

**Meeting Minutes Ess Lake Association Annual Meeting.
July 6th, 2024**

Annual Meeting was called to order by President Mark Pollard at 10:07 a.m. at the Pavilion.

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

Introduction of Board Members: Mark Pollard, Cheryl Leach, Sharon Quist, Aimee Smith, Geoff Denstaedt, Rick Koger, 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: Security, Issues with Park A, Dead Trees on the Island and Norway Court

Treasurer's Report: The report was given by Sharon Quist, these are attached. The total in our checking account is \$5,320.14 and the total in our savings account is \$1,339.56 for a total of \$6,659.70. The total in the Water Management Fund is \$3,597.08. A donation was also made to the Legal fund for a total of \$200.01. No other questions were asked about the treasurer's report.

Five Year Expenditure Report: Cheryl Leach presented the report that she worked on to show how the budget was spent over the last 5 years. She expressed that the HOA has been ran like a club for several years. She also discussed that there are many government rules and regulations that have been put in place since the inception of the HOA in 1965. She discussed that the entire board will need to be registered with the state in 2025 for financial crimes enforcement and to prevent money laundering. It is a requirement that the Board come up with a budget every year for the HOA. The HOA board has the powers to regulate the oversight of all common areas, which include, repair of the pavilion, snow removal, etc.... With this in mind, Cheryl and Sharon put together the 5yr financial assessment to show where all of the funds have been spent over the last few years, with the budget year beginning on July 1st of each year. There were a few questions about this that were answered by Cheryl. One member stated that this HOA association is extremely easy to work with. The member has been in other HOA's that just assess member's to cover the expenses for what is needed to manage the HOA. Ess Lake Association has asked for donations instead of using their power to assess these budget items to all members equally.

Board of Director Nominations for 2024/2025:

Diana Campbell, Ilze Liepa, Sharon Quist, Cheryl Leach, Ted Campbell, Mark Pollard, Rick Koger, Aimee Smith, Geoff Denstaedt, and Jim Badour. A motion to close the nominations was made and all members approved the motion.

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

Mark thanked the adhoc committee that put together the survey and changes to the Bylaws and restrictions. They did a great job in putting this together. Thanks to Jeff Zupancic for his help in utilizing Survey Monkey to get together the initial survey for changes and also in getting the Ballot and voting results together. Thanks to all of the members that take care of and maintain the outlots.

Results from By-laws and Restrictions Election (Cheryl Leach): Ballot results were sent out by email. Cheryl Leach made poster boards to show the results of the vote. These were posted around the pavillion for everyone to review. A question was raised about the results not adding up, that not everyone voted for every change. The answer to this was that you did not have to vote for every change. Items could be skipped. Another question was about why there were questions at the end of the ballot about demographics. The answer to this is that most surveys like this do have demographic questions at the end of them. Another question was about what the percentage was to change. Under the current bylaws, changes that were approved only needed 51% of a yes vote. Cheryl went through the results of each

ballot question. Another question was raised about why we even have restrictions if the board is always giving variances. Mark Pollard gave the example that more people own more toys that they want to keep in storage. To ease the variances on this, a change was made to this restriction to allow larger storage builds.

Review of Goals 2023 – 2024 (Cheryl Leach): Cheryl reviewed each of the goals that the 2023-2024 Board of Directors set to achieve. One of the goals was to clean up the trees on Norway Court. Mark Pollard addressed this issue, in that he had planned a community clean up of these trees in mid-March. When the time came, it had been a warm winter, so nothing was frozen to be able to get to the trees that were taken down. He has contacted an outside service to take a look at cleaning this area up. Another goal was to have Jack Matthias sign the outlot properties over to the Ess Lake Association. This was a big one due to Jack's health being in question. He did sign over all of the outlots to the association. Mark Pollard was able to confirm that the association membership will not have to pay taxes on these properties. Cheryl also made up a sign up sheet for members to sign up to take care of the outlots. This was done so that the association will not have to pay for these outside services. If there are not enough members volunteering for these items, then the services will be hired out.

Ess Lake Canal (Rick Koger): Rick Koger volunteered to find out a long term solution to the duckweed issue in the canal. Rick was able to take a 6 week course that discussed the health of Michigan waterways through MSU. By doing this, he was able to meet a contact with the State of Michigan, who is an expert on water health. His name is Eric and he is working with Rick to assess the health of the water in the canal. Rick took in water samples to a lab in Traverse City from each of the legs in the canal. From the samples results, Eric will work with Rick to come up with solutions to the issue. Eric will be out at the end of August for an onsite visit. After this a report will be compiled with the results and solutions to the Duckweed issue. Rick also found out that the canal was last dredged in 1999. During the application process to allow for the dredging, the DNR at that time would only approve dredging on the north, east, and west legs of the canal. The DNR would not allow dredging on the south side due to no residents being on that side of the canal. Rick is not sure if they would allow dredging on the south side at this time. A member then stated to not use fertilizer on their lawns. Rick commented that all of these pointers for better lake health are on the Ess Lake website.

New Business

- **Security:** A question was asked if we needed to pay for security patrol anymore. This is due to most members could put camera's on their cabins and that there were more fulltime people around the lake. Many members commented that they were in favor of the security for peace of mind.
- **Park A Issues:** A member was concerned that a contractor was using and damaged the outlot for access to the lake front while a new house was under construction. President Mark Pollard said that he gave permission for this path and that it was agreed to by the home owner to fix any damage that may be done to the outlot. The member was still not happy with this response and thought that the access should be denied. Mark then reminded the member that the member also stated that it would be ok for a well drilling truck to have access to the outlot, but the access to the lake front should not have happened. A member then said that this should be handled outside of the annual meeting.
- **Canal and Island Maintenance:** This was addressed earlier in the meeting.

Election Results:

2023 – 2024 Current Board Members

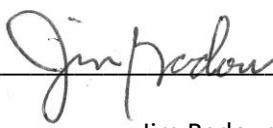
Mark Pollard – President
Cheryl Leach – Vice President
Sharon Quist – Treasurer
Jim Badour – Secretary
Geoff Denstaedt – Board Director
Aimee Smith – Board Director
Rick Koger – Board Director

2024 – 2025 New Board Members

Mark Pollard
Cheryl Leach
Sharon Quist
Jim Badour
Geoff Denstaedt
Aimee Smith
Rick Koger

Meeting was adjourned at 11:15 am.

Written and submitted by Jim Badour

Signed  _____
Jim Badour, Secretary