

**White Birch Lakes  
Board of Directors Meeting Minutes  
June 12, 2021  
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

**I. Call to Order:**

President Bryant called the meeting to order at 10:03 am.

Board Members Present: President Bryant; Directors Brandle, Dombrowski, Hassberger, Pryde, Simons and Boos also, Secretary/Treasurer Vicky McClusky

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: Office Administrator Bambi Christiansen

**Note: There were approximately 19 Members listening to the meeting through GoToMeeting and approximately 45 Members in Attendance at the Clubhouse.**

The Invocation was given by Director Hassberger.

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

**II. Additions to the Agenda:**

Old Business: Director Brandle – Holiday Lake Beach Area Improvements

New Business: Director Brandle – Member Sponsored Volunteer Work Day  
Director Dombrowski – Trees at Campground  
Director Simons – General Camping Policy

Special Guest after June Payables – Roger Carey/Lincoln Township Zoning Administrator added by President Bryant

**III. Approval of Minutes:**

*(1) Director Brandle moves to approve the minutes from the May Board Meeting, 2<sup>nd</sup> by Director Simons.  
All Ayes, motion carried.*

**IV. Secretary/Treasurer's Report:**

*(2) Director Simons moves to approve the financial reports for May as presented, subject to Auditor's approval,  
2<sup>nd</sup> by Director Brandle.  
All Ayes, motion carried.*

*(3) Director Brandle moves to approve the June Payables as presented, 2<sup>nd</sup> by Director Dombrowski.  
All Ayes, motion carried.*

President Bryant introduced Roger Carey, Lincoln Township's Zoning Administrator, who explained to the Members in attendance and by GoToMeeting, along with the Directors, the Township's Ordinances regarding Temporary Structures and the number of campers/RV's that are allowed on lots. Many Members asked questions or voiced concerns in which Mr. Carey answered along with the Directors. Mr. Carey stated he would be presenting the Lincoln Township Board of Trustees the concerns that Members have for consideration but that change, if any, will not happen overnight. It will take time.

**V. President's Report: President Bryant reported the following:**

"First of all, this Board is elected to do just a few things; to secure the finances of the Association, to promote recreation, to obey the laws and regulations to prevent us from getting lawsuits, and to make sure all the amenities and facilities are maintained properly. If in fact people are disgruntle or unhappy with our rules and regulations, our Bylaws, the Township, or for that matter the State of Michigan, you have to go through the procedures to get those changes made. You can't expect or direct your Board to do it, **you have to do it.** It's the population count that matters in all of the above that I just mentioned. To get up in arms and blame the Board; Steve and I have only been on the Board a year, for me this present time, you're complaining about things that took place in

the last couple of years when there were other Board Members here that made no changes for violations reported but there was no fury. Why is that?"

"We're doing the best job we can to protect the overall interest and the wishes of the majority of the people and there are no motives from me or several of the other Members. I have heard in the past that I am only interested in the Board because it is profitable to me. **What is profitable to me is profitable to every one of you. This place will not survive if we don't have rules and follow them.** Everyone that purchased in here, when they signed their deed, obligated themselves to follow those rules. To pick and choose someone to pick on and say that we did this wrong, when some of these things have gone on for years and years is ridiculous. There were adjustments made by previous Boards to allow certain things that violated those laws. I for one objected to that because, where do you stop? **If you want lawlessness than go get it from a community that is not zoned. We are obligated to follow our rules. Even though many of us don't like some of them, some of them protect our interest and that is why we were established to begin with.**"

"I think that what you need to do is take a sensible approach to do what needs to be done to try and accomplish the changes that you all want. Then again, don't point your finger at the Board and say, you get these changes made. We can't, it takes the vote of the people."

VI. **Office Administrator's Report:** Vicky reported the following in Bambi's absence:

"I apologize that I was unable to attend."

"The floors in the bathroom and shower area needs to be re-coated. They were so bad after Memorial Weekend that I had to scrub them with a brush multiple times. Jeff says once the top coat starts to wear off the dirt doesn't come up off the floor very good. So, I will be looking into the cost to redo the top coat if the Board is ok with that. Bob also stated the floors at the bath house are getting pretty bad too."

"I have Stanley Steemer coming in on the 23<sup>rd</sup> to do the carpets. This will cost \$239, same as last time. Since the cost was below \$500.00 went ahead and scheduled for the soonest Wednesday, they had available. These carpets look bad because the humidity is causing stains to raise up, even though I have tried to clean them with cans of carpet cleaner. They really NEED to be cleaned!"

