

**ELV HOMEOWNERS ASSOCIATION
FALL ANNUAL MEETING
MONDAY, OCTOBER 20, 2014
TROY UNION ELEMENTARY SCHOOL CAFETERIA
7:00 P.M.**

MINUTES

- Call to Order
 - President Haxer called the meeting to order at 7:01 pm.
- Welcome to New Residents
 - Two new residents attending tonight were welcomed to the community.
 - President Haxer asked how many residents have been in ELV since its founding 45 years ago; six responded. Ten additional homeowners responded to having lived in ELV for 30 plus years.
- Introduction of Current ELVHA Board of Directors
 - Officers:
 - President – Doug Haxer
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Karen Charnawskas
 - Corresponding Secretary – Kathleen Donovan
 - Committee Chairs:
 - Lakes – Tom Kuhn
 - Maintenance – Joe Power
 - Restrictions – Jay Reynolds
 - Security – Joe Lowry
 - Membership – Andrea Allemon
 - Special Projects – Kay Pomeroy
- Introduction of the 2014 Tellers
 - Henry Allemon
 - Tom Loftus
- Establish A Quorum (5% of 550 = 28 homes)
 - There were **65** homes represented. Therefore, we have a quorum.
- Approval of the 2013 Fall Annual Meeting Minutes
 - President Haxer called for a motion to accept the minutes as presented.
 - **Resident Frank Gerstenecker moved to accept the 2013 Fall Annual Meeting Minutes, Resident Ray Donnelley seconded and the assembly unanimously approved.**
- FunDay Report – Susan Nord and Diane McAllister
 - Susan Nord and Diane McAllister were invited to the podium; but in lieu of hearing their report, President Haxer presented them with an award for having served as coordinators for the past 11 years. They were given a certificate containing a collage of photos from the past years along with \$30 gift certificate to Kona's Grill.
 - President Haxer then announced the new FunDay Coordinators Dorothea Lester, Emily Lowry and Nicole Johnson.
- Awards Presentation
 - 2014 ELV Volunteer of the Year – Lakes Chairman Tom Kuhn
 - Membership Chairman Andrea Allemon introduced Lakes Chairman Tom Kuhn as this year's ELV Volunteer of the Year. He will be honored at the Leadership

Troy Banquet on Wednesday, November 5. Anyone interested in attending the awards banquet should contact Andrea for tickets.

- President's Remarks
 - President Haxer discussed some of the services few residents see, one being the cutting up of paddle boats and other, larger, no-longer-needed items. The crew consists of himself, Resident Ken Grand and Board members Jay Reynolds and Joe Power.
 - Other activities will be discussed a little later tonight.
 - Refreshments were provided this evening by Residents Gloria Dezenski, Yvonne Misuraca and Maureen Frenger.
 - President Haxer outlined many of the things that were completed this year:
 - Safety Boxes, which can only be opened by the Troy Fire Department in an emergency, were placed on each of the three beach lots. They are locked for safety purposes and so items are available to use if needed.
 - Met with the MDEQ and gained approval to allow blue dye in five of our six lakes. Blue dye keeps the sun from penetrating in the center of our lakes to keep the weeds knocked down in the center as only the edges of the lakes are sprayed. We still cannot put dye into Walker because it goes into the Renshaw Drain. However, this year the drain has flowed into Walker Lake all summer so Lakes Chairman Kuhn and President Haxer will continue that battle and will get the drain commissioner included so hopefully we will obtain approval for next year. It's a political process.
 - We completed the fourth year of our five-year Special Projects plan. Walker and Little Creek CDSs were completely redone. At this time, there are only three more trees to plant on Little Creek CDS; and Pebble Point CDS still needs to be completed. Resident Yvonne Misuraca said it's beautiful and her family loves the paver walkways. Next year will also include another CDS update.
 - Added three new benches, one on each beach lot; removed all the broken picnic tables; rented a storage unit to hold all ELV equipment and party items; and moved everything from the basement of a resident's company to the storage unit because they will soon be moving. Also placed the ELV grill and crossover pump in the unit.
 - Complaints – The chief complaints received this year mainly consisted of unattended and unleashed dogs; speeding cars, particularly on Atkins and Emerald Lakes Drive; and biting fish.
 - To remedy the biting fish, the Board will propose restocking for some of the lakes as the biting fish (specifically Blue Gills) can be reduced if we have enough fish to eat them. We lost a lot of big fish this year because of the bad winter. A proposal is on the table for a three-year fish restocking program.
 - Weed Problem in Walker Lake – The Lakes Chairman is currently working with the DEQ to obtain a permit to add blue dye to Walker.
 - Phragmites – There is a need to get a plan in place to treat the Phragmites. Lakes Chairman Tom Kuhn is working with the City to get permission to allow individual homeowners to spray these highly invasive Phragmites. Last year ELV had 39 patches across our lakes. If we don't actively attack those, they can grow to six feet. This year we only had 25. The treatment has been done internally by Resident Dan Kreza after LakePro has identified them.
 - The last two years we have had to do one special entire lake spray. This spring it was necessary to spray the center of Walker. Also, Clasping Pond Weed has been identified in Emerald Lake. The problem with this weed is that it's a native plant, and the MDEQ has restrictions on its treatment. We will need to spend

