

**White Birch Lakes
Board of Directors Meeting Minutes
January 12, 2019**

I. Call to Order:

President Bridges called the meeting to order at 11:00 am.

Board Members Present: President Bridges, Directors Holzer, Dombrowski, Hassberger and Allen; also Supervisor Lubs and Secretary/Treasurer McClusky

Board Members Attending by Teleconference: Directors Getz and Witchell

Board Members/Others Absent: None

The Pledge of Allegiance was recited by all present.

The Invocation was given by Supervisor Scott Lubs.

II. Additions/Deletions to the Agenda:

New Business: Director Holzer – Furniture Update in Clubhouse Fireplace Room

Director Dombrowski – Campground Bathhouse

Director Hassberger – Tree Removal at Timber Lake

III. Approval of Minutes:

(1) Director Holzer moves to approve the December 2018 Meeting Minutes as presented, 2nd by Director Allen.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

(2) Director Allen moves to approve the financial reports for December 2018 as presented, subject to the Auditor's approval, 2nd by Director Hassberger.

All Ayes, motion carried.

(3) Director Holzer moves to approve the January 2019 Payables as presented, 2nd by Director Allen.

All Ayes, motion carried.

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

“Not much is happening here, except freezing drizzle and rain making the roads a challenge. Our Maintenance personnel, Jeff and Bob, have done an outstanding job on our roads keeping the slush as smooth as possible and when the low temperatures came, they sanded curves, hills and intersections to keep our Members safe. Great job guys!!”

“We are still waiting for the water heater tank, our Supervisor Scott, will give you an update on that. The pool is still usable but you can't take a warm shower after your swim.”

“Planning is underway for the next camping season, stand by for further information on that subject. Information will be in the Birch Bark, on the scrolling marque and on the web site.”

VI. Supervisor's Report: Scott reported the following:

“Happy New Year! The Clare County Health Department conducted a pool inspection just this week and there were no issues found. Great job to our staff for maintaining a safe and fun amenity for our Members to enjoy.”

“The fish are always biting here at our lakes and we have had some good ones taken already this year. Please see your website for the picture!! However, we will always remind you that there is simply no such thing as safe ice. Please take care with ice fishing and be extra cautious as our Maintenance team has witnessed some areas that have seemed to be used by ice fishermen that are really, really, really uncomfortably close to the aerators and open water so please take care.”

“Our mitten tree and food donations have been a resounding success this year. We have received thank you cards and those are on the Member's bulletin board for you to look at. Thanks to all of the Members who have donated these items.”

“For Members looking to renew their boat slots, **the deadline for this is February 28th**. Please look for those invoices in your Assessment Notices that will be mailed out soon. Understand that there is a waiting list and if your boat slot is not renewed by the deadline, it could go to a Member on a first come first serve basis.”

“Please note the Winter Storage area located behind the Campground has locked gates on both entrances and will remain that way throughout the winter. If you need to gain entrance to this area, please contact the Supervisor during regular business hours.”

“Thanks, and we wish you and yours a very healthy and fun start to 2019!!”

At this time, Scott stated that the hot water tank in the Clubhouse will be in and replaced sometime this next week and the Bathhouse at the Campground will be closed for the winter.

VII. Committee Reports:

Campground Committee: Director Allen stated that there weren't any footprints around campers except his and there appeared to be no activity by the Winter Storage area gates. Everything looks good. Scott stated that the Maintenance team seen one camper leave and it was also seen on the camera but the Member notified him that it was going out. The cameras are still monitoring the area.

Activity Committee: Director Hassberger stated there were approximately 20 people at the Christmas Carol Sing Along. Onalee Head played the piano and everyone sang along. There is a photo album in the Fireplace room for viewing. Everyone seemed to have fun and enjoyed themselves. Scott and Vicky stated that Candy Bar Bingo is this afternoon from 2-4 pm and there is a Game Day/Night planned for Saturday, January 19th from 2-4 pm.

