

**White Birch Lakes
Board of Directors Meeting Minutes
April 14, 2018**

I. Call to Order:

President Bridges called the meeting to order at 10:00 am.

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

Board Members Attending by Teleconference: Director Pryde

Board Members Absent: None

The Invocation was given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

Director Witchell: Safety Patrol

III. Approval of Minutes:

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

IV. Income Statements-Treasurer Reports:

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

*(3) Director Dombrowski moves to approve the April Payables as presented, 2nd by Director Allen.
All Ayes, motion carried.*

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

"I think we are going directly into summer without any spring at all. We are moving forward with plans for the season to begin, ready for our friends and family to return. The snowbirds are coming back only to find that they did not miss winter at all."

"Consumers Power has contracted a tree service to remove branches that threaten power lines in the areas where they are overhead. They have chipped up the branches but have left logs that are cut into manageable length along the edge of lots. You are welcome to come to the office to determine a lot that is WBLRA owned, sign a waiver, and take that wood. Please do not trespass on private property without permission of the lot owner."

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

"I actually have 2 reports for you today. The first one is officially to this Board. I want to apologize. I have made a few mistakes here in the past month or so that I am not proud of but I have an individual that works on our staff that made a good point to me. I do have a tendency to wear my heart on my sleeve and he saw that I was struggling with it. His statement to me was "If you're not making a mistake, you're not trying". I assure this Board that I will continue to keep trying and plugging away, and you know what, I will probably make a mistake today, who knows, but I will keep trying for this Board and this membership in trying to complete all the tasks that we are trying to get done today."

"Good morning. We understand the conditions of our roads have had some bumps and holes but we will attempt to smooth those out as weather allows. The roads will be prepped for our initial dust control brine as early as the weather and our brine provider's schedule allow."

"There are a few boat slots remaining to be reserved. Please know that you have to be a "Member in Good Standing" to reserve these slots at \$10.00 apiece."

"Please be aware that we will be preparing to open the Campground Bathhouse this month. As you see activity around that building please don't assume it is open. We will be replacing and repairing any damages that Mother Nature may have doled out over the long winter and we will need time to open up our water supply system and have it tested. Our plan is to have that readily available

for use at or around May 1st. At or around this time, the Campground dumpsters will be put in place for Member convenience but again please understand this is for household garbage and not for yard or construction waste.”

“For those Members who are busily picking up winter’s deposit of dead trees, limbs and leaves out of their lots, be aware that there are designated areas for leaves and sticks in the Old Maintenance area but please keep material to manageable size for our chipper to handle. Avoidance of burning larger material will assist up in keeping that area clean and ready for your convenience. Remember leaves may be deposited on the compost pile that is clearly marked with the signs.”

“For those Members who burn their yard waste please be aware that there is a sign at the entrance gate to inform you of where our area is in regards to burn warnings. If you are in need of up to date burn permit information, that number is 1-866-922-2876, and answer the question of what county you are in and be prepared to identify yourself as being in Lincoln Township.”

VII. Committee Reports:

EPC Committee: Chairperson Marty Perkins reported for the months of March there was 1 Pole Barn request that is pending a permit, 3 Tree Removal and 2 Transfer of Ownership applications. There was a meeting yesterday on the 13th and it was decided that 2 or more people need to be involved with requests for buildings. Marty asked the Board what they can do about items that are left on lots after the end of the camping season, also about temporary structures on lots as described in Section 5, Paragraph G of the Covenants and Restrictions. After much discussion, President Bridges stated the Attorney will be contacted for definitions.

Campground Committee: Director Allen stated that he did not see anything wrong other than the gate was open to the Storage Area in which Scott explained to him why it was open. Director Witchell stated he noticed that the employees have put up the new play structure that was purchased during the off season. Scott also mentioned that the area is large and asked if a small excavator could be used to help with the spreading of the sand. After the sand is put down, the Merry-Go-Round and other small play areas will be put back in place.

Election Committee: Director Holzer stated that the Committee held it’s first meeting of the year on April 12th to go over the paperwork and mailing documents to set all the dates for the 2018-2019 Election.

At this time, Director Holzer made mention that Staci Gaeth, who is a Member here, is hiking the Appalachian Trail and anyone who goes on Facebook and makes a friend request can watch her videos and see how she is doing.

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

IX. ManagerPlus Report:

Scott stated that the Zero Turn mower is in need of some repairs and also handed out a price sheet from Red’s Repair for a new mower for the Board Members to look at and discuss whether or not a new mower will be purchased or just repairs to the present mower will be done. Scott was directed by the Board to get additional quotes for the May meeting. Scott also discussed tires for the pickup, having the Boilers looked at yearly and repairs to the plow blade on the pickup.

X. Unfinished Business:

In regards to the Agenda item of “2018-19 Realtor Bid Final Approval”, President Bridges stated that after verification by the Post Office and checking of the dates in the Realtor Bid Letters that were sent out, all criteria in the letter received from White Birch Realty had been met. Therefore, it was the decision by the Board Members present at the March meeting by telephone conversations that both Homewaters Recreational Real Estate and White Birch Realty will be the 2018-19 Realtors for the WBLRA owned properties that are for sale.