\$12,000 for that problem. The time to spray for this is in June, and it is now in the budget for next year.

- The ELV GooseBuster team consists of Ken Grand, John Hodsdon and Steven Gentner.
- Treasurer's Report and 2015 Budget Presentation
 - Collected 100% of the dues by April 1, 2014 and 99% by February 1. The other 12 residents took a little more work. Also, all liens are now paid up.
 - Currently Cash on Hand is \$58,000 and \$6,500 has been placed in the Reserve Fund, which is now up to \$64,000. We anticipate a short-fall of approximately \$5,000 at year end. This is actually a cash flow shortfall, but the budget is basically balanced due to a timing issue of when dues come in. Going forward, the Board is coming to you, the residents, with a proposal to increase the dues \$20 beginning in 2015. The last increase was approved in 2009 for 2010. Since that time, Detroit Edison increased rates by 16% and LakePro by 3%. It is anticipate that the maintenance contract will remain the same. As we all know, people increase prices from time to time and we have things coming up that would support the Board making this request. One of those things is reclaiming the sand on Walker Beach. Another is the need to replace the picnic tables on all three beach lots as they were missed as soon as they were cut up. The replacements would be made from a lasting material similar to the benches. President Haxer recommends highly that we approve this increase as he feels it's a bargain.
- Vote on the 2015 Budget
 - President Haxer called for a motion to accept the 2015 Budget.
 - **Resident Rosemary Reeves moved to approve the budget. It was seconded by Resident Ron McAllister. The Tellers reported the count as follows:**
 - **Yes – 58**
 - **No – 5**
 - **Total # of Votes Cast – 63**
 - **Since a 2/3 vote (67%) is required (45 votes), the Motion was carried.**
 - QUESTION: How many houses do we have in Emerald Lakes Village?
 - ANSWER: ELV has 550 homes. President Haxer then explained various portions of our income. Projected income, with a \$20 dues increase, would be \$126,000. Additional costs this year may include fish restocking, new picnic tables, reclaiming sand on Walker Beach (\$3,500), and \$6,000 for legal fees as we are taking legal action for the Willow tree over Sandshores Lake due to difficulty with enforcing the Consent Judgment.
 - QUESTION: Has the \$6,500 been transferred to the Reserve Account?
 - ANSWER: Yes. With the transfer in September, we now have \$64,000. Our goal is to get one year's budget in that account.
 - QUESTION: A resident complained that this past winter the public sidewalks were not kept clean and her husband was hurt because of it. What can be done?
 - ANSWER: ELV has already contracted the cleaning of the sidewalks on its beach lots and common areas, which are to be shoveled three feet wide after every one-inch snowfall. Residential sidewalks are the responsibility of each homeowner. Complaints should be made to the City.
 - QUESTION: A resident, who lives on John R, asked who is in charge of the sidewalks?
 - ANSWER: If the sidewalk is on ELV property, it's our responsibility. If it's in front of your house, it's your responsibility.
 - QUESTION: How is the Reserve Fund invested?
 - ANSWER: Basically it's in an interest-bearing account in the bank.
 - QUESTION: What percentage of ELV homes are on the lakes?
 - ANSWER: Approximately 52% on and 48% off.