"I sent our Fish order in to Stoney Creek for the Fall Fish Stocking. Hopefully I will hear from the guy this coming week, if I don't within a couple days, I will reach out again. We figured the price for the largest fish because the hatchery man said he is trying to get more large fish in for the Fall."

"Other than the floors, things are going good around here. The attendants were really busy Memorial weekend and had a steady flow of members coming in. Jessica VanPelt is back on the schedule now and her first few days back seemed to go smoothly. Members are keeping me pretty busy during the week with swimming, visiting the Clubhouse and purchasing snacks."

At this time, Director Simons asked that Bambi be directed to get quotes to re-coat the bathroom and shower area floors.

VII. **Committee Reports:**

**Campground Committee:** Director Dombrowski reported that there are still about 25 campers in the storage area but it is his understanding that those don't have to be removed until August. There is still 1 camper in the Campground area from the storage season. There are a few people in the Campground camping. There are 3 dead trees by the dump station that need to be removed. President Bryant stated he will give a directive to Maintenance to remove the trees. Director Dombrowski went on to say that the Bathhouse bathrooms have hooks installed that were made by him.

**Safety Committee:** Bob Pelfery reported Memorial Day weekend went pretty good except people not stopping at the stop signs. Once again, he is asking people to please stop at the stop signs. Bob and Claudia were thanked for keeping the bathrooms so clean. (Applause was given)

**Election Committee:** Marty Perkins reported that there are 7 Letters of Intent. All 7 were Members in Good Standing and the letters were referred to the Election Committee and have been presented to the Board to run for this election. There is a meeting this coming Friday to process Absentee Ballots.

**Activities Committee:** Dawn Holzer asked the Board to approve money to restock promotional items for resale such as sweatshirts and tee shirts. The items are really low.

*(4) Director Simons moves to allow up to \$1,500.00 to restock promotion items for resale, 2<sup>nd</sup> by Director Dombrowski. All Ayes, motion carried.*

At this time, President Bryant stated that he has asked Director Hassberger to comment regarding statements that are flying around that he is out taking pictures and so on that are not true. President Bryant stated he has copies of the letters that were sent out and Director Hassberger is going to address all the questions received on Facebook.

**EPC Committee:** Director Hassberger reported that for the month of May there were 11 tree removal requests, 1 detached garage request, 1 driveway request and 1 fence request approved. There was also a request for a Contiguous Lot Status that was approved. During the month of May, the EPC Chairperson forwarded 10 complaints for sheds on lots to the Township. Steve and Director Hassberger addressed some of the complaints or comments regarding the recent forwarding to the Township. Number 1, this action was taken based on the precedent policy where there were no violations corrected by the Board, policy or precedent. Over the past years, the EPC Committee has forwarded, and referred to the Township, cases where the Township regulation for the Board overlaps White Birch ordinances and the EPC felt that the Township was better equipped with better grip to enforce the infraction. There have been no violation procedures or policy for the precedent. Violations for camping season, matters of blight, excessive units on lots, etc. have been referred to the Township in past years. He went on to say that EPC does not ride around looking for violations. The only time that anything similar to that happens is at the end of the camping season to make sure that campers are off lots. The EPC Committee, or the Chairperson, do not go out and take pictures of violations. The pictures that were seen, hence the warning letters that were sent by the Township were taken by the security. The only thing that the Township got was the referrals and/or complaints, from the EPC/or Chairperson, of violations for Lot Owners that were in violation of rules. People have said that it is discrimination against campers. During the past 3 years, 2019 until current, campers received notices for the following camping specific violations: 22 notices of violations for camper placement on or before the camping season and 16 cases of camping accessories left on lots after October 31<sup>st</sup> which is in violation of the Court Order by the District Court in Clare. Other than the categories of specific violations, campers received a total of 22 letters from May 1<sup>st</sup>; 16 were for temporary shed violations. Of those letters, 2 were responded to and resolved. There were 16 miscellaneous violation letters. Those were for portal jons, fences and things of that nature. On the other side of the coin, homeowners received 29 letters. Of those, 23 were for temporary shed violations. Of the 23 letters sent out, 12 were removed or resolved. 5 letters were for lot condition violations and 1 was for the limit of vehicles parked on a lot. So basically, during that period of time, people who own lots in here received 22 letters and homeowners received 29. We have come to a point, not only in here but in the Township and other areas, where people who violate the regulations become the victims. Director Hassberger went on to say, "let me just remind you 3 of the 9 that were referred to Roger were for Township violations which have been done by this Board, by the Committee, for the last 2 years. This was the third year in a row. Temporary sheds, which I am sure you have all read and you have all discussed it, are prohibited in White Birch Lakes by our Covenants and Restrictions in 3 specific spots." He went on to recite the sections in the Covenants and Restriction which can be found by picking up a copy in the Office or Clubhouse and also by looking online under the Policy section of the website.

