

Ess Lake Association Board of Directors Meeting

Minutes October 22, 2022

Call to Order: The meeting was called to order at 10:01 am at Sharon Quist's house. Board members present: Mark Pollard, Sharon Quist, Cheryl Leach, Aimee Smith(Zoom), Jim Badour(Zoom), Geoff Denstaedt(Zoom) and Rick Koger.

Meeting Minutes Review: The minutes of the board meeting of July 23, 2022, were reviewed with a first motion for approval being made by Geoff Denstaedt with a second motion from Cheryl Leach, all were in favor. The minutes from the special board meeting on August 23, 2022, were also reviewed, with a first motion for approval being made by Rick Koger with a second motion from Sharon Quist, all were in favor.

Treasurer's Report: The treasurer's report as of October 22, 2022, was submitted by Sharon Quist. A first motion for approval of the report was made by Cheryl Leach with a second motion by Jim Badour, all were in favor.

Additions to the Agenda: None

Bills for Approval: No bills to approve.

Public Comment: None

Old Business:

- **Website:** No Issues. Website should be up to date.
- **Review 2022-2023 Goals & Objectives:** Cheryl Leach presented the updated goals for this year. Rick Koger asked about having the state eagle department come in to review the Duckweed issue to be able to tell us what the source of the issue is so that it can be eliminated at the source. Mark will get them involved this year in the spring.
- **2022-2023 Budget:** Cheryl Leach presented the budget to the Board. There is no room for error this year due to continuing to pay down the attorney fee from the lawsuit on lot# 115.
- **Legal Issue/Fund:** We are still paying back the attorney at \$200.00 per month. During the special meeting on 8/23/22, a letter to be sent out to the membership to solicit funds for a legal fund was discussed. This letter was further discussed at this meeting along with a suggestion to get a loan. The language of the letter will also be revised to include a suggested donation per lot. A motion was made to mail this letter out to the membership to solicit funds for the current legal issue and future legal issues. The first motion was made by Jim Badour, with a second motion from Geoff Denstaedt, this motion was also approved by Mark Pollard, Rick Koger, and Aimee Smith, with no votes coming from Sharon Quist and Cheryl Leach. Another account will need to be established to keep track of these funds.
- **Canal Update:**
 - **Mouth of Canal:** Mark did have the EGLE rep out to review the project. Mark needs to make a revision to the description, then the permit should be approved. Mark will submit this revision this week, so that the permit can be approved. Sharon Quist stated that the materials for the Quist side are already here and waiting to be installed.
 - **Duck Weed Treatment:** This will be reviewed at a later Board Meeting.

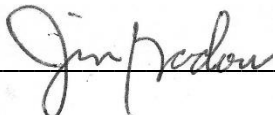
- **Ad-Hoc Committee formation for Bylaws & Restrictions Review:** Cheryl has sent out an initial letter to the committee members, with a targeted initial meeting sometime in January of 2023.
- **Status of building projects:**
 - Lot# 131: They are waiting on the windows so that the outside of the house can be finished. The windows are due in soon. A letter will be sent to the resident asking for a final date for the extension of the building project.
 - Lot# 67: The roof is on, but no siding or facia has been put up. A letter will be sent to the resident asking for a final date for the extension of the building project.
 - Lot #21: Mark will write a letter to the new owners to come into compliance with the township rules of 45' from the canal. All board members approved of the variance that the shed be 45 feet from the waters edge on Lot #21.
- **Liens:** Sharon has filed one lien on lot #67 for the non-payment of dues.
- **Outlot Ownership Review:** No progress yet.
- **Tennis Court Cracks:** Not reviewed.
- **Committees:** A notice will be put in the newsletter in January asking for volunteers for the 4th of July committee and the fishing committee.

New Business:

- **Building Approvals:**
 - Fence on Lot 198: This was approved by email, but needs a formal vote. A motion to approve the building plan for the fence on lot 198 was made by Geoff Denstaedt, with a second motion for approval from Rick Koger, all members approved the motion.
 - Garage on Lot 25: This was originally approved for lot #24, but the resident has since asked to move the garage to lot #25. With this revision, lot #24 now could be sold separately, but all other lots would need to be sold with the house. A motion to approve building plans on lot 25 with a variance for the building size to be 816 sq ft with a second floor height of 16' was made by Sharon Quist, with a second motion from Cheryl Leach, all approved the motion.
 - Out building on lot #116: A motion was made to approve a Tiki out building along with a variance to be only 45' from the waters edge was made by Sharon Quist, with a second motion from Rick Koger, all approved the motion.
 - Removal of Trees on lot 31: A motion to approve the removal of trees as requested due to them hanging over the house was made by Rick Koger, with a second motion for approval from Geoff Denstaedt, all approved the motion.
- **Trailers:**
 - Letter to Lot#161: Mark has a letter drafted to send to this residence due to the trailer being stored there and the pontoon. This will be sent out this week.
 - Letter to Lot#9: Mark has a letter drafted to address the trailer and utility trailer that is on this lot. This will be sent out this week.

Next meeting is on 1/23/23. The meeting was adjourned at 11:33 am.

Written and submitted by Jim Badour

Signed  _____