(4) Director Holzer moves to stop paying the property taxes on Lots 130, 466, 504, 521, 523, 614, 695, 911, 986, 1112, 1314 and 1352, 2nd by Director Witchell. Roll call vote,

Ayes – Directors Allen, Getz, Holzer, Dombrowski, Pryde, Witchell and President Bridges

Nays – None

Motion carried.

At this time, Director Dombrowski stated he had contacted Wally Humphrey, an Engineer from P.E. Phillips Engineering from Bad Axe, regarding the Agenda Item of “Septic System Discussion” and it will cost around \$400.00 for him to come out and assess our septic systems at the Clubhouse and Campground to make recommendations for possible upgrades. The Board directed Scott to contact him and set up an appointment.

(5) Director Holzer moves to hire Prograde Concrete from Farwell to replace the Clubhouse steps and walkway at a price of \$4,277.00, 2nd by Director Witchell.

All Ayes, motion carried.

In regards to the Agenda Item of "Clubhouse & Campground Surveillance Camera Discussion", Scott presented the report and quote from Gilboe's Lock & Safe. After much discussion, the Board directed Scott to get 2 more quotes and present all 3 bids at the next meeting.

(6) Director Witchell moves to discontinue using the current ATV Regulation brochure and continue to hand out the current edition of *The Handbook! of Michigan Off-Road Vehicle Laws* provided by the State of Michigan DNR, 2nd by Director Dombrowski. All Ayes, motion carried.

In regards to the Agenda Item of "Auto Stickers/Decals", this item was tabled until the next meeting for the Auto Sticker Committee to provide further information and guidelines as to how this system will work and also to the possibility of setting up a Neighborhood Watch again.

(7) Director Pryde moves to upgrade the Office Internet to Viasat's Unlimited Gold Plan at a cost of \$150.00 per month plus taxes and fees, 2nd by Director Holzer. All Ayes, motion carried.

(8) Director Getz moves to upgrade the Members/Public Internet to Viasat's Liberty 25 Plan at a cost of \$75.00 per month plus taxes and fees, 2nd by Director Holzer.
Ayes – Directors Allen, Getz, Holzer, Dombrowski, Witchell and President Bridges
Nays – Director Pryde
Motion carried.

At this time, President Bridges stated that the Board made a mistake in allowing RVs/Campers to return to lots as of May 1st. She stated that the Board has decided to continue with that date for this year because it has already been published and asked for forgiveness. She also stated that next year this will be addressed differently in order to stay in compliance with the C & R's.

XI. New Business:

(9) Director Holzer moves to accept the quote from Fisher Sand and Gravel for the 2018-19 22A gravel at a cost of \$10.50 per ton, 2nd by Director Allen. All Ayes, motion carried.

(10) Director Dombrowski moves to accept the quote from County Wide for the 2018-19 Porta Jons at a cost of \$150.00 per month and \$75.00 extra for holidays, 2nd by Director Holzer. All Ayes, motion carried.

(11) Director Allen moves to accept the quote from Security Septic Tanks for the 2018 Septic Tank Cleaning at the Clubhouse and Campground at a cost of \$650.00, 2nd by Director Getz. All Ayes, motion carried.

(12) Director Witchell moves to approve up to \$300.00 for expenses to host a Mother's Day Breakfast on May 13th from 8 am to 11 am at the Clubhouse, 2nd by Director Allen. All Ayes, motion carried.

(13) Director Holzer moves to approve up to \$3,000.00 for new tables and chairs for the Clubhouse meeting room with the current tables and chairs to be sold at the Spring Garage Sale, 2nd by Director Dombrowski. All Ayes, motion carried.

(14) President Bridges moves to approve up to \$1,500.00 for new tables and chairs for the swimming pool area, 2nd by Director Dombrowski. All Ayes, motion carried.

(15) President Bridges moves to replace the flooring in the Clubhouse fire place and meeting room. No second was given. Motion fell to the floor.

In regards to the Agenda item of "Annual Meeting Planning", President Bridges will get 3 bids for the Luncheon and present at the May Meeting for further planning.

In regards to the Agenda item of "Gate Entrance for Sheriff's Department", this item was for discussion only.

In regards to the added Agenda Item of "Safety Patrol", this item was for discussion only and was discussed under the Agenda item of Auto Stickers/Decals earlier in the meeting.

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

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

XIII. Closed Session:

*(17) Director Allen moves to adjust Mark Hathaway's compensation in regards to his annual review per the Supervisor's recommendation, 2nd by Director Getz.
All Ayes, motion carried.*

The Board approved placing the monthly meeting Agenda on the website and post on the bulletin boards.

The Electric Escrow accounts were discussed with no motions made.

The Board returned to regular session at 2:10 pm.

*(18) Director Allen moves to ratify the above motion made in Closed Session, 2nd by Director Getz.
All Ayes, motion carried*

The meeting was adjourned at 2:12 pm.

Submitted by,
Vicky McClusky, Secretary/Treasurer