Director Simons questioned Director Hassberger as to why the entire EPC Committee and the Board was not informed of the violations before they were forwarded to the Township and procedure as stated in the C & R's was not done. Director Hassberger stated that the C & R's do not state procedure and for the past two years, the Board was informed but this year was not and also that he went by his report from the Committee reports at Board Meetings. Director Simons stated that these types of things should be brought before the Board and the Board should advise the EPC Committee as to what actions should be taken.

*(5) Director Simons moves, due to a vote of no confidence, that the EPC Chairperson resign from the Committee. (There was extreme applause by the Members present.) President Bryant stated that it is not correct that EPC has to bring such items to the Board for direction in which the Members vocally disagreed with. The meeting was becoming very heated.*

*(6) Director Pryde moves that a recess be taken at 11:45 am, 2<sup>nd</sup> by Director Dombrowski. (A point of order was raised by a Member in the audience that a motion was made prior to this motion and needed to be voted on. Director Dombrowski stated that this motion actually has priority over the prior motion and that this is a Board Meeting not a Member's Meeting. President Bryant called for the vote of this motion at this time.)*

*All Ayes, motion carried.*

A break was taken at this time and the meeting resumed at 11:58 am.

*(7) Director Simons moves to remove and replace the current EPC Committee Chairperson from the EPC Committee, 2<sup>nd</sup> by Director Dombrowski. Roll call vote, Ayes – Directors Simons, Dombrowski and Boos. Nays – Directors Pryde, Brandle, Hassberger and President Bryant. Motion failed.*

**VIII. Comments from the Floor (both Agenda Items and For the Good of the Order):** Available for viewing in the office when open and also available by email if requested.

**IX. Lightning Plus Reports:** Director Pryde reported the following:

“They came out with a new Lightning Plus program for the old one. Lightning Plus seems to be better and I will check with them Wednesday to see that it is working okay before I go off the Board.”

Vicky reported the following for Bambi:

“Jeff wanted me to inform the Board that the hardware in Farwell told him that pool acid is going to be becoming harder to get along with the chlorine. He just wanted everyone to be aware that both chemicals will more than likely go up in price.”

“As far as Lightning, Maintenance has started using the tablet with a new mobile app that Manager Plus has put out. The app seems to be working better than the previous one and seems more used friendly. After many failed attempts to reach our old contact person, Manager Plus gave us someone else that is more responsive. I have a call scheduled with our Success Manager for June 30<sup>th</sup>. I let him know already what the call would be about so he can be prepared. If anyone is wondering, this will be in regards to adding asset expenses and creating custom reports.”

**X. Unfinished Business:**

In regards to the Agenda item of “Coronavirus COVID-19 Update”, Vicky asked the following for Bambi:

“If the State lifts all restrictions on July 1<sup>st</sup>, does that mean we can let the Members have coffee talk and book club? Also, letting the Clubhouse reopen the sauna. Will we be expected to sanitize after each use?”

The Board stated that we should continue to follow any restrictions there still may be. If everything is lifted, the above can resume.

In regards to the Agenda item of “Common Property Taxes Update”, Vicky reported that our Attorney, Paul Blanco, hadn’t provided anything new to report as of the meeting date again. The Board approved Vicky to try to contact our Attorney again.

In regards to the Agenda item of “Revised Safety Committee Recommendations”, Director Hassberger reported that the Safety Committee, because of various conditions, has not been able to meet to go over the revisions requested and he has nothing new to report. This issue will be brought back to the August meeting.

In regards to the Agenda item of “Further Campground Bathhouse Discussion”, President Bryant stated he has contacted two plumbers and still hasn’t had anyone show up to get bids. He will continue to try to get bids. This item will be brought back to the August meeting.

In regards to the Agenda item of “Policies to be Updated on the Website”, Director Pryde stated that he went through the Policy notebook and looked at all the policies to see which ones he felt should be online for Members to make sure they are reading the most current version. He handed out a list of all the policies last month and asked all the Directors to look through it and let him know their opinions but hasn’t received any responses. This item will be brought back to an agenda after July when the 2021 Policy & Procedure Committee has been formed.

*(8) Director Simons moves to revise the “Use of Dumpsters at the Campground” policy as discussed, 2<sup>nd</sup> by Director Brandle. All Ayes, motion carried.*

In regards to the Agenda item of “Change to Covenants and Restrictions Discussion”, this item is being tabled to the August meeting for further information and discussion.

