

White Birch Lakes
Board of Directors Meeting Minutes
August 13, 2022
(Meeting conducted through GoToMeeting.com and at the Clubhouse)

I. Call to Order:

President Boos called the meeting to order at 09:59 am.

Board Members Present: President Boos; Directors Blaisdell, Bryant, Ostrowski, Brandle, Dombrowski and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent:

Note: There were approximately 1 Members listening to the meeting through GoToMeeting and approximately 18 Members in Attendance at the Clubhouse.

The Invocation was given by President Boos.

The Pledge of Allegiance was recited by all present and listening.

*(1) Director Bryant moves to accept the newly elected and appointed Members to the Board, 2nd by Director Brandle.
All Ayes, motion carried.*

II. Additions to the Agenda:

- Fall Garage Sales – President Boos
- Restock Resale Items- Director Brandle
- Internet – Director Baker
- R2A Discussion- Director Baker

III. Approval of Minutes:

*(2) Director Baker moves to approve the minutes from the June Board Meeting, 2nd by Director Dombrowski.
All Ayes, motion carried.*

IV. Secretary/Treasurer's Report:

(3) Director Dombrowski moves to approve the financial reports for June and July as presented, subject to the Auditor's approval, 2nd by Director Brandle All Ayes, motion carried.

*(4) Director Brandle moves to approve the August Payables as presented, 2nd by Director Ostrowski.
All Ayes, motion carried.*

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

“I would like to thank all the members that attended the Annual Meeting. It was a good turnout. The staff and volunteers did a great job, it is appreciated.”

“We welcome Joe Worrall a new employee who has joined our maintenance staff to fill our 24 hour per week part-time position.”

“Georgia Romine has again volunteered to do the bus stop; this is her 16th year and she states “It is a privilege not a duty.”

“Lisa and Bob Cooley have volunteered to maintain the Painted Rock Garden at Holiday Lake. We thank Georgia, Lisa and Bob for volunteering and hope more members will do the same.”

“We have some verbal and written concerns on clear cutting a lot on Hemlock, this will be addressed under Unfinished Business, C & R discussion.”

VI. Manager's Report: Michelle Waters reported the following:

“I would like to welcome all the new Board members along with the new committee members. The White Birch staff looks forward to working with them”

“As Tim stated we have a new part-time maintenance employee, Jim Worrall, he is a great addition to our maintenance team.”

“Maintenance will be getting the roads ready for the next brine that is scheduled for August 24th. After that we have many projects lined up:

- Painting the gazebo at Holiday Lake.
- Bringing black dirt around the Cornhole boards and seeding.
- New fence posts at the campground.
- Prepping the area where the new playground equipment will be built at the clubhouse. We will be looking for volunteers to help put this together and we will put a blurb on Facebook and the website to let people know the date and time.
- Prepping the storage area for the winter.

These are just a few of the projects we have going on”

“At the June Board meeting, I was asked to get quotes for resurfacing the blacktop at the entrance and the tennis court. One vendor forgot about the tennis court and didn’t want to come back out. He was too busy. Those numbers are in your packets.”

(5) Director Brandle made a motion to direct Michele to proceed to get more information for the blacktop to be sealed before winter.2nd Director Dombrowski. All Ayes, motion carried.

Director Ostrowski asked about the speed bumps at the gate and if they would have prevented the accident, Jess explained the video showed no benefit to the speed bumps being installed to prevent this incident. The person was going way to fast. It was determined because Winter is coming and we remove them at that time, that we would reinstall speed bumps next Spring.

“The gate will remain open until Van’t Hof can get here to quote the damage from someone driving through the outgoing gate. I’m in contact with the person’s insurance carrier for the damage.”

“Our website has been successfully transferred to our new webhost, Shumaker Technologies. You will also see in your packet the price to redesign/refresh our website. We have not updated our website since 2010, and Kyle has a lot of ideas better ways to communicate with our members as well as allow us to have more control in updating information on the site. We have a quote of \$2500 and it would be done in 6 to 8 weeks.”

VII. Maintenance Report: No report given.

VIII. Committee Reports:

a. Appointment of 2022-2023 Committee Members:

EPC & Conservation / Grounds Committee: Bob Mitchell-Chairperson, Director Bryant-Board Liaison, Noah Slatinsky, Steve Biechele, Debra McDonald and Bill Frank. Director Bryant will serve as EPC Chair until Bob Mitchell has accepted the appointment.

Election Committee: Teresa Stephens -Chairperson, Director Brandle-Board Liaison, Marty Perkins, Sandy Getz, Chloe Ostrowski, Willa Coombe, and Marney Frank.

Safety Committee: Steve Biechele-Chairperson, Director Ostrowski -Board Liaison, Bob Pelfery.

