

**White Birch Lakes
Annual Membership Meeting Minutes
July 16,2022**

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 82 Members.

Board Members Present: President Boos, Directors Brandle, Heiden, Cooley, Bryant, Barnes.

Board Members Absent: None

The Invocation was given by Tim Boos.

The Pledge of Allegiance was recited by all present.

II. Burning of the Ballots:

(1) Bob Cooley, Lot 419, moves for the 2021 Ballots to be burnt, 2nd by Brian Heiden, Lot 849. Motion carried.

(2) Steve Bryant, Lot 1, moves to change the Order of the Agenda as needed, 2nd by Brian Heiden, Lot 849. Motion carried.

III. Election/Voting Begins:

Chairwoman, Sandy Getz, calls for Nominations from the floor 3 times. No Nominations from the floor were given, voting begins.

11:30 Meeting Resumes

IV. President's Report: President Boos reported the following:

"Welcome and thanks for attending, we have a great place to camp and live."

"I would like to complement our Maintenance Team for all the great work they do, including maintaining the grounds and improvement of the roads and ditches."

"Our office team is doing a great job as well, keeping White Birch organized and the financials in great shape. Our fiscal year ending Feb 28, 2022 had revenue over \$500,000 and after expenses had cash profit over \$70,000."

"This year's budget is \$487,000. And we are under budget."

"The special event activities in the budget, included bingo, holiday dinners, and member gatherings, which are well attended, are budgeted for \$ 3500. At this point, we have spent under \$1200. A small amount for all the fun it brings to our members."

"We have had numerous improvements this year, such as additional parking at Holiday Lake, hand dryers in the campground bathhouse, vending machines at the clubhouse, just to name a few."

This concludes the President's report.

V. Manager's Report: None

VI. Approval of Annual meeting Minutes from July 17, 2021:

(3) Dawn Holzer, Lot 1103, moves to approve the 2021 Annual Meeting Minutes as presented, 2nd Steve Bryant, Lot 1. Motion carried.

VII. Report of the Treasurer:

Information was given during the President's report.

VII. Committee Reports:

Finance Committee:

Finance Chairwoman, Dawn Holzer reported that President Boos had already covered many details of the finances of the Association in his report.

Dawn also stated that to help out the Maintenance staff with their work load, there is a lot of trees down along the roads. You are welcome to clean that up and take it back to your campsite or home to burn. Also, clean up road litter... This all has to be done before the sides of the roads can be mowed. Volunteer to do some of these activities for your Association. Don't leave it up to Maintenance to do. Help save some money and workloads.

Policy Committee: Marie Sherry reported the following.

"The Policy Committee held its first meeting in September 2021, via Zoom. Members of the committee are:

Marie Sherry-Chair, Jenny Baker-Secretary, Tony Decamp, Clint Krause, Kelly Mullins, and Bob Cooley-Board Liaison.

At the first meeting, Jenny Baker agreed to serve as secretary and record minutes. At subsequent meeting, Kelly Mullins informed the committee that she would regretfully need to withdraw from the committee due to family obligations.

Over the past year the Committee has:

- Assisted the Board with the creation of a survey to membership
- Scanned and reviewed existing policy, highlighting areas in need of improvement.
- Researched policies of similar associations, including how the policy is presented to membership.
- Discussed the need for new policy in areas of concern raised at the past annual meeting as well as other areas where committee members saw need for improvement.

We presented our findings, including the policy review and suggestions, to the Board via email followed up with a verbal request at a Board meeting to ensure that the Board agreed with the general direction of the Committee. The Board indicated that it was comfortable with our decision.

The next step was to address how policy is developed and maintained. The Committee felt that the previous system of keeping all the policies in one book, whether active or superseded, caused confusion for the reader. Based on our recommendation, a new policy was adopted separating the existing policy from inactive policy, moving the inactive policy to an archive so that it was still available. After this was adopted, it was determined that the policy with the most pressing need for clarification was the camping policy. However, since there were active discussions about the possibility of updates to the association's C & Rs, it was decided to put the clean-up of the existing policies on hold until after a decision was made on the C&Rs.

The Committee has prepared an electronic file with our minutes, policy review, and other documents for filing with the Association's Secretary, to ensure that next year's policy committee can use our work as a starting place. Our ultimate goal was to create an easy-to-read document for the membership – like a resident handbook – that contains all of the relevant policies. This turned out to be a bigger job than originally anticipated due to the need for clean-up of the existing policies, but I hope that our work will make it easier to do so in the near future.

I would like to thank my committee members for all of their hard work and dedication to this committee and to the Association. We are fortunate to have people like them willing to step up and help out, especially in such an important area. I encourage all of them to continue to be active next year. Thank you.

CATERED LUNCH WAS SERVED AT 12:00 PM: PROVIDED BY HOGS AND DOGS

Meeting Resumed at 12:40 pm

RESULTS OF BOAT AUCTION: Closed at 12:40 pm

- Boat 1) E. Hopper for \$105.00 Lot 106
- Boat 2) J. Tanner for \$65.00 Lot 1091
- Boat 3) B. Christie for \$55.00 Lot 673
- Boat 4) C. Gibson for \$65.00 Lot 288
- Boat 5) A. Radelt for \$65.00 Lot 1108

Also, it was mentioned that there were originally 2 more boats for the auction that were stolen from the campground prior to the meeting. Video will be watched to determine who took the boats.

