

Master Community Association

Board of Directors

Meeting Agenda

Wednesday 16, 2019

6:00 p.m.

1. Call to Order
2. Approval of Agenda
3. Approval of Meeting Minutes
4. Community Forum
 - Linda Baca – Tennis Courts / Pickle Ball
 - David Santis – Owner of Beauchamp’s
5. Interim Action by the Board
6. Financial Report
7. Old Business
 - a. Boathouse Rental - Can we rent the Boathouse on Christmas? Other Holidays? The answer is yes it is rented for \$150.00 an hour and the event must be over at 9 p.m.
 - b. Lake Maintenance – Weed growth. There was discussion about a new type of weed growing in the lake and given the amount of money we pay it seems to meet the Lake contractor should address the issue with no additional cost. Still pursuing the cost to dredge the South Shores west of the Boathouse.
 - c. Tennis Courts /Pickle Ball- A contract was signed with Munro to install a large French Drain at the east end of the court. The cost to install a pickle ball court is over \$30,000.00 with fencing.
 - d. ILON Website – is operational and Ron will update it in the next week.
 - e. Signage- It was agreed to forgo adding a sign on Drake Bay Drive to the Boathouse.
 - f. Mulching- the cost of adding 2 inches of mulch to all the trails is \$27,000 so we will continue adding mulch only where is it needed and staying within our budgeted amount.
 - g. Maintaining the trails- funds have been added to the 2020 budget to purchase a quad runner to help maintain the trails in house.
8. New Business
 - a. Use of Round-Up at ILON (Rob David- proposed Resolution attached)
 - b. Arbors Mailbox run off is deteriorating the foundation of the mailbox. (Kathy Miller)
 - c. Use of the Boathouse without pre approved policy. (Tom Valade)
 - d. Wixom electric boxes at Drakes Bay entrance – proposed additional landscaping to hide this unsightly area. (Alison)

- e. Pool Opening -At the budget meeting there was discussion of opening the pool later in August -- either noon or 1:00. If we do that, it could open the possibility of renting out the pool for an hour from 11-12 or so. We have historically never rented the pool and I think part of that is because there wasn't an available time. If we open the pool later this could be an option; renters would obviously have to cover cost of lifeguards.
 - f. Clarifying and documenting the split between Master and Sub Association responsibilities.- Last winter, there was a section of sidewalk that wasn't cleared due to lack of clarity on this subject. As more Associations are contracting with different service providers, I think it is important that we all agree and document exactly who is responsible for what. During the summer, Ron and I met with reps from both Beauchamps and Sunrize irrigation to get their understanding of the split in the Vineyards area. For the most part, they agreed, and were able to verbalize the logic behind the splits. The attached Word document is my understanding of the split. The attached PDF document is my attempt to apply that logic to the entire sub. I am SURE the map is not 100% correct, but gives us a starting point to discuss. Neither Beauchamp nor Sunrize could explain why the Vineyards was assigned the "interior" section between Glenwood Dr and Ravine Dr and wrapping around Glenwood Dr to Timber Trail -- there are no Vineyard houses in that stretch. I respectfully request that the board re-consider that and have the master take it over. For most of that stretch there is no irrigation, so it is mainly mowing. The logic behind the split should be applied uniformly and I don't think that is the case for that stretch (map attached
 - g. Meeting Dates- (Bill Pfeiffer) is recommending to change the meeting weeks to the 4th week of the month so we have the financial information. He is recommending to change the months -- first meeting would be March when we have the year end reports. March- June- Sept (budget kick off) & Oct.
 - h. Ron's first year review. This review will take in input from all board members. We are proposing a survey to be sent out and returned to Tom Valade at tomvalade@gmail.com within 30 days. At that point a meeting will be held to discuss the findings and coordinate the notes. Tom and Allison will complete the review with Ron.(Tom Valade)
 - i. Maturing CD's - There is a CD maturing in Nov. and one in Dec.
 - j. Recognition of Bill Pfeifer's work. Bill has spent a significant amount of time this year in planning the budget with Ron and working with AMP Management's new accounting personnel. I would like to acknowledge his extra efforts with a gift certificate .(Tom Valade)
 - k. Boathouse Rental - Going forward it has been proposed to give only 1 hour prior to the event unless the Boathouse is rented for 4 hours or more in which case the renter would get 2 hours at no cost. If the Boathouse is rented and the person puts up a tent there is an additional fee of \$100.00 to offset the increased cost of trash removal.
9. Management Report
- a. Internet has been restored at NP
 - b. Boathouse Camera -- a camera has been installed in the Boathouse. Signs have been placed on the doors.
 - c. Tennis Court French Drain is being installed
10. Member Round Table
11. Adjournment