C & R and By-Law Committee: Marie Sherry-Chairperson, Director Baker -Board Liaison, Ron Youngblood, Willa Coombe and Nadine Grabowski.

Finance Committee: Dawn Holzer-Chairperson, Director Blaisdell -Board Liaison, Dick Hassberger, Nadine Grabowski, Laura Mitchell, and John Pryde.

Campground Committee: Debra McDonald-Chairperson, Director Dombrowski-Board Liaison, Kim Mitchell and Bob Mitchell.

Policy & Procedure Update Committee: Marie Sherry-Chairperson, Director Baker -Board Liaison, Ron Youngblood.

Activities Committee: Marney Frank -Chairperson, Director Ostrowski-Board Liaison, Chloe Ostrowski, Willa Coombe and Laura Mitchell.

Technology Committee: No one signed up. This Committee was formed to investigate better means for cell phone service within the Association along with better internet service, etc.

(6) Director Baker made a motion to accept the Committee appointments as listed. 2nd Director Ostrowski. All Ayes, motion carried.

b. Committee Reports:

Activities Committee:

Dawn Holzer is asking the Board to approve a Plant Exchange for Saturday, September 24th from 1-3 pm and requesting \$150.00 for door prizes and snacks for all Members to spend a little time together.

(7) Director Blaisdell moves to approve a Plant Exchange to be held Saturday, September 24th from 1-3 pm, and also to approve up to \$150.00 for expenses, 2nd by Director Baker. All Ayes, motion carried.

Activities Committee: Marney Frank reported the following:

“We have Bingo August 20th 1-3 in the Clubhouse. Our Labor Day celebration will be September 3, 5-10 pm at the campground. Each board member should have an estimated budget in their packets. Carl Buchholz had offered to DJ for free and Lisa Trojanowski has agreed to let them use her Karaoke machine. Information will be posted on the website and Facebook page.”

“The Color Hayride is tentatively set for Saturday October 15, 2022, but in order to do that we will need to have stairs for the wagon built. The stairs we used to have belonged to a member that no longer has them. Carl Buchholz has offered to remake them if we pay for the lumber and materials. It was decided that the Maintenance department has some lumber and Director Blaisdell will pick it up and deliver it to Carl.”

(8) Director Ostrowski moves to approve the presented Activities agenda and budget for the upcoming year. 2nd Director Dombrowski. All Ayes, motion carried.

IX. Comments from the Floor:

1. Al Isaac, Lot 514, My comment would be concerning the upcoming unfinished business on the C& R discussion. I would like to direct your attention to the list here specifically section 5.f, Restrictions on Construction on Model homes, etc. and the removal of no dwelling constructed within the development shall be resold within two years after its construction without the consent of the association. It is curious that I see this in here, because our association before added this precise language to our C&R's and Bylaws, the reason being that we had issues with VRBO's, Air BnB's, and rentals. Removing this will be putting a hindrance on that happening, the reason being people bought condos and immediately marketed them to investment companies as investment properties who bought them and put them up for air BnB's without following any of the By-Laws or any policies of the board. They were able to do that because there was nothing prohibiting them from it. This would prohibit that kind of actions from occurring. So, if you don't have a really good reason to get rid of it, I would hope that the board would strongly consider not doing that. You still have the option to approve it in the case of health issues or moving or whatever. The board can approve that. This is a protection and I don't understand why it is being reviewed.
2. Dawn Holzer, 1103, I would like thank member Lisa Myers and Director Bryant. We cleaned the bus stop this week and Steve was kind enough to turn his water on for us. I would like to thank them for their help and we did find a couple of things. There was a windowsill that needs a reseal and next year need to think about changing the door jam, the trim. It is quite rotten on the bottom but I think it can last this year. Everything else appeared to be ok. We did not turn the heat on or anything, but it is cleaned up for the kids and I know Georgia goes in there every year and cleans up everything and it is all done. Another thing, the committee appointments should be published in the Birch Bark. So, we do not know at this time who is on what committee? Is that correct?
(A copy of the Committee appointments was handed out at this time.)
3. Marie Sherry, Lot 713-714, I would like to urge the board to reach out to Lincoln Twp officially on the R2A, which of course would require the consensus of the board. I think this is an important thing, and I think that the board needs to open an official line of communication with Lincoln Twp on that.

X. Unfinished Business:

In regards to the Agenda item of “Common Property Taxes Update,” We are still waiting for the judge to decide. Lisa did mail Paul all of the copies of the Summer Taxes including our disputed taxes and copies of the check stubs for his information.

