

**White Birch Lakes
Board of Directors Meeting Minutes
June 13, 2020
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

I. Call to Order:

President Bridges called the meeting to order at 10:04 am.

Board Members Present: Directors Dombrowski, Simons, Hassberger, Witchell and Allen; also President Bridges, Secretary/Treasurer McClusky and Supervisor Wheeler
Board Members Attending by Teleconference: Director Holzer
Board Members/Others Absent: None

Note: There were also 4 Members listening to the meeting.

The Invocation was given by Director Hassberger.

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

*(1) Director Dombrowski moves to go into Closed Session at 10:05 am to discuss a legal matter, 2nd by Director Hassberger.
All Ayes, motion carried.*

*(2) Director Allen moves to go back into Open Session at 10:30 am, 2nd by Director Dombrowski.
All Ayes, motion carried.*

II. Additions/Deletions to the Agenda:

New Business: Director Holzer – Clubhouse Hours Until Pool Reopens
Timber Lake Culvert for Discussion

III. Approval of Minutes:

*(3) Director Allen moves to approve the May Meeting Minutes as presented, 2nd by Director Simons.
All Ayes, motion carried.*

IV. Income Statements-Treasurer Reports:

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

*(5) Director Allen moves to approve the June Payables as presented, 2nd by Director Witchell.
All Ayes, motion carried.*

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

“We are now in our “new normal”. We have been through a different way of life in the last 3 months. We have had many, many people who have been sickened and over a hundred thousand Americans dead since this horrible virus arrived in the U.S.”

“The Board has made decisions to protect our Members as required by the State’s Governor which have been unpopular but necessary. We have begun to open up at White Birch Lakes. We have also seen a spike in cases of COVID in areas where openings have occurred. The virus is not gone, it is still here and in Michigan, and we have not yet reached our peak. I know that people are frustrated in having to stay home. Many have lost their jobs and the economy is in ruins. We have become complacent in our efforts to contain the disease in search of our up-north normal. As I have already said, this is a new normal. We need to be mindful that we have never in our lifetime experienced an event like this. Please, when you are in a public domain, wear a mask and observe social distancing to protect others and yourself.”

“We will be making a plan to hold the Annual Meeting in July. If we do plan that meeting, we still need a quorum which is roughly around 90 to 100 Members. This is YOUR meeting and an opportunity to voice your concerns and ideas on the administration of White Birch Lakes. We also hold our annual election of Officers at this meeting. We have 2 Director seats up for election this year. In order to have this meeting move quickly because of this virus, I urge you to apply for an Absentee Ballot to move the time it takes

to vote along. We will not be catering a luncheon this year because of social distancing. The Board will come up with a way to provide social distancing and a mask will be required. I know this is an inconvenience, however, so necessary to continue the business of White Birch Lakes. PLEASE ATTEND THE MEETING SO WE HAVE OUR QUORUM. This has always been a problem to have Members attend. The cost of holding this meeting is large and having to reschedule is an additional cost that is not necessary. Again, we are happy that summer has come and we can all have fun and relaxation with restrictions at White Birch Lakes.”

VI. Supervisor’s Report: Supervisor Wheeler reported the following:

1. The 2nd brining is scheduled for June 30, 2020.
2. There have been quite a few complaints about loud yelling and profanities from ATV’s at 2 am in the morning on Oak Run near Fawn Terrace.
3. There seems to be quite a few complaints about people running the stop signs. It seems that we can’t get through to people how very dangerous this is, especially with the amount of kids that are traveling around. PLEASE STOP AT ALL STOP SIGNS FOR EVERYONE’S SAFETY.
4. Maintenance has started some ditching work. Grading and prepping the roads for brine will be starting Monday the 15th. The pavilion electrical upgrade will be starting the 15th also. The cement pad for the dumpster area will be poured too.
5. There is a Member near the Old Maintenance area that is concerned about all the ATVs, UTVs late at night making all kinds of noise and it is believed that some are coming in from Hazel Trail.
6. If you are experiencing some of your maple trees looking stressed, it may be a fungus. If you are concerned, you can go to the Clare County Conservation website to learn more.
7. There are no current updates from the County Drain Commissioner on Holiday Lake.

VII. Committee Reports:

Safety Committee: Bob Pelfery reported that there are many people speeding on the roads and not stopping for the stop signs. Everyone needs to start slowing down a little and making sure you stop at the stop signs. President Bridges responded with telling everyone to call the Sheriff’s Department when you see people disobeying the law.

