

## Ess Lake Owners' Association Board Meeting

04/25/2020

**Call to Order:** Meeting called to order at 10:02am at Sharon Quist's house. Board Members present at residence: Mark Pollard, Sharon Quist, Cheryl Leach, On Goto Meeting: Aimee Smith, Jim Badour and Geoff Denstaedt and by Phone: Shirley Daugherty.

**Meeting Minutes Review:** The board meeting minutes from 01/18/20 were reviewed, with a first motion for approval with corrections being made by Geoff Denstaedt with a second motion from Cheryl Leach, all were in favor.

**Treasurer's Report:** The CD that came due was put into the savings account. The treasurer's report through 3/31/20 was submitted by Sharon Quist. A first motion for approval of the treasurer's report was made by Jim Badour with a second motion from Cheryl Leach, all were in favor.

**Bills:** None for approval.

**Agenda Additions:** None

**Public Comment:** no public comment.

**Issues:**

**Old Business:**

- **Budget Amendment:** The budget needed to be amended due to the cost of the tennis court. We need about \$9,000 to refurbish the tennis court. The budget is getting very tight due to the canal project & tennis court expenses. Jim asked if there would be enough for the canal project. A first motion was made to revise the budget by Shirley Daugherty, with a second motion made by Aimee Smith, all approved.
- **Website – Update:** Jim is working on updating the website to a more modern look and feel. He is looking at adding a calendar, along with the possibility for a private area for members. He hopes to have some of it up and running by September.
- **Lean to lot #115, shed, and Rental:** Mark & Aimee had a conversation with the owner to try to come to some kind of compromise on the current issue. There are still issues with this property as it pertains to the township inspectors. The township will not enforce our bylaws. A first motion was made to continue legal action against the owner of lot #115 to bring his lot in compliance with Ess Lake Association Building Restrictions by Cheryl Leach, with a second motion from Shirley Daugherty, all approved.
- **Tennis Court Revitalization:** Aimee had a new sign installed near the tennis courts and it looks great!! The cement work on the tennis court has not started yet due to not being able to rent the equipment for the job. This is due to the coronavirus. Aimee was getting a final quote for the tennis court refurbishing, which should be only a few hundred dollars more than the first quote. The tennis court contractor is just out of Clare. Aimee was going to get the company up to the court to review the work. A first motion was made to approve a not to exceed cost of \$9,000.00 for the resurfacing of the tennis court by Pro Surface, by Shirley Daugherty, with a second motion from Jim Badour, all approved. Jim asked that a certificate of liability from Pro Surface is obtained before a contract is signed. A sign will be installed to indicate the use of the tennis court is at your own risk.
- **Canal - Update:** The canal permits are issued, but Mark needs to go pick them up. If the owner of lot #115 will not allow the association the legal right away that is present to maintain the canal, then it was agreed with the DNR that we will not shore up that side of the canal. We would only do ½ of the project. The opposing side will be completed this year for sure. Mark still needs to look into insurance for this project. The process will be to shore up the bank, lay down barrier, then comes the stone.
- **Signs:** Mark has the signs, but needs to get the hardware to install the signs.
- **Outlot C: Erosion Permit:** The erosion permit has been applied for, but Mark is not sure if they are open due to the coronavirus. He will call next week. The brush and the fire pit will be removed from the outlot. Mark & Aimee were going to make the final cleanup of this area.

- **Garage Sale:** Due to the coronavirus, this will be canceled for this year.
- **Trees on Norway Court:** Presque Isle Electric did a great job of taking down the tress, but they did not clean anything up. Mark will try to get PIE& G to clean up, but likely this will have to wait until winter to get cleaned up.
- **Shed on Lot#10:** Mark to monitor this, as this has not been removed.

#### **New Business:**

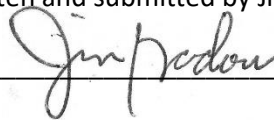
- **Building Plan for lot #131:** The closest that this house can be to the water will be determined by the house on either side that is closest to the water. This will be a variance to the building restrictions. A first motion was made to allow for the variance to the set back from the water by Sharon Quist, with a second motion from Geoff Denstaedt, all approved.
- **Building Plan for Lot #93 (deck & screened patio):** The plan is 58' from the water, so Mark contacted the resident next to this lot to make sure that it was ok for a variance to the building restrictions. The resident approved of this variance. A first motion was made to approve the variance of 58' for the garage instead of the 75' as it calls for in the bylaws and restrictions, by Shirley Daugherty, with a second motion from Cheryl Leach, all approved. For the screened porch and patio on this same lot, a first motion was made to approve of the plan for the sunroom on the west side by Sharon Quist, with a second motion from Shirley Daugherty, all approved.
- **Road Condition:** Mark sent a thank you to the road commission for the work that was completed in the fall. He is going to contact them again to see if any more work is planned for this year.
- **Community Clean Up:** For all of the outlots, there are residents near each outlot that will clean them up.
- **Annual Meeting:** Due to the coronavirus, the board needs to determine if the annual meeting will be held. If social distancing is practiced, along with it being outside, the risk may be low, however at this point we will need to wait to see if the State opens up again. If this does not happen, then we will need to figure out how to take a vote for the new board. This is tabled until the June meeting.

The next meeting will be on 06/20/20 at 10am at Sharon Quist's House.

The meeting was adjourned at 11:03am.

Written and submitted by Jim Badour

Signed \_\_\_\_\_



Jim Badour, Secretary