Item 8 a

RESOLUTION

TO RESTRICT THE USE OF GLYPHOSATE (ROUND UP) IN THE ISLAND LAKE COMMUNITY

Whereas, the primary chemical used by our landscape contractor to treat weeds and other unwanted grasses all around the Island Lake of Novi community is RoundUp, and.

Whereas, RoundUp is the most widely used weed killer in the world, and

Whereas, the main ingredient in Round Up is Glyphosate, and

Whereas, the World Health Organization (WHO) has issued a report linking Glyphosate, the main ingredient in RoundUp, to cancer and said it is "classified as probably carcinogenic to humans", and

Whereas, there have been multi-billion dollar lawsuits won against the manufacturer of RoundUp with more litigation pending, and

Whereas, it is the intent of ILON to provide for an environmentally safe setting for all residents.

Therefore, be it is resolved that Island Lake of Novi Master Community Association will require that any landscape company under contract for services will not be permitted to use a vegetation killer that contains Glyphosate when treating any area in the community, and

We also ask that each ILON sub-association also make this same requirement as part of their respective landscape contracts.

Approved: this day, _____, 2019,
by vote of the Island Lake of Novi Master Community Association Board of Directors

Signed by, _____
(President, ILON Master Association)

Item 8 F

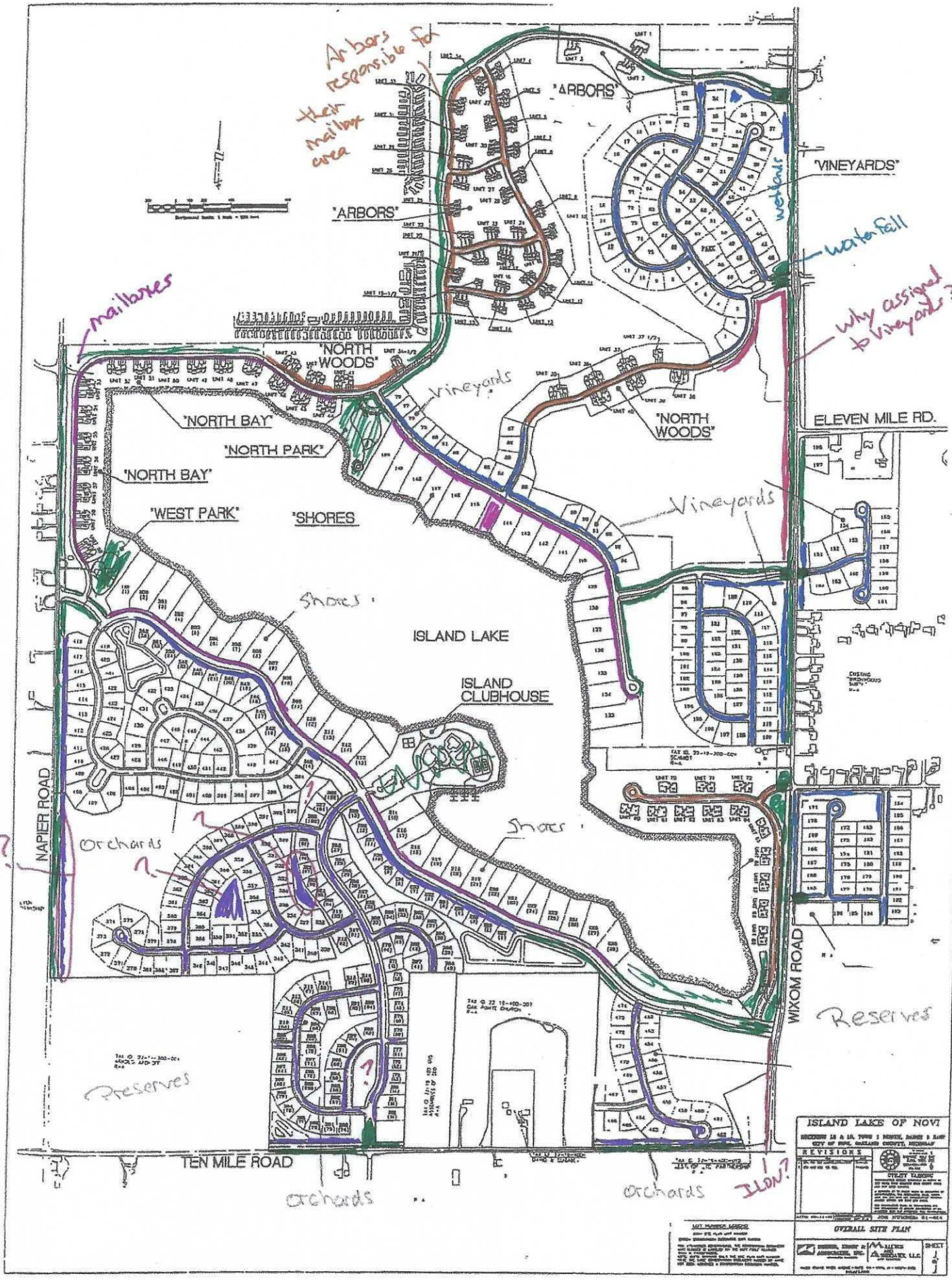
**Island Lake of Novi
Responsibility for Lawn/Tree Maintenance, Irrigation & Snow Removal
Master vs Sub Association Responsibilities
October 2019**