EPC Committee: Director Hassberger reported that for the month of May there were 11 tree removal requests, 1 accessory building request, 1 fence and 5 driveways that were all approved. There was one request for a playhouse that was denied based on set-backs. Director Simons asked Director Hassberger to report on what the C & R’s state about signs. Director Hassberger responded Article V, Section B states “No signs or advertisements larger in size than 18” x 24” shall be displayed or placed on any lot or structure in the Development without the prior written approval of the Environmental Protection Committee.”

Election Committee: Sandy Getz reported everything is going smoothly and the Committee met on Thursday, June 11th, to go over the Letters of Intent and all 4 were approved to be forwarded to the Board for approval. The Board Members have the Letters of Intent in their packets for approval. On Thursday, June 18th, the first set of Absentee Ballot requests will be processed.

Campground Committee: Director Witchell stated the Campground is all set for camping to be open again. He also stated there are a few campers in the Campground from Winter Storage that need to be removed from the most desired spaces. Director Dombrowski stated that the tiling of the showers in the Bathhouse restrooms has been completed and they look great. Director Dombrowski also stated he is working on making hooks that hang over the tile walls for clothing or towels so holes don’t need to be drilled into the tiles.

Director Witchell mentioned that he put the citizen patrol signs on his vehicle and drove around which seemed to help with some of the issues Members cause. Also, he would like to see signs at the lakes stating that gasoline motors are not allowed. President Bridges stated that the Board cannot police the entire Association 24 hours a day, 7 days a week. If Members see something happening that is wrong, please be respectful to the person, talk to them nicely, say something like, this is not what you are supposed to be doing. More likely than not people will say they didn’t know that, say they are sorry and stop doing whatever it is that is wrong. If you have problems, call the Sheriff’s Department.

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.

At this time, President Bridges turned the meeting over to Director Dombrowski, who is 2nd Vice President, to run while she spoke with Steve Bryant regarding the matter that was handled in Closed Session at the beginning of the meeting.

IX. ManagerPlus Report: Supervisor Wheeler reported the following:

1. Jeff stated that the transmission on the Old Dump Truck was repaired and put back on but when Bob Luster was taking it for a test drive, it was discovered that it is leaking oil. It was discovered that there is a seal missing in the yoke. The seal is being shipped at no cost and it will be installed when it arrives.
2. The Sterling 2000 Dump Truck was looked at by AIS Construction Equipment for the overheating issue and it was determined that the water pump isn't pushing enough water and there is a bolt broke off that needs to be replaced. These repairs will be done so it will be operational again.
3. Maintenance was getting the Campground back up and running only to discover an issue with the sewer lines. Our snake would not break through the backup so County Wide Septic was called in to take care of the problem. Jess is suggesting that every spring we have them come in to make sure everything is working well when reopening after the winter.

X. Unfinished Business:

Director Dombrowski stated he is going to go out of order on the Agenda to allow President Bridges to be back for the items of "Corona COVID-19 Update" and "Further Common Property Taxes and Survey Concerns".

In regards to the Agenda item of "Further Road Gravel Projects Discussion", Supervisor Wheeler reported Maintenance is just getting started on a project for Cherry. The culvert will be installed this next week. He stated it has been difficult getting going with projects due to the dump trucks being down.

In regards to the Agenda item of "Discussion of Accessory Building Limitation", Director Hassberger stated that there are portions of the "WBLRA Accessory Buildings Regulations" portion of the "Building and Land Use Permit" packet that is given to Members when they are proposing to build that does not match the Lincoln Township Ordinance pertaining to Accessory Buildings. After much discussion, this item was tabled until a revision can be drafted and presented to the Board for approval.

Regarding the Agenda Item of "Coronavirus COVID-19 Update", it was mentioned that this matter was already addressed by President Bridges in her President's Report. Nothing further was added at this time.

In regards to the Agenda item of "Further Common Property Taxes and Survey Concerns", President Bridges stated that the appeals have been sent to the Court and the Attorney is waiting for the tax tribunal to set up something before the Board can proceed. No further updates are available at this time. This item is being tabled at this time.

In regards to the Agenda items of "Annual Meeting Planning and Election Concerns", President Bridges mentioned that Social Distancing needs to be maintained. Tents and chairs will be rented to provide additional seating beyond the Pavilion.

*(6) President Bridges moves to hold the Annual Members Meeting and Election on Saturday, July 18, 2020, with masks being worn and maintaining Social Distancing, 2nd by Director Dombrowski.
All Ayes, motion carried.*

*(7) Director Allen moves to increase the cash prizes for the Annual Members Meeting to provide a 2nd place prize of \$400.00, a 3rd place prize of \$400.00, a 4th place prize of \$100.00 and a 5th place prize of \$100.00 in gift cards for eligible Voting Members and Members must be present to win with only one ticket issued per Voting Member, 2nd by Director Dombrowski. Roll call vote,
Ayes – Directors Hassberger, Dombrowski, Allen and President Bridges.
Nays – Directors Simons, Witchell and Holzer.
Motion carried.*

Vicky mentioned that there are 6 or 7 small prizes that will be also given away at the meeting as door prizes. President Bridges asked Sandy Getz if she would be willing to see if she can get a few more door prizes from area businesses.