In regards to the Agenda item “C & R Discussion,” Director Blaisdell “Mr. President, I move that we take a broader in-depth review of our C & Rs with a complete refurbishment to present to members for vote before next year’s camping season. The reasons why I feel strongly about this are:

- Our current C & Rs are 20 years old, in comparison to our township that has a masterplan that they review every 5 years as well as its current ordinances every 10 years to keep current and relevant.
- We have seen in recent weeks several instances where our current C&R’s do not provide enough guidance in certain situations to our members or our leadership.
- We will not have our current amendment directive completed for this season and we can take the time to review it all and include necessary items like definitions that are lacking, redundant and conflicting language as we all know.
- In the past we have had opinions by our attorney not to piece mail changes in our process. This is a great opportunity to take the time to update our C& Rs to reflect our current conditions and uses in complete form.
- I believe the members of the C&R committee based on current and touted experience with volunteer help has the time and ability to professionally complete this in a professional manner.
- I believe it is time and it is needed to do a complete refurbishment of our C&Rs.”

Director Baker asked, “When you say refurbishment, are you saying changing our C&Rs? Doesn’t that require a vote of the members?” It was explained that no matter what, after we clean up the verbiage, we will have to have a 50 plus one vote. Director Blaisdell feels that rather than present a small amount to the members and have to turn around in a year and present more, that we have the time now, with the help of our C&R committee to go through it in its entirety. We could have one vote over all that would address and maybe carry us through maybe the next 10 years. Director Baker agrees with this but we need to make sure we notify our members on why this is important. It was stated that the last members vote was in 2002 and Director Dombrowski stated that we have more tools now to make the membership aware and even speed up the process a little. President Boos feels that we need a timeframe to be set giving us enough time to review, send to the attorney for review and present it to the membership. The board then asked Marie Sherry, Chairperson for C&R committee if this was a task that she felt she could undertake. Marie feels that we need to have communication in place by next month to start engaging members to be looking for this. It was decided that if we could have something to present to the board hopefully in October or November, and we could shoot for March vote and April count.

(9) Director Blaisdell moves to do a broader review of our C&Rs with a complete revision refurbishment to present to the members. 2nd Director Baker. All Ayes, motion carried.

In regards to the Agenda item “C & R Discussion: Director Bryant feels that we need to go back to following the C&Rs. Director Blaisdell feels that we owe it to the membership that we do not have the right to interrupt the legal documents without membership vote. Director Baker agrees and feels that that is why we need a full refurbishment of the C&Rs and that we need to communicate that we hear the membership.

(10) Director Bryant moves to reverse the motion made in May to allow the C&R committees interruption of the By-laws to allow temporary structures on vacant property and that we are to adhere to the C&R’s as written with exception of the remainder of this camping season. 2nd Director Baker. All Ayes, motion carried. 2nd Director Baker. All Ayes, motion carried.

In regards to Agenda item C& R Discussion, President Boos began discussing clear cutting the vacant lot on Hemlock, I am sure that everyone has looked at it. There is a copy of the EPC permit that stated 60 trees and there obviously looks like there was more than that. Director Ostrowski was questioning how we knew exactly what trees were slated to be cut down since there was nothing on the diagram. Director Brandle stated that they had ribbons on the ones indicating that they needed to be cut. Director Ostrowski feels we need to have some kind of fine system or an enforcement to replant mature trees if the permit is violated. He also feels like we need a new interpretation of what a live or dying tree is. Director Bryant stated that a few years ago there was a similar situation and the board at the time required the member to plant new mature trees and they did so. This is certainly a learning situation for EPC to maybe take pictures when asking for approval. Director Blaisdell suggested that maybe we need to have them apply for a permit with the township before EPC approves cutting down trees for building because there have been other lots that have had trees cut down for building but then they were put up for sale instead. The intent of this would be to make sure that the owner has taken proper steps to insure they are building. President Boos has spoken to the member and he does intend on building and planting trees. It was suggested that the EPC meet with the member to get in writing what the intention is and the time frame is, and that because of what he did he could lose his membership in good standing. The acting chair Director Bryant requested that President Boos attend the meeting.

XI. New Business:

(11) Director Bryant moves to ratify the email motion for the Hog and Dogs to cater July 2022 Annual Membership meeting in the amount of \$2750, 2nd by Director Blaisdell. All Ayes, motion carried

(12) Director Ostrowski moves to ratify the email motion to hire Shumaker Technology Group as our new Web Host in the amount of \$600 annually. 2nd by Director Bryant. All Ayes, motion carried.

(13) Director Blaisdell moves to accept the Coyne Oil propane bid at \$1.73.9 fixed rate from August 1, 2022 – July 31, 2023. 2nd Director Brandle All Ayes, motion carried.

(14) Director Bryant moves to accept the Fall/Winter Clubhouse hours beginning October 1, 2022. 2nd Director Dombrowski. All Ayes, motion carried.

