

**White Birch Lakes
Annual Membership Meeting Minutes
July 17, 2021**

I. Call to Order:

The meeting was called to order at 10:00 a.m. with the quorum count well over the required number of 102 Members.

Board Members Present: President Bryant, Directors Brandle, Dombrowski, Pryde, Hassberger, Simons and Boos.

Board Members Absent: None

The Invocation was given by Dick Hassberger.

The Pledge of Allegiance was recited by all present.

II. Burning of the Ballots:

(1) Steve Brandle, Lot 1369, moves for the 2020 Ballots to be burnt, 2nd by Jeff Simons, Lot 290. Motion carried.

(2) Kevin Dombrowski, Lot 1209, moves to change the Order of the Agenda as needed, 2nd by Jeff Simons, Lot 290. Motion carried.

III. President's Report: President Bryant reported the following:

"I would like to first of all start out by saying thank you all for attending. I know we have a large number of absentee votes and it appears that we have our physical number relating to 102 Property Owners here but we had far more absentee ballots which are now allowed to be counted for our quorum so for the first time we have no danger of having a quorum and that is a great thing."
(Applause was given)

"I would also like to start this out by welcoming everyone to what is a fantastic place in my mind. It has been a wonderful place, I have spent 52 years at and I would like to complement our staff, first of all. (Applause was given) We have a really good group here getting things done and I think you can see some improvements in our roads. We are trying to recapture our ditches and so forth. For years they were neglected and we just kept pouring more and more gravel into them. Now we are trying to get that gravel back out of the ditches and put a crown on the roads. Jeff and the Maintenance crew are doing a really good job on that. We will need your assistance; the culverts are your responsibility but has been difficult for you to do because the ditches were over the top of the culvert in many cases so we have taken that into consideration and Jeff is doing everything that he can to try and open up those areas around your culvert. We have had a lot of work done to the Campground and Holiday Lake access. I hope you have all had the opportunity to take a look at that. There is a new gazebo down there. There has also been a lot of improvements throughout the development."

"Along with our Maintenance crew, our staff in the Office is doing a fine job. Vicky stays on top of things and I would like to commend her for that. She is responsible for collecting a number of Assessments. I think right now we have more Assessment paying Members than we have ever had and she is due to a lot of that." (Applause was given)

"We have had a lot of new Members come into the Association in the past 2 years and the enthusiasm for using the place has increased. It is great to see new blood and it is great to see people having fun and enjoying themselves here at White Birch. We have had ups and downs over the years, people use it for awhile and their kids grow up and they move on or whatever but we have a great influx of new Members and I welcome them."

"Our financial situation I'm not going to dwell on and give you the figures, I will allow Vicky to do that but all I can say is we are in really good shape. Actually, we ended up being under budget and we are able to put more money into the rainy-day fund so that is a good thing. I know that we have some costly ventures facing us in the future that are probable so any time we can put more money in the slush fund for those events the better off we are."

"Thank you for attending and I will turn this over to Bambi for her Office Administrator Report.

IV. Office Administrator Report: Office Administrator Bambi Christensen reported the following:

"I just want to let everyone know that Winter Storage is due by August 15th. I extended it for 2 weeks because we were waiting on the Policy to be revised. Stop in and pay. That is all I have. Thanks."

V. Report of the Secretary: Secretary/Treasurer Vicky McClusky reported the following:

“Once again, I would like to start by thanking all the Members who help me throughout the year with the mailing of the Annual Assessment invoices and the June Birch Barks which are huge time-consuming projects along with some smaller projects. I appreciate all the time you each take to volunteer your service. I would especially like to once again this year thank Dawn Holzer for all the time you give me in helping locate items from the past and the time you spend to come in and help with whatever I need. Last but not least, thank you to Bambi for all the help you give, the Directors for their patience with me and all my co-workers for putting up with me.”

“This year has been a very busy year with many new Members purchasing lots in this beautiful community and it is my hope that everyone is enjoying it as much as I do working here. Please remember to respect the Association and your neighbors.”

“To every one of you here, thank you for allowing me to remain your Secretary/Treasurer for yet another year.”

