

**White Birch Lakes Annual
Membership Meeting Minutes
July 20, 2019
Approved July 18, 2020**

I. Call to Order:

The meeting was called to order at 10:15 a.m. with the quorum count at 98. The actual number needed was 96.

Board Members present: President Bridges, Directors Holzer, Hassberger, Allen, Witchell and Getz.

Board Members Absent: Director Dombrowski The Invocation was given by Al Isaac.

The Pledge of Allegiance was recited by all present.

II. Burning of the Ballots:

(1) *Steve Bryant, Lot 1, moves for the 2018 Ballots to be burnt, 2nd by Steve Lange, Lot 769. Motion carried.*

III. Election Committee Report:

Chairperson Pat Graham reported there were 102 Absentee Ballots sent out. There were 6 Absentee Ballots rejected. The total number of Absentee Ballots counted were 91.

(2) *Steve Lange, Lot 769, moves to change the order of the Agenda to proceed with the Election now, 2nd by Jamie Wheeler, Lot 737. Motion carried.*

IV. Election:

President Bridges asked if there were any Nominations from the Floor. Being none after 3 calls for Nominations, Nominations from the Floor was closed. After voting it was asked if there were any other Members who wished to vote and being none, the election was closed.

President Bridges reported the following:

"I have several announcements before I get into the report itself. I would like to take the opportunity to thank the Members of the Board of Directors for all the time and effort that they have contributed over the last year in making White Birch Lakes function. I would especially like to thank 1st Vice President, Dawn Holzer, for all the work and effort that she did for me while I was hospitalized several times in May. She is my feet and mobility and I thank her immensely for that. She continues to give 200 percent to this organization."

"I would like to thank our great staff Jeff Wheeler, Supervising, and Vicky McClusky. Also, Bob Keller and Bill Carrasco, in Maintenance, and our Clubhouse Attendants Alec and Georgia for the efforts and dedication that they have done over the past year."

"We have many hours spent by our volunteers and unfortunately I cannot name everybody's name because I would be afraid that I might forget somebody but we've had volunteers that have helped out with the Game Night and Bingo, with the different dinners that we have had, the parades and the dances that we have had here at night. We can't have fun unless the volunteers are out there helping us. The Board can't do it all, we need the Members to participate. Anyway, I would like to thank them all for the events that you enjoy during the year."

"At this time, I would like to ask Bob Keller to come forward. Bob Keller is one of our Maintenance personnel, he is our Maintenance Team Leader. We had an unfortunate incident and there was also a Guest of a Member that was involved. On the 4th of July, at Holiday Lake, we had a toddler that was seen by another gentleman, I believe his name is John and was a Guest. He saw this little body floating in the water and wondered how that little body could hold her breath so long. He went running in the water and picked the child up. The child was not breathing and he got her out of the water. Somebody came and found our medic; Bob is on the Fire Department and is a First Responder for Lincoln Township. They got him over to Holiday Lake on an ORV, I believe, of some sort and Bob took that little girl and performed life saving efforts on her. She is now alive and well. (Applause and whistles). At this time, I would like to give Bob this certificate in appreciation of your heroic efforts in saving that child. (President Bridges read the wording on the Certificate and more applause and whistles were given) The Board is also going to draft a letter that is going to go to the Lincoln Township Fire Department to the attention of Chief Dale Majewski to go in Bob's file. Thank you again Bob." (More applause) That to my knowledge is the first and only time that this is going to happen."

"At the end of this meeting, all the Committees fall to the floor. We need to have Members sign up again for next year. We have many new Members and I would like to encourage you to get involved continuing to keep White Birch Lakes a great place to be. The sign-up sheets will be on the board in the Clubhouse."

"We have some positions open at WBL for full-time Maintenance and part-time Clubhouse Attendants. We are looking at maybe hiring 2 part-time Clubhouse Attendants so we have a pair to spare. These are paid positions."

"I would also like to clarify that there were some name recognition issues when the Absentee Ballot requests were processed this year. There was some confusion that was identified and then clarified after an Appeal to the Board of Directors which is part of the process. The problem was resolved and those Members who were rejected, it was felt by the Board of Directors that they did need to receive ballots, and they did receive them, and the confusion was a misunderstanding in the policy and not the fault of the Election Committee. There were some discrepancies in the policy and the ballot itself. The issues will be corrected in the policy for the coming years."

V. Presidents Report: President Bridges reported the following:

"In Maintenance there were several items at last year's Members meeting. A motion was made to purchase a backhoe to be used within the complex. This was done and it has already been used in many areas. A new salt spreader, the old one had rusted out, was purchased to replace the old one which was no longer functioning. We also purchased a new under-blade for the dump truck for snow removal and road grading. Our old truck is still in use as well. This truck being a 1991, we could not sell it for what it is worth to us. We also put some repairs in it so by the time we add those repairs, for what it is worth to us, we just decided to keep it. New repairs were done to the new truck so we were glad to still have the old truck. We also purchased an additional gate panel to put up if somehow the gate gets broken again. This will allow us to keep the gates closed instead of open. It doesn't look as pretty as the gates that are up there but it does function."

"We painted the Clubhouse bathroom and locker rooms as well as the pool deck flooring. We put a large addition on to the existing Maintenance Garage so all our valuable equipment can be stored indoors. We had an Open House over the 4th of July weekend which was attended by many Members. Our guys are proud of their new digs."

