

**EMERALD LAKES VILLAGE HOMEOWNERS ASSOCIATION  
SPRING MEETING  
WEDNESDAY, MAY 13, 2014  
TROY UNION ELEMENTARY SCHOOL CAFETERIA  
7:00 P.M.**

**MINUTES**

1. Call to Order – Chairman/President Doug Haxer
  - Chairman/President Doug Haxer called the meeting to order at 7:04 p.m.
2. Establish A Quorum (5% of 550 = 28 homes)
  - It was established that there were 60 homes represented; therefore we have a quorum.
3. Approval of the 2013 Spring Meeting Minutes
  - **Jay Reynolds moved to approve the May 13, 2013 Spring Meeting Minutes as presented. Pam Kondziola seconded the motion and the assembly approved.**
4. Introduction of the Current ELVHA Board of Directors – President Doug Haxer
  - Vice President John Martin
  - Recording Secretary Karen Charnawskas
  - Treasurer Megan Marx
  - Corresponding Secretary & Newsletter Editor Kathleen Donovan
  - Lakes Chairman Tom Kuhn
  - Maintenance Chairman Joe Power (Absent)
  - Membership Chairman Andrea Allemon
  - Restrictions Chairman Jay Reynolds
  - Security Chairman Joe Lowry (Absent)
  - Special Projects Kay Pomeroy
5. Introduction of the Village Business Expo – Newsletter Editor Kathleen Donovan
  - The Board thought it would be fun to do some networking at this year's Spring Meeting. To do that, the following residents and professional services representatives are available to meet with everyone immediately following the formal portion of the meeting. Then are:
    - i. Wildtree Foods
    - ii. Sotheby's International Realty
    - iii. Landscape Design and Construction
    - iv. Troy Co-op Preschool
    - v. VinylKraft Home Improvement
    - vi. Peak Physique Fitness Training
    - vii. All State Tree & Lawn Service
    - viii. Troy-Metro Insurance Agency
    - ix. Real Estate One
    - x. Artist James Brown
    - xi. Heather Marshall, House Cleaning
    - xii. Premier Jewelry
    - xiii. Yellow Daisy Design Custom Invitations & Announcements
    - xiv. Sochocki Photography & Marketing
    - xv. MacFadyen Sports Cards
    - xvi. Elizabeth Kaniarz, Wealth Advisor
    - xvii. Semancik Pet/House Sitting
    - xviii. Troy Aquatic Center
    - xix. Home Instead Senior Care
    - xx. Real Estate One – Bruce Burton

6. President's Remarks – President Doug Haxer

- Introductions:
  - i. President Haxer introduced the Board, all of whom are listed above.
  - ii. He then introduced the Refreshments Committee members, Yvonne Misuraca and Rosemary Reeves, and a hearty thank you was extended to each of them.
- Budget and Financial Remarks:
  - i. We have actually finished the year \$3,000 under budgeted expenses.
  - ii. We allocated \$2,000 of the \$3,000 not spent for bench replacements.
  - iii. We have 550 homes in our community; and as of today, we have 548 paid dues for the year. We are \$11,500 ahead of budget so far, but we still have major expenses to pay throughout the summer months.
  - iv. The Reserve Account is currently up to \$57,000.
- Boat Demolition Program:
  - i. Last year, President Haxer and Restrictions Chairman Reynolds cut up eleven (11) boats for various residents; and the year before, they cut up thirteen (13). Residents need to be aware that these gentlemen can also cut up flag poles and gazebos. Please call if you have a need.
- Lakes Information:
  - i. Lakes – ELV has been approved by the DEQ to put blue dye in all lakes except for Walker, and we can put it in Walker when and if we can prove that there will be no output into the Renshaw Drain. Right now Walker does flow into that drain.
  - ii. Curley Leaf pond weed – We have budgeted monies to spray for those weeds; however, getting your rakes out and raking them up as they appear on your beaches would be a big help.
  - iii. Phragmites – These are very large weeds that are growing all over, not only in our Village. They are extremely flammable in summer and are very invasive. The Board has taken steps to remove them from our lakes by having them spot treated. There are cities in the State of Michigan that have obtained a permit to treat these weeds. We need City council to follow-up and get a permit so they can be treated. Once that permit is received, we will encourage other communities in the City of Troy to treat these Phragmites as well. ELV will be the champions of this project.
- Safety Boxes:
  - i. Because we now have dye in our lakes, the Board has decided to install Safety Boxes with safety equipment inside on each of our three (3) beaches. The boxes will be locked but the police and fire departments will have access to them at all times. The boxes were ordered today and installation will take place in June.
- Cul-de-sacs:
  - i. Many CDSs throughout the Village are in the process of being revamped, and President Haxer called for volunteers to help to water them.

7. Treasurer's Report/Half-year Budget & Revenue Discussion – Treasurer Megan Marx

- This was briefly covered under the President's opening remarks.

8. Review of the Lake Treatment Plan for the Year – Tom Kuhn

- This was covered by President Haxer during his opening remarks.

9. Closing Remarks and Questions – President Doug Haxer

- President Haxer led the Open Mike Questions and Answers.

10. Open Mike Questions and Answers

- Question – A resident asked if we could do something to get sand back on the Walker Beach and also check for holes on the beach.
  - i. Answer – Walker beach is in the process of being checked out.
- Question – The question came up as to why we dye the lakes and how long the dye lasts?

- i. Answer – The dye prevents the sun from getting into the center of the lake and keeps the weeds down. Emerald Lake is particularly affected with weeds now. It is treated once a year.
- Question – A resident who lives on the creek-side of the Village on Walker said that a while ago the Army Corp of Engineers stated they were going to do something about the weeds. She was basically curious about whether or not that is still in their plan?
- Answer – The Army Corp of Engineers is not going to do anything. If anything is done, it will be a joint effort between the Oakland County Drain Commission and the City. We are actively pushing both entities to come together for relief in this area.
- Comment – A resident asked the Board to explain how the City has responded to damage created by the recent storm.
  - i. Answer – City Tree Arborist Mike Potyok went through ELV after the recent storm and took responsibility for the removal of the branches and trees. He also said that any trees on City property will be taken care of. Residents should let President Haxer know of problems ASAP after a storm or when a tree falls. On Pebble CDS, the City cut down the damaged tree, pulverized it and then planted another one. Our Special Projects Chairman then contacted the City and asked about several other tree losses, and they replaced two more as well.
- Question – A resident asked that the Board remind people about not blowing leaves go into the lake, and ask those who have sea walls to pull weeds and leaves out of the water.
  - i. Answer – This would be a big help in keeping our lakes clean.
- Question – Another resident asked the Board to remind people who have their lawns fertilized to tell their companies not to let the granules go into the lakes or the street drains. Also dog droppings are all over the place; people should pick up after their pets!
  - i. Answer – There is no better way – to keep our community clean than to comply with these suggestions.
- Question – A resident reported she has seen a man who walks his dog, picks up after him, but throws the bag into the drain. The man does not live in Emerald Lakes Village.
  - i. Answer – The Corresponding Secretary lives in the area and will confront him.
- Comment: A resident reported that a tree in Sandshores Court has fallen over the bench.
  - i. Answer – The Maintenance Chairman will check it out.

11. Adjournment

- **Pam Messano moved to adjourn the meeting at 7:46 p.m. Claudia Filipek seconded and the assembly approved.**

12. Village Business Expo

- The Village Business Expo was enjoyed by all.

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Karen L. Charnawskas  
ELV Recording Secretary

**APPROVED as presented on May 18, 2015**