“The 2020 Annual Meeting Minutes were provided at the sign in table. I will now turn the meeting back over to President Bryant to entertain a motion to approve the 2020 Annual Meeting Minutes as presented.”

*(3) Jeff Simons, Lot 290, moves to approve the 2020 Annual Meeting Minutes as presented, 2nd by Dawn Holzer, Lot 1103.
Motion carried.*

VI. Report of the Treasurer: Secretary/Treasurer Vicky McClusky reported the following:

“The 2020-2021 Annual Audit has been completed and copies were provided at the sign in table. The Cash and Cash Equivalents at the beginning of the fiscal year were \$290,168.00. The Cash and Cash Equivalents at the end of the year were \$337,076.00. This resulted in a Change in Net Assets surplus in the amount of \$52,077.00. The last two pages of the Audit show where Revenue and Expenses are allocated in regards to Classes which are broken down into areas of Campground, Clubhouse, Administrative, etc. I will now turn the meeting back over to President Bryant to entertain a motion to approve the 2020-2021 Annual Audit as presented.”

*(4) Dick Hassberger, Lot 1368, moves to approve the 2020-2021 Annual Audit as presented, 2nd by Jeff Simons, Lot 290.
Motion carried.*

VII. Committee Reports:

Campground Committee: Fred Witchell reported the following:

The Campground is in great shape and he has had lots of help this year. There is a volleyball court and basketball court that has been used also this year. Fred stated that there is fencing around the area and asked that people don't climb on it because the materials are costly and hard to find for replacement. He also mentioned that he needs volunteers for the new committee that will be posted and appointed in August. Fred explained that a task is assigned to volunteers and this task can get done right away or a year from now...just get your assigned task done in your time frame.

Kevin Dombrowski who is a Campground Committee volunteer also reported that an informal survey will be done to measure the size of Campground storage lots by length and width to determine what size camper can fit into the lot that is needed and this will be mapped out for Members reference and for the Office Administrator's use when renting the sites out. Also, some trees may have to be removed as needed to accomplish the above-mentioned tasks. Kevin also stated that volunteers are needed for this task to be completed.

President Bryant stated that only 1 storage site per lot owned can be rented, not multiple lots for storing. He also suggested that the new Board look into what can be stored besides campers.

Activities Committee: No report given.

Finance Committee: Dawn Holzer reported the following:

New Committee sign-up sheets will be posted at the clubhouse by August to encourage volunteers to get involved.

VIII. Transaction of Other Business & Comments from the Floor:

Don Stahl-Lot 762, recommends relocating the burning of the prior year's ballots to another fire ring in the park because of smell and drifting of debris.

Stephan Hensel-lot 619, recommends widening the trail to Holiday Lake so people can get by each other safely on the trail. President Bryant stated that it's not intended to be a road and there are areas along the trail already wide enough for passing by.

Marie Brechtelsbauer-lot 924, stated the ongoing problem with Orv's tearing up the roads in front of her property. It costs a lot of money for the upkeep and maintaining of the roads and she doesn't like to see that occurring in the neighborhood. She asked that Members be respectful of your neighbors, their properties and the roads in front. Also, Marie stated that internet and communications need to be improved somehow within WBLRA. She suggests the Board work with the Township to improve.

(5) Michele Andres-lot 1085, moves to have a Labor Day picnic, 2nd by Jeff Simons-lot 290. Motion carried.

(It also was mentioned that that is the weekend of the garage sale and volunteers are needed to plan and execute the event.)

Guy MacKellar-lot 562, stated that he has contacted Broad Band Companies to see about the placement of a communications tower within WBLRA with no luck.

(6) Dawn Smith-lot 415, moves for the Board to look into pricing and/or purchasing a high-powered cell phone amplifier repeater tower to improve cell service within WBLRA to ensure proper safety communications, 2nd by Cheryl Constantino-lot 819. Motion carried.

(7) Steve Brandle-lot 1369, moves to make a list of Members who would volunteer their basement or pole barn to others in case of a tornado in the area for future safety, 2nd by Dick Hassberger-lot 1368. Motion carried.

