

Ess Lake Association Board of Directors Meeting

Minutes June 22, 2024

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, Cheryl Leach(Zoom), Jim Badour, Rick Koger, and Aimee Smith. Geoff Denstaedt was absent.

Meeting Minutes Review: The minutes of the board meeting of May 13, 2024, were reviewed, A first motion for approval was made by Sharon Quist, with a second from Rick Koger, All approved.

Treasurer's Report: The treasurer's report from 4/20/24 to 6/22/24, was submitted by Sharon Quist. Sharon reviewed the highlights with the Board and it is available on the website in the member area. A first motion was made for the approval of the Financial Report by Aimee Smith, with a second by Jim Badour and all members approved the financial report. The financial report also contains the reports for the Water Management Fund and Legal Fund.

Additions to the Agenda: No Additions

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Website:** No Issues other than emails are not getting forwarded to our current email address from the website form. Jim will fix this issue.
- **Board 2023- 2024 Goals & Budget:** Cheryl Leach updated the goals for this year. We reviewed the goal of maintenance on the out lots. A volunteer signup sheet to maintain the out lots will be available at the annual meeting. The goals and their progress are on the website for review.
- **Canal Update:**
 - **Mouth of Canal:** This goal has been completed.
 - **Duck Weed Treatment:** Rick Koger has collected samples of the water on each leg of the canal. These samples were taken to a lab in Traverse City for analysis. The results showed that there was no trace of phosphorus in the North and South legs of the canal. The East & West legs had phosphorus in the samples. The lab personnel will make a site visit to the canal soon for further analysis and recommendations. Rick hopes that he will have something for the annual meeting for a final report.
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** Cheryl Leach has reported that Jeff Zupancic took a quick read on responses so far. There have been 45 responses for a total of 93 lots voted.
- **Informational Meeting at Noon Today:** Mark stated that another informational meeting will be held at noon today for any questions that need to be answered about the ballot.
- **Tree Removal on Lot 69:** Mark went and reviewed the trees for this lot that the owner wanted to remove. The house was in danger, so Mark approved of the tree removal.
- **Tree removal, Norway Court:** Nothing to report at this time.
- **Marketable Record Title Act Amendments(Effective Sept. 29, 2025):** Geoff will fill in the board about this at a later date.

- **Rental Unit/Violation of Court Order:** It has been rented two times and continues to be advertised on VBRO and AirBNB. Geoff is reviewing the court order and is going to get back to Mark, at which time, Mark will draft a letter to the Judge about the violation.
- **Restrictions Issue (Dock/Platform), Lot 67:** Mark is going to ask the owner to draw up and put the offsets from the lot lines on the drawing for the dock/platform that was built on land. Once this is completed, it can be reviewed.
- **Long Lake Taxes(Out Lot):** Mark called and left a message, but when the phone call was returned to him, the message was for his lot and not the out lot. Mark knows the hours for the treasurer, so he will visit her this week or next week.

New Business:

- **Building request, lot 132:** The board reviewed the request for the proposed addition of a porch. A motion was made for the approval of the request by Sharon Quist, with a second motion for approval from Jim Badour. All approved, with Rick Koger abstaining from the vote.
- **Firework Funding Request:** Mark Rizzo has been putting on a fireworks display for a number of years on Ess Lake. He has asked Mark Pollard if it would be possible to ask association members for a donation to continue this fireworks display. Mark Rizzo will be at the annual meeting to collect donations for this continued effort.
- **Removal of trees, lot 158 & 159:** It has been asked to remove about 20 trees so that their pontoon can be stored in the area where the trees are. A first motion to approve the removal of the trees on lot 158 & 159 was made by Rick Koger, with a 2nd motion from Sharon Quist, all approved, with Aimee Smith abstaining from the vote.
- **Request to add Electrical on Lot 79 & 80:** A request to put electrical on an unimproved lots 79 & 80 has been made. A motion to approve the electrical on these lots was made by Sharon Quist, with a second motion from Rick Koger, All approved, with Aimee Smith abstaining from the vote.
- **Report of Trailer on Residential Lot:** An association member complained about a travel trailer on a lot. The trailer was there for 24 hours and was removed. The owner of the trailer had it there unloading from a trip that was taken, which is permissible due to a court ruling from a previous issue. The court ruling allows for travel trailers to be there for up to 3 days and then be removed so that owners can load and unload their travel trailers.

Prep for Annual Meeting

- **Ballots:** Sharon to get these together
- **Proxies & Sign in Sheet:** Sharon will handle these as well.
- **Tables & Chairs:** Mark, Rick, and Aimee to bring these.
- **Easels, Pens, Pencils, Calculator:** Mark will bring these.
- **Reports:** Mark has requested that Jim Badour speak on the status of the website, Cheryl to speak on the Bylaws and Restrictions Committee, and Rick to discuss the Duckweed issue in the canal.

The next meeting is on 7/6/24 at the annual meeting. The meeting was adjourned at 11:05 am.

Written and submitted by Jim Badour

Signed_____