

Meeting Minutes Ess Lake Association Annual Meeting.
July 2nd, 2022

Annual Meeting was called to order by President Mark Pollard at 10:06 a.m. at the Pavilion.

Board Members Present: Mark Pollard, Shirley Daugherty, Sharon Quist, Aimee Smith, Geoff Denstaedt, Cheryl Leach and Jim Badour.

Introduction of Board Members: Mark Pollard, Shirley Daugherty, Sharon Quist, Aimee Smith, Geoff Denstaedt, Cheryl Leach and Jim Badour.

Introduction of Ess Lake Owner's Association Members: Mark Pollard asked that all Ess Lake Owners who were present to introduce themselves.

Additions to the Agenda: None

Treasurer's Report: The report was given by Sharon Quist, these are attached. There are 14 members with outstanding dues. The budget was also presented, which is attached. There was a question about what remained to be paid to the attorney. The outstanding attorney fee is approximately \$9,000.00.

Nomination for Board Election – all nominations and proxies were gathered.

Board of Director Nominations for 2022/2023:

Mike Happy, Jeff Zupanic, Rick Koger, Mark Pollard, Sharon Quist, Aimee Smith, Cheryl Leach, Jim Badour, Geoff Denstaedt

During nominations, Shirley Daugherty withdrew her nomination for the board of directors. Shirley has served on the board for many, many years. Her knowledge of the area and of the association history will be missed. She was a great asset to the board. We want to thank her for her service to the board and the association.

President's Report: Mark Pollard reviewed the following items:

Your Board met five times since our last Annual Meeting

Each year the Board establishes the goal it will work on that year. This year we worked on eight goals along with the routine issues the Board addresses annually.

Legal Issues. The Board has been involved in a legal action for the past seven years. It involves the enforcement of our Restriction governing Ess Lake Estates. The issue was finally settled with the court ordered enforcement of the restrictions related to set-backs and use of property. I believe our Association has gone to Court to enforce the restrictions twice and has prevailed in Court each time, however, this can be an expensive process as it was this time.

Canal. The Board addressed two issues related to the Canal. Previously the Board applied for and acquired a permit for EGLE to restore the mouth of the canal. A survey of the mouth of the canal was conducted a few years ago, and it was noted that the east side of the mouth had been encroached upon and there was a need to restore property that appears to have been removed during earlier dredging. The plan includes the use of riprap to reestablish the bank while using the spoils from the dredging to restore the property. A seawall, we were told, would most likely not be approved. However, over the past few years of high water on the Great Lakes and several court cases, EGLE is more susceptible to approving seawalls. Therefore, the Board is currently exploring revising or reapplying for a permit to use a seawall visé riprap. COVID, and our financial status associated with our legal issues has delayed this project.

The second canal issue is related to the duck weed growing in the canal. Last year the duck weed problem was addressed by applying two applications of safe chemicals to eliminate the duck weed. The canal was recently evaluated by Aquatic

Nuisance Plant Control, and they recommended one treatment this year. Your next Board will need to address this problem.

Tennis Court. The Board continued to maintain and upgrade the tennis court. Signage was added spelling out the rules and honoring a deceased community member. The practice board attached to the fence was removed for safety reasons. Based upon the recommendation of the company that repaired the tennis court surface a follow up evaluation will be conducted.

Restriction Review. An ad hoc committee was established to review the Restrictions governing Ess Lake Estates. Every twenty years the restrictions can be changed by a simple majority vote of the membership. Normally, a 75% vote of the membership is required to change the rules. The 20th year is 2025. If you are interested in being a part of this committee, please let a Board member know after the meeting.

Committees. The Board reestablished the Fishing Committee and 4th of July Activity Committee, however, volunteers were scarce. The Board would still like to activate these committees and we are still seeking volunteers.

Website. Jim Badour continues to upgrade and maintain our website. You can find pertinent information on the site, and I encourage you to visit the site often.

Security Patrol. The Board continued its support of the security patrol during the winter month. The Board addressed the issue of “No Trespassing” signs on membership property. If you have a “No Trespassing” sign on your property, the Board is requiring written permission granting access to the property. John Quist is our security patrol. John could you please stand.

Dead Trees. The dead trees a long Norway Court continue to be a problem. Slow progress is being made by volunteers to remove the trees.

Gypsy Moth Situation. Montmorency County sprayed around the lakes in early summer to eradicate the gypsy moths. It appears to have made a difference.

Enforcement of Restrictions. The Board approved one revised residential building plan. Two members were given extensions on the completion of their homes due to complications in attaining materials relate to COVID. Two sheds were approved. Another shed was removed since it was on an empty lot. A motor home was removed upon request as was a house trailer. Several building projects were monitored during the year.

Liens. Several liens are ready to be placed or updated after today’s meeting.

Two requests from neighbors to use Association property were approved.

Fertilizer. The Board entertained a request to restrict the use of fertilizer in Ess Lake Estates.

State of the Association. The Board sent a letter to the membership entitled “State of the Association.” The purpose was to educate the membership on the Associations responsibilities and its financial footing.

I would like to thank all the member who helped in maintaining our community. Many of you do little things like taking in or placing out the tables on the out lots, putting the dock in on long lake, planting flowers by our Association sign, blowing the leaves off the out lots and tennis court, taking down and putting up the tennis net, etc. These things help keep our community a wonderful place to live. If you are one of those kind individuals, please stand.

That concludes the President’s Report.

At this time, Jim Staton addressed the association owners with his concerns over his violations of the restrictions and the legal issues that were brought on because of his violations. It was a heated discussion that was handled well by owners within the association and our president, Mark Pollard.

New Business

- **Boating Safety:** It was asked that the rules for boating on Ess Lake be posted on the website so that Association members are aware of the rules that the DNR has posted at the camp ground. The rules will be posted on the website

Election Results:

2021 – 2022 Current Board Members

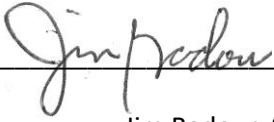
Mark Pollard – President
Shirley Daugherty – Vice President
Sharon Quist – Treasurer
Jim Badour – Secretary
Geoff Denstaedt – Board Director
Cheryl Leach – Board Director
Aimee Smith – Board Director

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Jim Badour - Secretary
Geoff Denstaedt – Board Director
Aimee Smith – Board Director
Rick Koger – Board Director

Meeting was adjourned at 10:49 am.

Written and submitted by Jim Badour

Signed  _____
Jim Badour, Secretary