RESULTS OF 50/50 DRAWING

Funds from this drawing will be used to continue to upgrade for wireless equipment for meetings at the pavilion. \$383.00 split with winner Guy MacKellar, lot 562 for \$192.50 each.

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

President Boos mentioned that in the May 2022 Director's meeting, discussion took place to determine some areas of **POSSIBLE C&R Changes**. Please review the website or Facebook page of the areas discussed and get your opinion back to the Board.

Dawn Smith, Lot 415, wanted to see what the follow up is on a motion she made at last years membership meeting on the Association purchasing a High Power Amplifier for Member 's to use their phones, computers, etc. Director Heiden explained all the resources he has tried to contact, like AT&T, Lincoln Township, Clare County Communications team, Charter and possible tower within White Birch Lakes, with no luck or price. No motion was made and Director Heiden will continue to keep trying to get information.

Marie Sherry, Lot 713-714, offered to get a possible contact to the Board because she works with many townships, and government agencies downstate to see who the Association can contact on the communications topic.

Roger Bray, Lots 435-436, stated that he has heard a lot of complaints about speeding on the roads within White Birch. Suggested possible change of speed limit to 15 mph. He stated that DNR can come in at any time to address the noise issue with some bikes and quads.

Tina Ichenberg, Lot 414, wanted to thank the Maintenance Crew for a great job they are doing. She stated that she was down to the tennis courts and pulled weeds and etc. We need volunteers to help out with maintenance within White Birch and save money.

Brian Heiden, Lot 849, mentioned that they have had poker runs done in the past to clean up garbage along the roads and it was very successful and you win a prize for the most trash collected. Last year over 20lbs of garbage was picked up.

X. Election Committee Report:

Chairperson Sandy Getz reported there were 147 Absentee Ballots Requests received with 140 Absentee Ballots mailed out. There were 7 Absentee Ballot Requests rejected. 129 Absentee Ballots received. There was only 1 Absentee Ballot rejected.

IX. Election Results:

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

Total Absentee Ballot Application Requests Received – 147

Total Absentee Ballots Mailed Out – 140

Total Absentee Ballot Application Requests Rejected –7

Total Absentee Ballots Received – 129

Total Absentee Ballots Rejected – 1

Meeting Ballots given – 137

Meeting Ballots cast – 137

Meeting Ballots rejected - 0

Vote tally from the Absentee and Meeting Ballots:

Jenny Baker -	70 from Absentee Ballots <u>75 from Meeting Ballots</u> 145 Total
Phillip Blaisdell -	79 from Absentee Ballots <u>63 from Meeting Ballots</u> 142 Total
Robert (Bob) Cooley -	63 from Absentee Ballots <u>69 from Meeting Ballots</u> 132 Total
James Ostrowski -	74 from Absentee Ballots <u>61 from Meeting Ballots</u> 135 Total
Marie Sherry -	48 from Absentee Ballots <u>63 from Meeting Ballots</u> 111 Total
Tim Vajcner -	38 from Absentee Ballots <u>25 from Meeting Ballots</u> 95 Total

Final Election Results

Jenny Baker – 3-year term
Phillip Blaisdell – 3-year term
James Ostrowski – 3-year term

XII. Adjournment:

(4) Dawn Holzer, Lot 1103, made a motion to adjourn the meeting. 2nd by Brian Heiden, Lot 849, motion carried.

The Annual Member’s Meeting was adjourned at 1:05 pm.

XIII. Organization Meeting of the Board:

All Board Members were present.

*(5) Director Brandle nominated President Boos for President (President Boos accepted nomination)
2nd Director Bryant.
All Directors voted yes for Director Boos to be President.*

*Director Baker nominated Director Blaisdell for 1st Vice President (Director Blaisdell accepted nomination)
2nd Director Ostrowski
President Boos nominated Director Brandle for 1st Vice President (Director Brandle accepted nomination)
2nd Director Bryant*

Director Baker, Ostrowski and Blaisdell voted yes to Director Blaisdell President Boos, Director Bryant, Brandle, and Heiden voted yes to Director Brandle. Director Brandle is 1st Vice President.

*Director Blaisdell nominated Director Ostrowski for 2nd Vice President (Director Ostrowski accepted nomination)
All Directors voted yes for Director Ostrowski to be 2nd Vice President.*

Final Organization Results:

Tim Boos - President
Steve Brandle - 1st Vice President
Jim Ostrowski - 2nd Vice President
Steve Bryant - Director
Jenny Baker – Director
Phillip Blaisdell -Director
Brian Heiden – Director

*(6) 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 Heiden.
All Ayes, motion carried.*

*(7) Director Heiden moves to adjourn the Organization Meeting of the Board at 1:08 pm, 2nd by Director Bryant.
All Ayes, motion carried.*

Submitted by,

Lisa Trojanowski , Secretary/Treasurer