In regards to the Agenda item of "Annual Meeting Quorum", President Bridges mentioned this was already addressed in her President's report.

In regards to the Agenda item of "Holiday Lake Level Discussion", it was mentioned that this was already addressed earlier in the meeting and that there are no further updates at this time.

XI. New Business:

(8) Director Allen moves to accept the 4 Letters of Intent that were received, 2nd by Director Hassberger.
All Ayes, motion carried.

(9) Director Hassberger moves to approve the Proposed Ballot with the addition of the 4 names from the Letters of Intent in alphabetical order and Fred Witchell's name will have Incumbent after his name, 2nd by Director Allen.
All Ayes, motion carried.

(10) Director Hassberger moves to ratify the email motion for the sale of Lot 1352, 2nd by Director Dombrowski.
All Ayes, motion carried.

(11) Director Hassberger moves to ratify the email motion for the sale of Lot 1314, 2nd by Director Holzer.
All Ayes, motion carried.

(12) Director Simons moves to ratify the email motion for the sale of Lot 614, 2nd by Director Holzer.
All Ayes, motion carried.

At this time, President Bridges added "Activities Resuming" to New Business.

(13) Director Simons moves to ratify the email motion to have Jack Manninen refurbish the Timber Lake sign and Angel Beach bench at a cost not to exceed \$350.00, 2nd by Director Hassberger.
All Ayes, motion carried.

(14) Director Witchell moves to ratify the email motion to approve the bid from ET Construction in the amount of \$1,200.00 for a cement pad to be poured for the dumpsters at the Campground with the funds to be transferred from the Capital Improvement/Contingency Fund, 2nd by Director Allen.
All Ayes, motion carried.

(15) President Bridges moves to ratify the email motion for the reopening of the Bathhouse, Campground and Clubhouse with regards to the Executive Order restrictions and for the pool to remain closed until further notice, 2nd by Director Dombrowski.
All Ayes, motion carried.

(16) Director Holzer moves to ratify the email motion to increase Claudia Pelfery's hours for 2 weeks by 2 hours to sanitize and clean the bathrooms before reopening, 2nd by Director Hassberger.
All Ayes, motion carried.

(17) Director Holzer moves to ratify the email motion for the sale of Lot 1112, 2nd by Director Simons.
All Ayes, motion carried.

(18) Director Simons moves to ratify the email motion to repair the Sterling 2000 Dump Truck with the amount not to exceed \$3,300.00 and the funds to be transferred from the Capital Improvement/Contingency Fund, 2nd by Director Dombrowski.
All Ayes, motion carried.

(19) Director Simons moves to amend the "Building and Land Use Permit" packet for driveway culverts to be a minimum of 18 feet instead of 24 feet, 2nd by Director Hassberger.
All Ayes, motion carried.

(20) President Bridges moves to accept the bid from Clare Computers for a Gotomeeting set up to be purchased and installed with the amount not to exceed \$1,200.00 and the funds to be transferred from the Capital Improvement/Contingency Fund for Members or Board Members to be able to live stream and participate in the meetings if they cannot attend in person, 2nd by Director Allen.
All Ayes, motion carried.

In regards to the Agenda item of "4th of July Holiday Discussion", this item will be discussed under "Activities Resuming" which was added earlier in the meeting.

*(21) Director Holzer moves to amend the Clubhouse hours temporarily to Friday from 8 am to 7 pm, Saturday and Sunday from 9 am to 4 pm and Mondays, Tuesdays and Thursdays from 8 am to 4 pm with no evening hours and Wednesdays remaining closed until the Governor opens pools for Region 2, 2nd by Director Dombrowski.
All Ayes, motion carried.*

In regards to the added Agenda item of "Timber Lake Culvert Discussion", the problem of the culvert deterioration and leaking was discussed.

*(22) Director Holzer moves that any infrastructure issue to be reviewed by the majority of the Board before any actions are taken to move forward, 2nd by Director Simons.
All Ayes, motion carried.*

*(23) Director Simons moves to restart Association activities that can be done within the Governor's guidelines, 2nd by Director Dombrowski.
All Ayes, motion carried.*

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 right now if requested.

*(24) Director Allen moves to adjourn the meeting at 1:12 pm, 2nd by Director Simons.
All Ayes, motion carried.*

Submitted by,

Vicky McClusky
Secretary/Treasurer