- QUESTION: A resident asked if everybody was happy with the Troy Police Department, and if so, why do we need to employ our own security? He does not feel Guardian Services is necessary.
 - ANSWER: Restrictions Chairman Reynolds said we have a certain liability with having beach lots and public grounds. The police department does not have the manpower to do the security that Guardian provides such as patrolling the neighborhood on a regular basis.
- Vote on the 2015 Annual Dues
 - President Haxer called for a motion to approve the 2015 dues with a \$20 increase.
 - **Resident Joe Coffey moved to increase the annual dues from \$200.00 to \$220.00. It was seconded by Resident Ann Clark. The Tellers reported the count as follows:**
 - Yes – 59
 - No – 4
 - Total # of Votes Cast – 63
 - Since a 2/3 vote (67%) is required (45 votes), the Motion was carried.
- Introduction of New Candidates
 - President Haxer introduced two residents who have volunteered to run for Office:
 - Resident Bill Devich for President and
 - Resident Brandon Johnson as Special Project Chairman
- Election of the Board of Directors
 - President Haxer presented the nominees as follows:
 - President – Bill Devich
 - Vice President – John Martin
 - Treasurer – Megan Marx
 - Recording Secretary – Karen Charnawskas
 - Corresponding Secretary – Kathleen Donovan
 - Lakes Chairman – Tom Kuhn
 - Maintenance Chairman – Joe Power
 - Membership Chairman – Andrea Allemon
 - Restrictions Chairman – Jay Reynolds
 - Security Chairman – Joe Lowry
 - Special Projects Chairman – Brandon Johnson
 - President Haxer called for any additional nominees. Since no further nominations were presented, President Haxer called for a motion to elect the slate of officers as presented. **Resident Frank Gerstenecker moved to accept the slate of officers as presented. It was seconded by Resident Allen Boots. The assembly unanimously approved (65 votes).**
- Election of the 2015 Nominating Committee
 - President Haxer called for nominations to the Nomination Committee. Henry Allemon, Graham Spence and outgoing President Doug Haxer were selected by a consensus from the floor. No second was received. President Haxer called for a vote to accept the above residents as the 2015 Nomination Committee.
 - **Resident Jennifer Kennedy so moved. Resident Paul Messano seconded and the assembly approved.**
- Election of the Audit Committee
 - President Haxer called for nominations to the Audit Committee. Resident Wendy Gueth nominated Sue Beach and Resident Margaret McLand nominated herself. No second was received.
 - President Haxer then called for a motion to elect residents Sue Beach and Margaret McLand as the 2015 Audit Committee. **Resident Ray Connelly so moved. Resident Pam Kondziola seconded and the assembly unanimously approved.**