EPC Committee: Director Hassberger reported that for the month of December 2018 there weren't any lot improvement applications but there were 2 contiguous lot assessment exemption applications approved – 1 transfer of ownership and 1 new. Dick also stated there are still 3 campers left on lots which have been turned over to the Township to handle.

VIII. Comments from the Floor (Agenda Items Only): Available for viewing in the office.

IX. ManagerPlus Report:

Scott stated the only item he had to report was about the hot water heater for the Clubhouse which was discussed during his Supervisor's report.

X. Unfinished Business:

*(4) Director Hassberger moves to approve the proposal from Bauer Construction for the amount of \$63,325.00 for the construction of the Expansion to the Maintenance Building with the funds to be taken from the Money Market Accounts, 2nd by Director Holzer. Roll call vote,
Ayes – Directors Hassberger, Holzer, Dombrowski, Allen, Getz, Witchell and President Bridges.
Nays – None
Motion carried.*

*(5) President Bridges moves to amend Motion #7 from the December 2018 Board Meeting minutes to increase the amount up to \$15,000.00 for the upgrades to the 2000 Sterling Dump Truck due to additional repair/replacement costs necessary, 2nd by Director Allen.
All Ayes, motion carried.*

XI. New Business:

*(6) Director Holzer moves to have ONLY a Spring Garage Sale which will be on Saturday, May 25, 2019 from 9 am to 3 pm, 2nd by Director Hassberger.
All Ayes, motion carried.*

*(7) Director Holzer moves to accept the Realtor Letter with the discussed changes being made, 2nd by Director Allen.
All Ayes, motion carried.*

*(8) Director Allen moves for campers to be able to return to lots as of Friday, May 10, 2019 for the 2019 camping season, 2nd by Director Hassberger.
All Ayes, motion carried.*

(9) Director Holzer moves to replace the cushions and repair/replace the Clubhouse Fireplace room log furniture and also purchase new lamps, end tables and coffee table with the amount not to exceed \$5,000.00, 2nd by President Bridges. Roll call vote, Ayes – Directors Allen, Dombrowski, Getz, Witchell, Holzer and President Bridges
Nays – Director Hassberger
Motion carried.

(10) Director Dombrowski moves to install ceramic/porcelain tiles in the Men's and Women's Campground shower stalls, 2nd by Director Holzer.
All Ayes, motion carried.

President Bridges directed Scott to get three bids and present them at the February meeting.

In regards to the added agenda item of "Tree Removal at Timber Lake", Scott discussed the removal of approximately 12 trees at the Timber Lake Beach area to let more sun in. This was for discussion only at this time and will be revisited in the summer.

XII. Comments from the Floor (For the Good of the Order): Available for viewing in the office.

(11) Director Witchell moves to adjourn the regular meeting at 1:02 pm to Closed Session 2nd by Director Holzer.
All Ayes, motion carried.

XIII. Closed Session:

(12) Director Holzer moves to include Memorial Day and Labor Day as paid holidays for employees who work 30 hours or more based on the financial stability and strength of the Association, 2nd by President Bridges. Roll call vote, Ayes – Directors Hassberger, Holzer, Dombrowski, Allen, Witchell, Getz and President Bridges.
Nays – None
Motion carried.

(13) Director Hassberger moves to suspend privileges to the Owners of Lots 131, 1132, and 1219 due to violations of the C & R's, 2nd by President Bridges.
Ayes – Directors Hassberger, Holzer, Dombrowski, Allen, Getz and President Bridges
Nays – Director Witchell.
Motion carried.

(14) Director Hassberger moves to adjust Alec Eastman's compensation per the Supervisor's recommendation with regards to his yearly review, 2nd by Director Dombrowski. Roll call vote, Ayes – Directors Hassberger, Dombrowski, Getz, Witchell and Allen
Nays – Director Holzer
Motion carried.

The Board returned to regular session at 1:50 pm.

(15) Director Dombrowski moves to ratify the above motions made in Closed Session, 2nd by Director Hassberger.
All Ayes, motion carried.

The meeting was adjourned at 1:52 pm.

Submitted by,
Vicky McClusky, Secretary/Treasurer