Steve Brandle-lot 1369, recommends a written policy be put into place for the lakes referencing restrictions for fishing on the beach when in use, dogs on the beach, etc.

Dianna McFadden-Lot 188, stated that she works for the State and knows that recently there has been a huge amount of money granted to Counties and Townships regarding Broad Band and she feels it would be beneficial for someone to look into that to see what the Township is using this money for if they received any.

Tom Crook-lot 518, made a comment concerning the Air B & Bs in the neighborhood and stated that the Board has been working on this, but he is also concerned with visitors from these short-term rentals having a gate code to get in anytime without permission.

Marie Sherry-lot 713 & 714, stated that the Covid Recovery Act has provided lots of funds to Michigan which can be used for various needs including internet and the Board needs to check with the Township to see what they are putting this money towards in Lincoln Township. The deadline to get the funds is July 26, 2021. She also asked if people could park down on the beach off Teaberry Lane.

Deb Gerrish-lot 373 stated that the gate entrance is an ongoing problem with people tailgating in. She stopped at the gate recently to prevent someone from tailgating but then this causes a problem behind her with backed up traffic trying to get in.

(8) Jeff Simons-lot 290, moves to have the gate codes changed annually, if possible.

No support was given, motion failed.

At this time, the Election Committee stated they were ready to give the results from the Absentee Ballot counting.

IX. Election Committee Report:

Chairperson Sandy Getz reported there were 109 Absentee Ballots received with 165 Absentee Ballots mailed out. There were 3 Absentee Ballot Requests rejected. There was only 1 Absentee Ballot rejected.

In President Bryant's absence, Jeff Simons asked three times if there were any Nominations from the Floor. There weren't any Nominations so he stated that Nominations from the Floor were closed.

During Meeting voting, the 50/50 drawing was held with the funds to go towards a new play scape at the Clubhouse. The total collected was \$557.00. The winner, Holly Brown-lot 573 donated her ½ back to be used toward new playground equipment.

Jeff Simons held the Prize Drawings at this time and stated that \$2390.00 is the total in the playground fund for the new item at the Clubhouse for the kids.

Drawings for the gift card was held and the following were the winners:

Phil Blaisdell-lot 607 - \$25.00 Cops and Donuts gift card
Marie Sherry-lots 713-714 - \$25.00 Dougherty Hotel gift card
Shawntal Malosh-lot 439 &440 - \$25.00 Cops & Donuts gift card
Willa Coombe-lot 232 - \$25.00 Dougherty Hotel gift card
Monica Pyland-lot 1256 - \$25.00 Culver's gift card
Tony Maize-lot 449 - \$25.00 Culver's gift card
Tim Horsch-lots 217, 218 & 219 - \$25.00 Jay's gift card
Armel Minix-lots 203 & 204 - \$25.00 Jay's gift card

Additional door prize drawings were done for the Pavilion decorations with 21 winners receiving WBLRA license plates or coozies.

At 12:07 pm, in President Bryant's absence, Jeff Simons asked three times if there were any other Members who wished or needed to vote and being none, the election was closed.

At 12:16 pm, President Bryant stated that further Comments from the Floor would continue while the Meeting Ballots were being counted.

X. Transaction of Other Business & Comments from the Floor (continued):

Carol Hassberger-lots1367 & 1368, stated that someone came into the Clubhouse prior to the June Board Meeting and hung a flyer on one of the bulletin boards that depicted a hang-man noose which referred to a lynch mob towards her husband, Dick. This type of behavior is harassment and cannot be tolerated in this community. (This person is on tape and waiting to be identified.)

(9) James Digiovanni-lot 997, moves to reset the EPC Committee today or until other people sign up like the other committees are done. 2nd by Mark Costello-lot 1040. (After discussion about this motion, President Bryant stated that in the C & R's Committee Members are appointed by the President and voted on by the Board. James and Mark then changed their motion to recommend the Board to take this under consideration.) Motion carried to be reviewed by the Board.

