

Meeting Minutes Ess Lake Association Annual Meeting.
July 4th, 2020

Annual Meeting was called to order by President Mark Pollard at 10:03 a.m. at the Tennis Court.

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: Variance on lot #67, Holiday Weekend Dumpster

Treasurer's Report: The report was given by Sharon Quist. There are only 4 people outstanding for dues this year. This report is attached to the minutes. A first motion for approval of the treasurer's report was made by Jim Leach, with a second motion for approval by Jim Badour, all approved of the treasurer's report.

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

Your Board met 5 times since our last Annual Meeting.

Let me report on some of the major issues the Board address during the past year:

By-Laws & Restrictions: The vote to revise the restrictions governing Ess Lake Estates was conducted over the past two years. Cheryl Leach will report later on the results and corresponding data.

Website: Your Board has worked hard at enhancing communications with the membership. Jim Badour, our Association secretary, has worked diligently over the past few years to continually modify and upgrade the website. Jim will give a report on the current state of the website.

Tennis Court Revitalization. The Board has entered into a contract to resurface the tennis court. The resurfacing is scheduled for August of this year. Aimee Smith has been the project manager for the Board on this project and will give a report on the project in a few minutes.

Channel Project: The project to upgrade the mouth of the channel continued this past year. We did acquire a permit to place riprap on 56 feet of each side of the channel. We are acquiring the supplies to complete the project this year. The supplies include fabric for the bank, fasteners to hold the fabric in place and rocks to provide support for the shoreline. We are seeking volunteers to assist us with the project.

Dead Trees on Norway Court. Associated with the canal area is the dead tree issue caused by four years of high water. Attempts were made to get a forester in to take the trees down for the wood, but these attempts were not successful. Because the dead trees are close to the power lines, Presque Electric agreed to take down some of the trees. Over the winter, they did cut down many of the trees. However, based on discussions I had with Presque Isle, they take down trees, they do not clean up after themselves. I am in the process of putting a letter together with the Presque Isle Board of Directors. Otherwise, the Association will be responsible for removing the debris. The next Board will need to address this issue.

Security Patrol. The security patrol was conducted this past year by John Quist from November through April. Other than some downed trees and unlocked doors, the year was relatively uneventful.

Clean up Weekend. Clean up weekend was conducted in May. The emphasis was on maintaining individual resident property. In addition, we had several individuals assist in maintaining the out lots. I want to thank Ed and Stephanie LaFramboise for maintaining Park A on Red Pine Drive. Thank you, Ed Campbell for maintaining Park B on Red Pine Drive. Jim and Shirley Daugherty, Ted and Pat Campbell are owed our thanks for maintaining Out lot A on Pinecrest Circle. Mark Wilkerson, Eric Weiland, and Aimee Smith cleaned up Long Lake Park. Warren & Shelly Libka, and I put the dock in this

spring. Picnic table were placed on the out lots by John Quist and Jim Leach. I also want to thank Stephanie LaFramboise for arranging for and maintaining the flowers at the Ess Lake Association sign on Ess Lake Drive. I know there are others who assist in maintaining our property that are unnamed here, to those individuals, I want to extend my thanks as well.

Other things that were accomplished this year included:

- Acquired a Soil Erosion Permit and placed sand on the beach and horseshoe area at Long Lake Park.
- Replaced sign by tennis court with an exceptional sign, Thank you Aimee Smith.
- Upgraded signs on all out lots.
- Drafting letter to DNR about clear cutting area next to Ess Lake Property. Lack of concern by the State for property rights of its citizens.
- Approved several requests to remove trees.
- Address three violations of Association restrictions one of which requires legal services.
- Approved two building plans for homes
- Approved several plans for garages and sheds
- Board is monitoring the weed growth in the canal.

That concludes the Presidents report.

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

Nominations

Mark Pollard, Jim Badour, Shirley Daugherty, Sharon Quist, Geoff Denstaedt, Cheryl Leach, Aimee Smith,

2019 – 2020 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

2020 – 2021 New 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

Old Business:

- Website: Jim Badour gave an update on the website: Jim is working on refreshing the website with a new look. He is also going to add to the websites the following: A secure members area where the directory, treasure's reports, and a place to pay by Paypal. He will also add a gallery where association members can submit pictures to be posted, along with and items for sale area, an event calendar, and local information for where the dump is located, local builders, internet companies, etc... Jim has a goal to complete this by September on this year.
- By-Laws/Restrictions Update: Cheryl Leach reported out on the results of the vote for changing the By-Laws & Restrictions: Cheryl posted at the meeting the results. She reported that many of these would have passed if these were in the 20 year window where only 50% of the residents approving are required, however since the vote was taken out of cycle, 75% of the vote was required, so none of the changes were approved. Cheryl has a notebook that was kept for all of these changes, which will be used during the next review. The next review will be in 2025, where only 50% of the vote is required to pass.
- Tennis Court Revitalization: Aimee Smith has been working with companies to get bids to revitalize the tennis court. She has obtained 3 quotes to do this. The least expensive quote was chosen and work will begin soon. John Quist, Mark Pollard, and Chuck Kulman ground down the surface this week. The court will have lines for tennis and pickle ball. There is a pickle ball group that meets on Thursday's to play. If you are interested, please contact Sharon Quist. Sandie Badour has offered to donate their basketball back board to help with the project.

- Road Condition: Mark Pollard has been in contact with the road commission to fix the roads in the association area. The roads were scheduled to be resurfaced in 2022, however they will be completed this year.

New Business

- Variance on Lot #67: The owner of this lot brought up to the association that he had asked for a variance to put a camper on this lot while he built his house. He will be building the house from Mid-July – September of 2020. He asked about a camper that sits 2 doors down from Mark Pollard's house. Mark Pollard addressed the owner by letting the association know that a trailer was allowed for tool storage only, not for living quarters. This would be in compliance with the current By-Laws & Restrictions. The owner also brought up that his shed was denied to be with in 27' of the Long Lake Narrows. The current restrictions state with in 75', however the resident brought up that there are a few barns along the narrows which are within 30' of the water. Mark asked the resident to submit a formal complaint, so a letter could be drafted to the owners of those properties to move those structures.
- Holiday Weekend Dumpster: It was brought up about getting a dumpster in the association only for the holiday weekends. Several members spoke out that this was a good service in the past, but it was abused and costly. For Montmorency township residents, there is a transfer station on Angling Rd that is open on Wednesday, Saturday & Sunday from 12pm to 2pm. Residents also brought up about people outside of the association bringing in their trash to dump as well. The trash could also draw bears, which there have been several sightings recently in the area. There is a place to recycle in Hillman. These items will be added to the website. This was tabled at this time.
- Bears in the area: There have been several bear sightings in the area. Residents appreciate the email updates that everyone has been giving.
- AirBnb Rentals: There are no restrictions to prevent an owner from renting out a single-family dwelling. This is not considered operating a business. However, there are restrictions that prevent the renting of spaces over the garage, outside of the single- family dwelling. Also, there may be issues from a township perspective if the space rented out is not certified for occupancy. If a business or company bought homes and rented them out under the businesses name (much like a rental agency) that may violate the restrictions.

Meeting was adjourned at 10:52 am.

Written and submitted by Jim Badour

Signed _____

Jim Badour, Secretary

Corrected and Approved 7/25/2020