Delegation of lawn/snow/landscaping responsibilities of Master and Sub Associations are as follows:

- The Master Association is responsible for all entrances.
- The Master is responsible for the Boathouse and Island, North Beach and the boat launch areas.
- The Master is responsible for all lawn/landscaping/ snow removal in areas where there are no houses in close proximity such as on the north side of Drakes Bay between Reeds Point Dr and the 1st house on the lake.
- The Master is responsible for removing snow from the sidewalks on the main roads; 10 Mile, Napier and Wixom (& Dinser?!?).
- Along the main roads, the Master Association is responsible for the space from the sidewalk to the street. If there are houses present, that sub association is responsible for the land from the sidewalk to the condo/property owner's lot.
- For South Harbor Condos, because the condos are on the other side of Reeds Point Dr., the master is responsible for all of the land between Wixom Rd and Reeds Point.
- The Master is responsible for all mulched trails – around lake; in woods between Vineyards and Arbors; behind houses in Orchards etc.
- Reserves is responsible for the fountain in the retention pond at corner of Braeburn and Island Lake Dr because Toll had to expand the size of the retention pond to accommodate the Reserves which required the fountain; prior to Reserves being built there wasn't a fountain in that pond.
- Some of the water bills are split between the Master and the Vineyards. The splits were determined by the irrigation company years ago and are as follows:

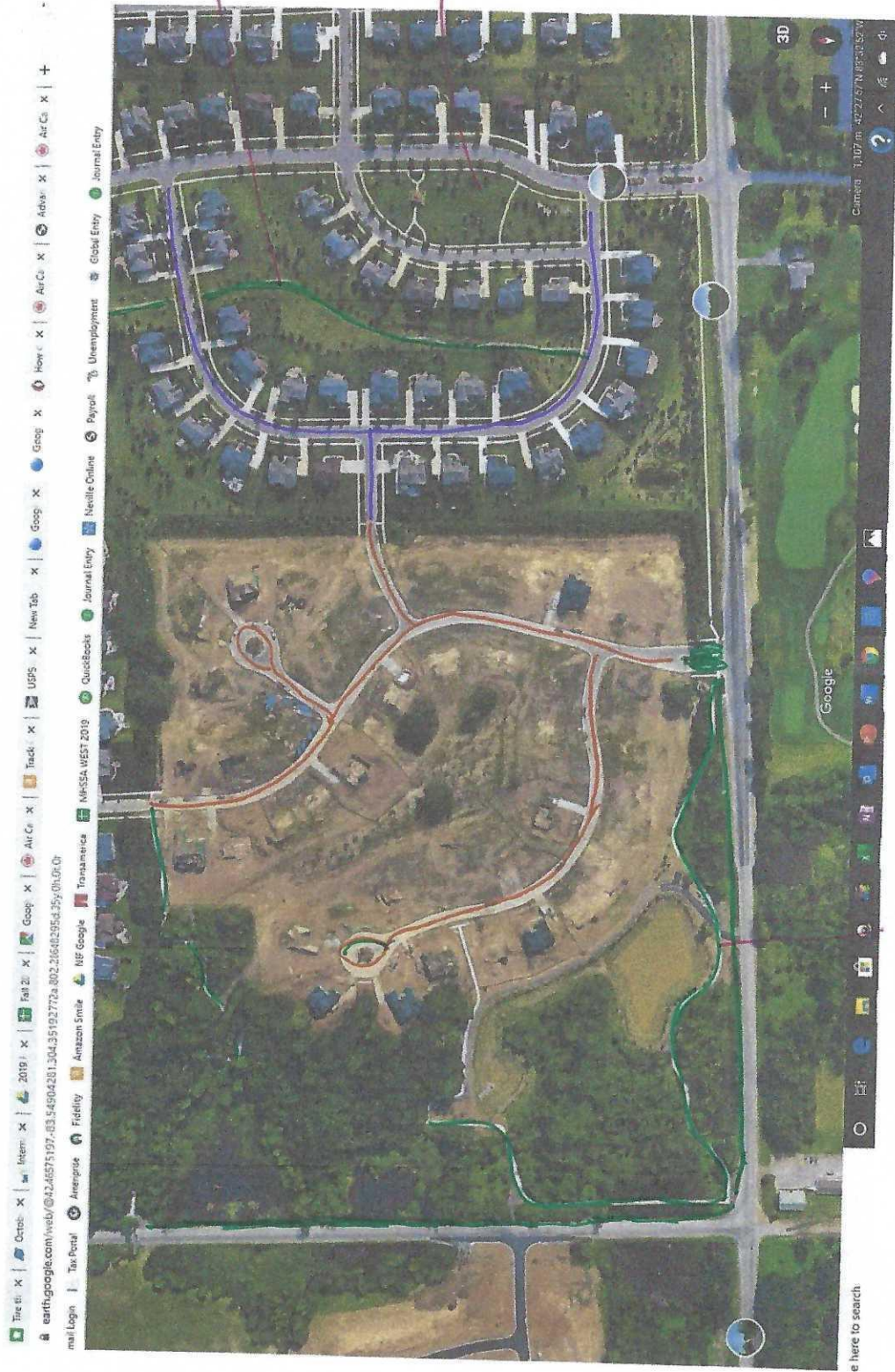
Delmont at Wixom	70%	30%
Ravine Dr at Wixom	64%	36%
Glenwood/Wixom (Large waterfall)	97%	3%
- Please note that an email sent to Alison Dolin from Carolyn (original Master Association Manager) indicated that there was a split of 65%/35% Master/Vineyards for the Glenwood at Crestwood Meter but that is now covered 100% by Vineyards.





ISLAND LAKES OF NOVI
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Preserves



Reserves



Handwritten purple lines and arrows on the right side of the map, pointing to specific areas.