(10) Dawn Holzer-lot 1103, moves to purchase 3 Commercial metal picnic tables - 2 for Holiday Lake and 1 for the Clubhouse at a cost of no more than \$4,000.00 to include taxes and shipping, 2nd by Cheryl Constantino-lot 819. 29 voted yes, 32 voted no. Motion failed.

Deb Gerrish-lot 373, commented on the mess at the Old Maintenance area and stated that people should be respectful on what can go in the pile. No tires, large logs, etc.

At this time Director Brandle stated that this area will be closed down until Tommy Z Excavating can clean out the large logs, junk wood, stumps, etc. at a cost of \$1600.00 to the Association. This could not be burnt because of safety issues and the fire would smolder forever. The area will be reopened after the above items are removed. Steve also commented that Members need to know that if you hire a contractor to remove trees from your property, the contractor cannot take trees and stumps to that area.

At this time, President Bryant commented on the misuse of the dumpsters. Items such as mattresses, grills, tires, doors, etc. are not allowed!!! There is a sign that openly states what can be dumped. He asked that Members be respectful and that it is very costly to the Association for items like this to be removed.

Lori Garrison-lot 387 & 388, stated the problem she was having with guest gate codes and her own not working. She was referred to Bambi, Office Administrator, to correct the problem.

(11) Jeff Simons-lot 290, moves to purchase 3 longer docks for fishing- 1 for each lake, 2nd by Steve Brandle-lot 1369. Motion carried. (After discussion, consideration will be given to what the cost would be.)

Cheryl Constantino-lot 820, recommends that the Board do more investigating of the short-term rentals within WBLRA and provide regulations for these rentals. She also asked the Board to establish a Technology Committee to handle communication issues. Last,

she asks that Angel Beach remain a dog park if there is a policy written excluding dogs from the beaches.

(12) Kevin Dombrowski-lot 1209, moves to purchase 2 signs for Angel Beach Dog Park stating "No Fishing is allowed between these signs" for the safety of the dogs using the beach because fish hooks have been stuck in paws, 2nd by Dawn Smith-lot 415. Motion carried.

Wes Smith-lot 415, asked why there isn't a beach area on White Birch Lake. President Bryant stated that the lake is a dredged lake from the past and it was dredged to 15 ft in areas. Now the lake is only about 10 ft in areas. No place to make a beach because there is too much silt and muck.

Steve Brandle-lot 1369 proposes that there be 2 permanent corn hole playing areas placed - 1 at the Campground and 1 at the Clubhouse. He would like to form a committee to investigate cost, area for placement, etc.

Dawn Smith-Lot 415 quoted the following from the Articles of Incorporation which were filed with the State of Michigan on May 15th, 1978:

"Article I, The name of the corporation is White Birch Lakes Recreational Association"

"Article II, The purpose or purposes for which the corporation is organized are as follows, Item 1, 'to promote pleasure, social, recreation and sports activities for its members, their families and guests and to develop and maintain a recreationally oriented environment in the White Birch Lakes Subdivision of Clare, a subdivision of Lincoln Township, Clare County, Michigan (the "Development")"

Dick Hassberger-lot 1367 & 1368, quoted Section 2, Part A, of the Covenants and Restrictions as follows:

"Every numbered lot in the Development, unless it is otherwise designated on the plats, is a residential lot and shall be used exclusively for single-family residential purposes. No structure shall be erected, placed or permitted to remain upon said lots, except a single-family dwelling house and such outbuildings as are usually accessory to a single-family dwelling house."

Dick went on to say, that all of these things can be changed by a majority (50 percent plus 1) of the Owners in White Birch Lakes. There is a way to change them; there is a proper way to change them; ignoring the rules is not the proper way.

There was a short break taken at this time.

Kevin Dombrowski-lot 1209, stated he remembers times when we couldn't get 50 people at a meeting and nobody wanted to step up and be on the Board. He thanked all the Candidates for stepping up and thanked all the Members for their interest. Never have we ever had this type of involvement and type of concern at least since 1988 since he was a Member.

