

# Ess Lake Association Board of Directors Meeting

Minutes October 23, 2021

**Call to Order:** The meeting was called to order at 10:20 am at Sharon Quist's house. Board members present: Mark Pollard - zoom, Sharon Quist, Cheryl Leach, Aimee Smith, Shirley Daugherty, Jim Badour and Geoff Denstaedt – zoom.

**Meeting Minutes Review:** The minutes of the board meeting of July 24, 2021 were reviewed, with a first motion for approval with corrections being made by Cheryl Leach with a second motion from Sharon Quist, all were in favor.

**Treasurer's Report:** The treasurer's report as of October 22, 2021 was submitted by Sharon Quist. A first motion for approval of the report was made by Geoff Denstaedt with a second motion by Shirley Daugherty, all were in favor. For the Water Management account, the company did not complete all of the canal, so there will be a credit to this fund.

**Additions to the Agenda:** Lot 21, Annual meeting & clean up dates

**Bills for Approval:** No bills to approve.

**Public Comment:** None

## Old Business:

- **Website:** We will discuss the use of Zelle for members to be able to send their Dues in to Ess Lake Association at the January meeting. Jim will add to the website internet company's available in the association. The calendar will be updated with all important association dates.
- **Review Annual Goals:** Cheryl Leach reviewed the annual goals with the board.
- **Tennis Courts Signage:** The signage has been completed. Thank You to Aimee Smith and Shirley Daugherty.
- **Lot #115 Legal Issue:** All board members did receive a copy of the judgement against the resident. Since the judgement there have been additional rentals made. According to the rental website, there are also additional scheduled bookings. Additional legal actions may be necessary to enforce compliance to the court order. The association attorney is aware that the resident is not complying with the court order. Mark will discuss with the attorney about when the court order can be enforced. The board has asked Mark to let the attorney know to take action on these violations. Mark will also discuss with the attorney about a 2 year payment plan for the attorney fees.
- **Canal Update:**
  - **Duck Weed Treatment:** The canal was treated 2 times in 2021. It is working and the canal looks much better now. Additional applications will be reviewed in the spring.
  - **Mouth of Canal:** Mark will gather all information for complete construction details so that the project plan can be completed over the winter months. This will lead to applying for an appended permit for approval.
- **Status of building projects:**
  - Lot # 94: Completed
  - Lot# 131: A letter was received from the new owner of the property for a one year extension to be able to finish the building project. A 1<sup>st</sup> motion was made to extend the 15 month construction deadline to October 1<sup>st</sup> 2022 by Aimee Smith, with a second motion from Sharon Quist, all approved the motion.
  - Lot # 67: A letter was sent to the owner about the 15 month construction deadline for completion of their project and the required building plans. There has been no response from the owner. The building inspector has red flagged all of the permits, as these have all expired. A lien also needs to be placed on the property due to the non-payment of association dues.

- Lot #204: Need to find out who owns this residence to update the lien on this lot due to non-payment of association dues.
- Lot #22: The motor home has been removed.
- Lot # 107: The tent issue has been resolved.
- Lot #41: Mark to write a letter to the resident about the cinder blocks at the water's edge. These were used for the dock. The cinder blocks along the water need to be cleaned up.

#### **New Business:**

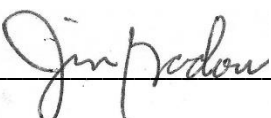
- **Lot#10:** Will need to send a reminder letter to not park trailers there.
- **Lot #105:** A letter has been written to the resident of this lot. Mark to forward the letter to Sharon.
- **Lot #186:** There is a request to approve an 8 x 10 shed. A first motion was made to approve the shed with a variance to accept the 8 x 10 shed size by Cheryl Leach with a second motion for approval from Sharon Quist, all approved this motion.
- **Lot #113:** This lot owner has a concern that the owner of lot #115 has been dumping refuse on his property. The owner of lot 113 would like the association to take action on this. Mark will have the resident pursue this through the township ordinances about blight.
- **Garage tent on lots #188 and #189:** Mark will write a letter to the residents to inform them that they are in violation of association bylaws & restrictions for the garage tents.
- **Liens:** There will need to be 2 liens issued for non-payment of dues this year.
- **Committees:**
  - Tabled for this meeting

#### **Additions to the Agenda:**

- **Lot #21:** This residence has a shed that is 38' from the lake. The previous owner put in a variance. The shed will need to be moved to 45' to comply with the township ordinance.
- **Board Meeting Date Change:** The meeting on 6/18/22 needs to be changed due to conflicts. The new date will be 6/25/22. Jim to update the website calendar.
- **Annual Meeting Date:** 7/2/22
- **Clean Up Weekend Date:** 5/21/22
- **Residence Rentals:** Are all rentals on VBRO in violation due to recent judgements? The recent judgement said it was a violation due to it being a business now. The property is zoned as a single family residence. Once the other building is being rented out, it no longer is a single family residence, even if it is rented out on the weekends. A bylaws change would need to be explored to limit the time that a residence could be rented out for.
- **Budget Amendment:** The current 2021 – 2022 budget will need to be amended to cover the legal costs. Cheryl will make the necessary adjustments and send out to the board members. There is a first motion to amend the 2021-2022 budget by Sharon Quist, with a second motion from Shirley Daugherty, all approved the motion.

The next meeting will be on 01/22/22 at 10am. The meeting was adjourned at 11:50 am.

Written and submitted by Jim Badour

Signed  \_\_\_\_\_