*(9) Director Simons moves to approve up to \$1,600.00 for the purchase of materials for the Holiday Lake Beach improvements, 2<sup>nd</sup> by Director Hassberger. All Ayes, motion carried.*

A break was taken at this time and the meeting resumed at 1:57 pm.

**XI. New Business:**

*(10) Director Dombrowski moves to ratify the email motion to sell the unclaimed boats any way we can and try to give Members the first chance to purchase them, 2<sup>nd</sup> by Director Brandle.  
All Ayes, motion carried.*

In regards to the Agenda item of "Quote for a Microphone System for GoToMeetings, Vicky stated the Directors have a quote from Clare Computers for a microphone system in their packets. After discussion, the Board decided not to add any upgrades to the GoToMeeting set up at this time.

*(11) Director Dombrowski moves to accept all 7 Letters of Intent to fill the Open Board Seats for the 2021 Election, 2<sup>nd</sup> by Director Brandle.  
All Ayes, motion carried.*

*(12) Director Simons moves to accept the Proposed Ballot for the 2021 Election as presented, 2<sup>nd</sup> by Director Pryde.  
All Ayes, motion carried.*

In regards to the Agenda item of "Summer Garbage Pickup", there was much discussion as to what needs to be done to provide adequate materials to handle the amount of garbage that is placed in the dumpsters at the Campground for the summer months. Director Simons questioned the placement of the roll-off dumpster and the cost without Board approval. Director Brandle explained that the roll-off dumpster was placed to handle the excessive amounts of garbage that is being placed in the current dumpsters at the Campground at a cost of \$485.00 for 14 days. This is a trial basis right now to see if additional dumpsters or larger dumpsters are needed to handle the amount of garbage that is being taken down or placed in the dumpsters at the Campground. Director Pryde stated that the initial cost of the roll-off dumpster was under \$500.00 and if the roll-off dumpster is needed beyond the 2 weeks trial, it will be brought back to the Board for approval before it is retained for longer. This item will be discussed further at the August meeting.

In regards to the Agenda item of "Boat Storage Sign", Director Dombrowski stated he will review the signage that is already in place at the lakes and decide if anything more is needed.

*(13) Director Simons moves to direct Bambi to pick 3 Campground area spaces to leave open for convenient winter camping, red circle them, and as those spaces become available do not re-rent them for Storage, 2<sup>nd</sup> by Director Hassberger.  
All Ayes, motion carried.*

*(14) Director Brandle moves to take the words "occupying Campground camping site" in Number 4 of the Campground Area Winter Storage Agreement out, 2<sup>nd</sup> by Director Simons.  
All Ayes, motion carried.*

In regards to the added Agenda item of "Trees at Campground", this was discussed earlier. No further discussion regarding this item was stated at this time.

At this time, Director Brandle mentioned that the Election Committee is requesting that 1 Maintenance person be working the day of the Annual Meeting in case of any malfunction and to assist in the security of the Election Committee while counting ballots. This is being left up to Maintenance as to who wants to work that day. There will also be 1 Maintenance person working to assist with any issues during set up, during the meeting and taking care of everything after the meeting. Vicky stated that Bambi is requesting someone to help her with the checking in of Members. The Directors stated they would find a volunteer to help Bambi.

At this time, President Bryant stated he was given a request by a Member to send the Safety Job Description to her. The Directors agreed that the description could be sent.

In regards to the added Agenda item of "Member Sponsored Volunteer Work Day", Director Brandle stated there is going to be a Member sponsored "volunteer" work day to clean up the shoreline of White Birch Lake. The date will be Saturday, June 26th, starting at 8 am. Dawn Holzer will oversee this to make sure no plants or trees that shouldn't be removed are damaged. Director Brandle stated that he will supply water at his expense and also, he is requesting that the pickup with the dump trailer be available for the debris to hauled away.

*(15) Director Simons moves to allow up to \$500.00 for expenses of the Member Sponsored Volunteer Work Day, 2<sup>nd</sup> by Director Hassberger.  
All Ayes, motion carried.*

In regards to the additional Agenda item of "General Camping Policy", Director Simons stated he is withdrawing this item at this time.

**XII. Comments from the Floor (both Agenda Items and For the Good of the Order):** Available for viewing in the office when open and also available by email if requested.

There wasn't anything for Closed Session.

*(16) Director Simons moves to adjourn the meeting at 3:09 pm, 2<sup>nd</sup> by Director Brandle.  
All Ayes, motion carried.*

Submitted by,

Vicky McClusky, Secretary/Treasurer