, and Shirley to assign number of votes per ballot, and collect proxies. Mark will ask two association members that day to count the ballots.

The meeting was adjourned at 11:21 am. The next meeting is on 7/3/21, the annual meeting at the pavilion.

Written and submitted by Jim Badour

Signed 