

**White Birch Lakes
Board of Directors Meeting Minutes
March 10, 2018**

I. Call to Order:

President Bridges called the meeting to order at 11:01 am.

Board Members present: President Bridges, Directors Pryde, Dombrowski, Holzer, and Allen; also, Secretary/Treasurer McClusky and Supervisor Scott Lubs.

Board Members Attending by Teleconference: None

Board Members Absent: Directors Witchell and Getz

The Invocation was given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

Director Holzer: Clubhouse Surveillance Cameras

III. Approval of Minutes:

*(1) Director Allen moves to approve the January Meeting Minutes as presented, 2nd by Director Holzer.
All Ayes, motion carried.*

IV. Income Statements-Treasurer Reports:

*(2) Director Dombrowski moves to approve the financial reports for January as presented, subject to the Auditor's approval, 2nd by Director Allen.
All Ayes, motion carried.*

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

At this time, Vicky gave a brief report in regards to the 2018-19 Financials stating that there were 1,110 invoices sent out and receivables through February 28th for the 2018-19 Fiscal Year was \$115,844.50. Vicky also reported the number of lots that are already paid in full and the number of payment plans that are set up.

*(4) Director Allen moves to approve the March Payables as presented, 2nd by Director Pryde.
All Ayes, motion carried.*

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

"March is coming in like a lion so the proverb says it will go out like a lamb. GOOD! We have been busy preparing for the new summer season. Come look at the pool room, Scott will tell you more about that in his report."

"The Board will be discussing the camping season later in our meeting, but there will be a motion to begin the season on May 1st to comply with the Township Ordinance, so begin your planning to return to this beautiful place."

"We have had gate troubles again. The gates were out of sync and will reset themselves, but we had somebody that was impatient and decided to open it which did not do the gate any favors so we now have an expense that was not necessary. The gates are now open until the repairs can be made."

"We have had some thefts from the Campground and the Sheriff is working on the losses. We need you all to be observant, if you see something, say something."

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

"Good morning. The pool room walls here at the Clubhouse have been painted and they really look nice. This has drastically changed the look of this room and we think you will be pleasantly surprised at the difference. However, please understand that we will not be placing the basketball hoop back in the pool anytime in the near future. We know its March Madness and everyone thinks they

can shoot a basketball but as I previously mentioned we did just paint the walls. Our many thanks to Josh Ridenour and son for their hard work. Please take the time to come and check it out. The pool room area will be open until Monday, March 19th, as it will be closed for 3 days while the floors in the pool area, showers and bathrooms will be resurfaced.”

“As most Members who live here probably have already noticed, our gates are open. This is due to a malfunction in the gate operator. In the future, if Members encounter an issue with either gate, please understand that we will do everything in our power to get you in or out. However, if you find the gate to be malfunctioning and/or in this case you find the gates stuck half way open or closed, PLEASE DO NOT YANK, PULL OR PUSH THEM OPEN. This will only make matters worse not better. Once our On-Call Maintenance has been notified, at their number (989-588-7066), our Staff can respond and perhaps reset the gate. Unfortunately, in this case because the gates were pushed open, this may have contributed to the need for us to order replacement parts before repairs can be completed.”

“We have had some recent observations by our Members about the conditions of the roads in regards to water flow. A recent rainstorm in late February is not a welcome sight for anyone especially here in White Birch due to our unique topography. Several Members were flooded and/or highly inconvenienced by this event. With that being said, we will always be willing to listen and take a look at what you are dealing with as a Member and provide as much assistance as we can. These observations are always welcomed as our Maintenance team takes great pride in attempting to keep our roads in working order. Please be patient with us and know that your observations will be acted on as soon as time, weather and our ability allow. We are looking forward to a normal spring and have scheduled Brining for dust control in early May.”

“If you have yet to pay for a Boat Slot and/or are waiting for one, there are some available. For those Members who had a lot last year, your time to reserve that slot has come and gone as we are already into March. Please get those Boat Slots taken care of as soon as you can. If you have indicated that you are not reserving a spot this year and your boat remains locked in that spot, please remove your boat as soon as possible.”

“Thanks to all the Staff and Volunteers, especially the Members who put on the Chili Cookoff earlier this month. What a great way to usher in Spring.”

At this time, Director Dombrowski asked Scott to explain some of the additional things that were done in the Swimming Pool room. Scott explained that there were several areas in the drywall that had to be cut out and repaired and also a crease along the south gable wall at the top about 18 to 19 inches down where the wall had to be reinforced years ago that had to be repaired. Also, the remaining grates that were not sent to Gladwin Metal Processing were taken in and refinished. Scott also discussed the reasons that caused the gate to need repairs and the frustration between Van’t Hof Door & Gate and himself in trying to come up with solutions to refrain having further problems.

VII. Committee Reports:

EPC Committee: Chairperson Marty Perkins reported for the months of January and February there were 8 Contiguous Lot applications, 2 additions and a few tree removal applications approved. Lot 502 with the remaining camper on the lot went into litigation by the Township and the lot on Laurel Lane is being dealt with by the Township.

Activity Report: Director Holzer reported that there were approximately 20 in attendance for the Chili Cookoff. There were 3 chilis, hot dogs, brownies, rolls, etc. The winner was Nancy Buchholz and her prize was a gift certificate.