President Bryant took this opportunity to thank Kevin for his years of service. (Applause was given)

At 1:25 pm, Vicky reported that the ballots are being counted. This year there have been double the amount of ballots cast, both Absentee and Meeting, and it takes time to count and make sure that the results are accurate. There are 3 Committee Members that count the ballots. The ballots are put in stacks of 10 ballots and each person marks a sheet with the votes on each ballot. After 10 ballots are counted, the 3 sheets must match or the process is redone. She also asked that everyone please be patient and the totals will be announced as soon as counting is complete.

XI. Election Results:

Sandy Getz, Election Committee Chairperson, gave the following election results:

Total Absentee Ballot Application Requests Received – 109

Total Absentee Ballots Mailed Out – 165

Total Absentee Ballot Application Requests Rejected – 3

Total Absentee Ballots Received – 140

Total Absentee Ballots Rejected – 1

Meeting Ballots given – 177

Meeting Ballots cast – 177

Meeting Ballots rejected - 2

Vote tally from the Absentee and Meeting Ballots:

Damon Barnes -	83 from Absentee Ballots <u>100 from Meeting Ballots</u> 183 Total
Tim Boos -	112 from Absentee Ballots <u>127 from Meeting Ballots</u> 239 Total
Scott Brown -	44 from Absentee Ballots <u>80 from Meeting Ballots</u> 124 Total
Robert (Bob) Cooley -	83 from Absentee Ballots <u>133 from Meeting Ballots</u> 216 Total
Richard H. Hassberger -	59 from Absentee Ballots <u>48 from Meeting Ballots</u> 107 Total
Brian Heiden -	92 from Absentee Ballots <u>136 from Meeting Ballots</u> 228 Total
Guy (Mac) MacKellar -	30 from Absentee Ballots <u>25 from Meeting Ballots</u> 55 Total

Final Election Results

Tim Boos – 3-year term
Brian Heiden – 3-year term
Damon Barnes – 1 year term
Robert (Bob) Cooley – 1 year term

Sandy also stated there were no nominations from the floor.

XII. Adjournment:

The meeting was adjourned at 2:35 pm. (No motion was made.)

XIII. Organization Meeting of the Board:

All Board Members were present with the exception of Director Barnes

*(12) Director Simons nominated Director Brandle for President (Director Brandle declined nomination)
Director Brandle nominated Director Boos for President (Director Boos accepted nomination)
All Directors voted yes for Director Boos to be President*

*Director Heiden nominated Director Brandle for 1st Vice President (Director Brandle declined nomination)
Director Brandle nominated Director Cooley for 1st Vice President (Director Cooley declined nomination)
Director Cooley nominated Director Heiden for 1st Vice President (Director Heiden accepted nomination)
All Directors voted yes for Director Heiden to be 1st Vice President*

*Director Heiden nominated Director Brandle for 2nd Vice President (Director Brandle accepted nomination)
Director Brandle nominated Director Simons for 2nd Vice President (Director Simons declined nomination)
All Directors voted yes for Director Brandle to be 2nd Vice President*

Final Organization Results:

Tim Boos - President
Brian Heiden - 1st Vice President
Steve Brandle - 2nd Vice President
Steve Bryant - Director
Jeff Simons - Director
Robert (Bob) Cooley - Director
Damon Barnes- Director

*(13) Director Brandle moves for an Affidavit to be used in lieu of Meeting Minutes if they cannot be provided to be taken to the banks for signing of checks, 2nd by Director Bryant.
All Ayes, motion carried.*

*(14) President Boos moves to remove and replace the existing EPC Chairperson and for Director Brandle to be temporary Chairperson with President Boos and Director Heiden to assist until a new Committee is formed, 2nd by Director Heiden.
All Ayes, motion carried*

*(15) Director Simons moves for the Association to provide the T-shirts that the working personnel had on at the meeting, 2nd by Director Heiden.
All Ayes, motion carried.*

*(16) Director Simons moves to adjourn the Organization Meeting of the Board at 3:05 pm, 2nd by Director Bryant.
All Ayes, motion carried.*

Submitted by,

Vicky McClusky, Secretary/Treasurer