- Social Activities Reports
 - Adult Holiday Party/Pam Kondziola and Irene Walter
 - The Adult Holiday Party will be held on Tuesday, December 16 at Troy Lanes. There will be food, homemade desserts, prizes and lots of fun! Pam and Irene have tickets to sell this evening at a cost of \$10. Tickets will also be available at the door for \$15.
 - Halloween Parade/Cindy Stewart and Erica Sollars
 - The Halloween Parade will be held this Sunday, October 26, at 1:00 pm. Everyone should meet at Emerald Beach on Lyster Lane and will walk through the Village ending up at Walker Beach. Cider and donuts will be served at the beach; however, if it rains, the parade will be cancelled.
- Questions from the Floor
 - QUESTION: What do we do when people don't clean the snow from their sidewalks?
 - ANSWER: Call the City. If it's ELV property, (beach lots, or Village entrances, call the Maintenance Chairman; however, snow shoveling is under contract.)
 - QUESTION: What about residents holding garage sales all year?
 - ANSWER: The City has a rule allowing one sale a year. Any complaints should be made to the City.
 - QUESTION: What can be done about the trees that are sticking out over the sidewalks and hitting people's heads when they are walking by?
 - ANSWER: Corresponding Secretary Donovan will put a notice in the newsletter and ask people to trim their trees and bushes. If the tree is in the easement, it's the City of Troy's responsibility. The Board has received great response from Mike Potyok who is the Troy City Arborist. Residents are welcome to send an email with an address to our President, and he will contact Mike.
 - QUESTION: Can something be said about the Peeping Tom?
 - ANSWER: Security Chairman Lowry received two calls approximately one month ago; one concerning someone looking into a home on Northpoint and the other regarding a home on Emerald Lake Drive. One perpetrator was a male, but no description was available for the other. There have been no reported issues since then. The police were called in both instances, and Guardian Alarm has also been notified to keep a watch out for anything or anyone suspicious. Residents are encouraged to call the police and give a description whenever anything suspicious is seen.
 - COMMENT: One resident said she saw someone with an Athens sweatshirt on Lyster Lane. She thought it was a neighbor so didn't call the police right away.
 - QUESTION: What has been the impact of the newly instituted Fine Structure?
 - ANSWER: We now have power to control. Three letters have been sent threatening to levy fines regarding campers, but have had resolutions in each case before a fine was imposed. A fourth letter will be going out soon for a violation on Atkins. As soon as letters were sent, things have been taken care of. We just want compliance. A rousing success!
 - QUESTION: Is it possible to have LakePro not treat lakes on the weekends?
 - ANSWER: This has been addressed. However, it would be helpful to let the Board know if anyone is going to have a special event on a particular weekend. That may help although LakePro's schedule can change due to inclement weather. They will accommodate whenever possible.
 - QUESTION: Do we know of any plans to resurface, fix or widen John R?
 - ANSWER: We do not know, but the City Planning Commission would, specifically Troy Deputy City Engineer Bill Houtari in the City's Engineering

- Department. President Haxer asked Larry Keisling to call and ask what's planned for John R and respond back so it can be put in the newsletter.
- QUESTION: Has the Village ever entertained discussion with the County for noise reduction off M-59?
 - ANSWER: Our Corresponding Secretary called years ago and basically they said "No plans are in the hopper at this time."
 - QUESTION: One resident commented that when he moved in, there were lots of trees along M-59, which cut down the noise; but they have now been cut down. There is a cement wall just east of Rochester Road, but it does not come down as far as our Village. President Haxer asked if anyone knew who we would go to.
 - ANSWER: A resident responded that MDOT would be the contact; however, it would be a very difficult process. Resident Frank Gerstenecker said MDOT will say that even the walls are not effective because the sound goes over them. Research has been done and found that wooded areas are the most successful at keeping the noise under control. Berms help but are not conclusive.
 - QUESTION: A resident wanted to remind people that our Village roads are getting older and there are lots of pot holes. If you have one, call the Department of Public works and they will check it out.
 - ANSWER: Also, there is some work that is going to be done in the South end of the Village. The streets have been marked, but we are still waiting for the City to do the work.
 - QUESTION: How long should construction projects be allowed to carry on?
 - ANSWER: Our restrictions say they should be done in nine months, but there is one project in the Village where the contractor is waiting for special doors. Once the doors are in, the project will continue inside.
 - QUESTION: Regarding the fish restocking, what types are we going to put into the lakes; why not Pike?
 - ANSWER: The recommended solution from the DEQ, the State of Michigan fish hatcheries is a combination of large-mouth bass and fathead minnows (the minnows eat the eggs). Because of the exceptionally cold winter last year, almost all hatcheries lost all their fish. Pike are not recommended although President Haxer will research them further.
 - COMMENT: Resident Pam Kondziola is collecting sweaters for the poor and homeless in Detroit. She will deliver them to the Capuchin Soup Kitchen in early November.
- Closing Remarks
 - President Haxer closed by saying that he has been president for 3 ½ years. It's been a pleasure to serve all the residents of ELV and urged everyone to get involved. We have a long established Board, but we need YOU. We can all find the time for what's important, and your Village needs more support. It's been a pleasure to serve you, thank you very much.
 - Adjourn
 - President Haxer called for a motion to adjourn the meeting at 8:36 p.m.
 - **Resident Dewey Clark so moved. Resident Ken Grand seconded and the assembly approved.**

Karen L. Charnawskas
ELV Recording Secretary

APPROVED as presented on October 26, 2015