Campground Committee: Director Allen reported he drove through and there weren’t any foot prints and you could see clear if anyone had been walking in the driveways. As far as the batteries being gone, he feels we really won’t know until everyone comes back for the season but President Bridges stated that the Maintenance team and Scott had gone through the storage areas and everyone who they could tell had a problem was notified and documentation was given to the Sheriff’s Deputy to investigate. Richard also thanked Jeff and Sharon for getting it reported right away.

At this time, President Bridges stated that Vicky’s responsibilities regarding EPC are to only log the requests to and from EPC and get the requests to the Committee. All questions should be handled by the EPC Committee.

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

IX. ManagerPlus Report:

Scott reported there is nothing new to report at this time.

X. Unfinished Business:

In regards to the Agenda item of “Playground Sand”, Scott stated that he has a quote from Dallas Shull Excavating for \$10.00 per yard for beach sand. The Board directed Scott to take care of the matter when the time is right before the 2018-19 Season begins in May.

XI. New Business:

(5) Director Holzer moves to ratify the email vote for the sale of Lot 98, 2nd by Director Pryde.
All Ayes, motion carried.

(6) Director Holzer moves to ratify the email vote to accept Ridenour Drywall and Remodeling's bid for the repair and painting of the pool room walls at a cost of \$6,000.00 with the funds to be taken from the Capital Improvement Fund, 2nd by Director Pryde.
All Ayes, motion carried.

(7) Director Holzer moves to ratify the email vote to accept Bennings Painting and Industrial Flooring's bid to resurface and paint the pool room, hallway, bathroom and shower floors in the amount of \$22,907.00 with the funds to be taken from the Isabella Money Market Account, 2nd by Director Pryde.
All Ayes, motion carried.

(8) Director Pryde moves to ratify the email vote to keep Schumacher Insurance Agency as our agent with Auto Owners as the Underwriter in the amount of \$13,029.92 for the 2018-19 Insurance, 2nd by Director Holzer.
All Ayes, motion carried.

At this time, Scott reported that there were only (2) Realtor Bid letters returned and handed them both to President Bridges.

Note: Director Pryde stated he is recusing from voting regarding the Realtor Bid letters because White Birch Realty has his home up for sale.

(9) President Bridges moves to accept both letters, 2nd by Director Allen. Roll call vote,
Ayes – Director Allen
Nays – Directors Holzer, Dombrowski, and President Bridges
Motion failed.

At this time, President Bridges stated she would allow Steve Bryant to explain his extenuating circumstances in providing his letter from White Birch Realty.

(10) Director Holzer moves to only except the one letter from the Realtor that met the criteria of the letter sent out requesting the bids, 2nd by Director Dombrowski. Roll call vote,
Ayes – Directors Holzer and Dombrowski
Nays – Director Allen and President Bridges
Motion failed.

(11) Director Allen moves for President Bridges and Steve Bryant to go to the Post Office for verification of Steve's explanation, 2nd by President Bridges. Roll call vote,
Ayes – Directors Allen, Holzer, Dombrowski and President Bridges.
Nays – None
Motion carried.

(12) Director Dombrowski moves to accept Homewaters Recreational Real Estate's bid as the 2018-19 Realtor for the WBLRA Owned lots that are for sale with the possibility of a 2nd Realtor pending verification of the 2nd letter, 2nd by President Bridges. Roll call vote,
Ayes – Directors Allen, Dombrowski and President Bridges
Nays – Director Holzer
Motion carried.

(13) President Bridges moves to set May 1st as the date for campers to return to lots under a blanket permit for the 2018 camping season to comply with the Township Ordinance, 2nd by Director Allen. Roll call vote,
Ayes – Directors Allen, Holzer, Dombrowski, Pryde and President Bridges
Nays – None
Motion carried.

(14) President Bridges moves to rent Post Office Box 839 for the 2018 Annual Board of Directors Election, 2nd by Director Pryde.
All Ayes, motion carried.

*(15) Director Holzer moves to hold the Spring Garage Sale on Saturday, May 26th, from 9 am to 5 pm, 2nd by Director Dombrowski.
All Ayes, motion carried.*

The Agenda item of "WBLRA Properties" was for discussion only. This item will be brought back up at the April meeting.

*(16) Director Holzer moves to accept Beckman Production Services for the 2018 season using mineral brine at a cost of 15 cents per gallon for 3 applications, 2nd by Director Pryde.
All Ayes, motion carried.*

*(17) President Bridges moves to purchase 2 tons of rice coal from K & W Feeds at a cost of \$280.00 per ton with the payment to be made before March 31st, 2nd by Director Allen.
All Ayes, motion carried.*

The Agenda item of "Septic System Discussion" was to discuss the possibility of installing a 2nd system in case of failure at the Campground and the Clubhouse. Director Dombrowski stated he would call the Engineer again.

The Agenda item of "Clubhouse Steps and Walkway" was discussed and the Board directed Scott to get 3 estimates to replace the steps and walkway leading to the main entrance of the Clubhouse for further discussion at the April meeting.

The Agenda item of "Surveillance Cameras at the Clubhouse" was tabled to the April meeting for further information on cameras for the Campground and the Maintenance Building also. The Board directed Scott to obtain further information.

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

*(18) Director Allen moves to adjourn the regular meeting at 1:45 pm to go into Closed Session, 2nd by Director Pryde.
All Ayes, motion carried.*

XIII. Closed Session:

There was discussion regarding the 2017-18 Budget Surplus with no motions made.

The Board returned to regular session at 2:30 pm and the meeting was adjourned at 2:32 pm.

Submitted by,
Vicky McClusky, Secretary/Treasurer