In regards to Agenda item “Communication Concerns and Goals Discussion,” Director Baker was one of my pet projects and now that we have the C&R project it has added a sense of urgency. The main way communicating or effect way to communicate is through emails but was told she wasn’t allowed to have access to them. Director Baker would like to be able to email blast members through a program called Constant Contact that would keep privacy but would let everyone know every 2 weeks or so updated information. This program would be \$290 annually. Director Baker would like to email every member individually to see if they want to be on the email blast Director Ostrowski agrees that he would rather have an email. It is decided that we can add a note in the annual invoice mailing requesting members to give permission be on the email blast program. Director Brandle feels that a lot of members do not want their emails shared and we have plenty opportunities to put in the Birch Bark, website and the official Facebook page to get information out. Director Ostrowski stated that he does feel that we have a lot of sources to get information out and at some point, the member has to take some responsibility. President Boos would like to see if we could get an app for our phones. It was decided that we would check with our web host to see what can be offered by him when/if we redo the website.

5 minutes break at 11:35 am

President Boos asked what exactly the new web host would be doing when redesigning the website? Michelle replied update the system, give it better mobile optimization, so members could look at it on their phones and it would look more like an app than a website and make it friendlier for the members and for us. President Boos asked if he would be able to do something that Director Baker was asking and it was decided that we would contact Kyle and ask. It was decided that Director Baker would be added to the Website group.

Director Blaisdell stated that it is hard for the people outside of the board to always hear what is going on in the meeting. Director Dombrowski will look into upgrading our annual meeting sound system to be used for all board meetings.

In the Regards to Agenda item “Fall Garage Sale”, it was determined that we would not have a Fall garage sale.

In regards to Agenda item “Promotional Items”, Dawn Holzer has stated that we are running low and would like to order some more sweatshirts and we haven’t ordered since January. We always get the money back and she is asking if she can order more items.

(15) Director Brandle made a motion to approve up to \$1200 for clothing resale purchase. 2nd Director Bryant. All Ayes, motion carried

In regards to Agenda item “R2A” and what direction the board should take. Director Brandle thinks that we need to get our attorney involved to enlighten us on what we would be giving up with the R2A rezoning instead of speculating and spinning our wheels trying to decide what is right to do on this. We need a legal opinion on this. What are our options? What do we risk giving up if we allow this to go through? The first place to start is getting a legal opinion. The township is asking for our opinion so we need to get clarification from the Attorney before proceeding. I

(16) Director Brandle moved to make a motion to compose and send a letter to our attorney Paul Blanco to advise us on the direction of R2A. 2nd Director Bryant. All Ayes, motion carried.

In regards to “Communication Concerns and Goals Discussion” Director Baker stated we obviously need to do something about the cell service and reception and that it is bigger than just us, she knows that the Federal government awarded the State funds to expand cell services in rural areas. So why don’t we approach our State Representatives and put pressure on the State Representative of this area, as well as the county commissioner, to push them to advocate funds for this? Director Baker asked if she could compose a letter and post it on the members Facebook page.

XII. Additional Comments from the Floor:

1. Al Isaac, Lot 514, one is just a point of information, the 80th District Court in their case about camping in White Birch in 1988. If you read that and read the end of that it specifically says that no one can change that 80th District Court order without petitioning the court. So, whatever the township does or whatever you still have a court order. That is there and documented so the people worried about not being able to camp that is protected by the court order. The township cannot do anything either. Also, does White Birch Lakes have a policy in place that states a quiet time? Could I ask you to please put it on the September Agenda to establish a quiet time and to establish a means of enforcing it and the penalties for not? Two weeks ago, Friday, it was way past midnight, when the dirt bikes were still tearing up and down the road. I am done with that. It is so disrespectful.

2. Willa Coombe, Lot 222-223, stated that most areas with residents do have a quiet time.

3. Bob Pelfery, Lot 527, stated that he agrees with everyone. In the last month we have almost 3 incidents of people almost getting killed at stop signs. Just recently, if you happen to read your Facebook, a lady put on there she almost hit a kid. It is pretty easy to stop guys.

4. Willa Coombe, Lot 222-223, stated that she is concerned about children riding 4 wheelers and golf carts. We passed one the other day. It had a child that looked about 7 or 8 years old. He was driving, and he had a about 6 kids in the same vehicle. Now if they wreck are we responsible because we are not enforcing the ORV rules?

5. John McDonald, Lot 38, asked if at one point in time did White Birch have hardwired phone service? Does it no longer exist?

6. Marie Sherry, Lot 713-714, stated that when we are asking about the opinion from our attorney about R2A. I would love to find out also what is the impact on the Association if Lincoln Township did away with camping, just did not allow it anymore, would White Birch be grandfathered? Are the individual lots grandfathered? What is the worse case scenario on camping in White Birch?

(17) President Boos moves to adjourn the meeting at 12:15 pm, 2nd by Director Ostrowski. All Ayes, motion carried.

Submitted by,

Lisa Trojanowski Secretary/Treasurer