"Our Amenity improvements include expanding the Holiday Lake parking lot due to high water (which we still have). The parking area was under water. Several trees were sacrificed to create this area. Please, with your ORV's, park in the lot so there is room on the beach for people to walk around and enjoy the lake. We refurbished the bench at Angel Park for Members to sit while their dogs are playing in the water. Our old Clubhouse furniture had seen better days and new furniture was purchased. Thank you Dawn for helping in this area. It was felt that because our Clubhouse had new Insulation several years ago, we no longer needed the fireplace insert to burn coal. This insert was also beginning to have some problems. Because the coal furnace was on and it was so hot in that room, it was drying the furniture out and it was cracking. We were able to remove it and purchase new and we also removed the coal burning stove (we sold the old furniture and stove to help off-set the cost of new furniture) and we have a beautiful fireplace insert in there right now and a new mantel was purchased and is up now. We had the painting of the accent wall and the Clubhouse looks really pretty and Members should be proud of that."

"We also have an ice machine at the Clubhouse for Members to purchase ice without having to leave WBL which was Jeff Simons idea, thank you Jeff, and it is very successful, more than we thought it would be. Ice is available to purchase during Clubhouse hours."

"The plan to refurbish the Campground showers has been postponed until after the Labor Day holiday. We needed more information to proceed with that project prior to the Memorial Day holiday. We also need warmer weather to complete this project so that the tiles that are placed on the walls will go up."

"I also at this time would like to excuse Director Dombrowski from our meeting. He has not missed an Annual Meeting since he was a kid. When his daughter was a senior in high school, they had an Exchange Student here from France. That senior and her parents are flying into New York this weekend so he will be boarding a plane to go and visit with these folks. I appreciate his efforts for everything that he has done to keep our facility running so well. Thank you."

VI. Report of the Secretary: President Bridges read the following for Vicky McClusky:

"First, I would like to thank everyone (Members, Board Members and employees) for putting up with me for another year and allowing me to remain your Secretary/Treasurer for another year."

"I would also like to thank the many volunteers who help me throughout the year with invoice mailing and also the June Birch Bark mailing. These Members include Sue Helm, Sally Keillor, Claudia Pelfery, Diane and Carrie Piliszko, Nancy Buchholz, Jody Brandle, Mamie Frank, Dorothy MacMillan and any others that I may have forgotten. I appreciate all your time and hard work to help me get the big mailings out."

"I would like to especially thank Bob Fennimore for his dedication as a volunteer in putting the Birch Bark together each month and processing the email portion. This is a tremendous job and a huge help to me."

"Lastly, I would also like to especially thank Dawn Holzer for all your help. I know that all I have to do is pick up the phone and scream help. You are always there for me and I greatly appreciate all the time you give me."

"The 2018 Annual Meeting Minutes were provided at the sign in table. I would like to entertain a motion to accept the Minutes as presented."

(3) *Bill Coombe, Lot 232, moves to accept the 2018 Annual Meeting Minutes as presented, 2nd by Al Isaac, Lot 514.*
Motion carried.

VII. **Report of the Treasurer:** President Bridges reported for following for Vicky McClusky:

"The 2018-19 Annual Audit has been completed and copies were provided at the sign in desk. The Cash and Cash Equivalents at the beginning of the fiscal year were \$400,578.00. The Cash and Cash Equivalents at the end of the fiscal year were \$389,677.00. Even with the lower dollar figure in the Cash and Cash Equivalents at the end of the year, the Audit still shows a surplus of \$53,411.00 which is listed as "Change in Net Assets". The last two pages of the Audit show where Revenue and Expenses are allocated in regards to Classes which are broken down into Administrative, Campground, Clubhouse, etc. I would like to entertain a motion to accept the 2018-19 Audit report as presented."

(4) *Dawn Holzer, Lot 1103, moves to approve the 2018-19 Annual Audit as presented, 2nd by Jeff Simons, Lot 1342.*
Motion carried.

VIII. **Committee Reports:**

Safety: Bob Pelfery reported he would like to see everyone please slow down in here, stay safe and watch Stop signs. These are the same things he has to report at every meeting.

EPC Committee: Dick Hassberger reported there were several requests this year. None of the requests were turned down but some had to be negotiated or changed. There are 3 Members on the Committee; Steve Brandle, Thomas Warhus and himself. He feels that the Committee does a great job and deserves a round of applause. (Applause was given) Dick went on to say that the Committee continues to follow the mandate to provide a fair and consistent enforcement of the Covenants and Restrictions.

Activity Committee: President Bridges reported there were many volunteers putting on activities and volunteers are needed to continue to plan and provide activities for everyone to enjoy. She reminded everyone to please sign up on the sheet that will be posted on the bulletin board in the Clubhouse.

Finance Committee: Director Dawn Holzer reported that she did a 3 year average on some expense areas to include: Brine - \$27,000.00 annually, Trash pickup at the Campground for 6 months - \$5,000.00, Gravel - \$7,300.00, Winter Sand and Salt - \$6,700.00, Weed Treatments for 4 lakes - \$6,500.00, Fish Stocking - \$2,900.00, Portal Jons for Lakes and Winter at the Campground - \$1,700.00, Fuel for all Equipment - \$8,900.00, Special Events - \$4,600.00, Propane - \$17,700.00, Utilities for Amenities - \$23,000.00, Property and Liability Insurance - \$17,000.00, Communications - \$6,700.00, Printing and Mailings - \$4,000.00 and Salaries including Holiday and Vacation Pay - \$122,600.00. This gives you an idea of how monies are spent.

Campground Committee: Fred Witchell stated that Members should note how well the Campground and Storage Areas look thanks to the Maintenance Personnel even though it had been raining most of the week. He also mentioned regarding Storage and Storage spots that at the end of July if you do not put in for the same spot or the spot you want for storage, you may lose it. Renewal comes up August 1st and if there is an opening, it is first come-first serve. Please reserve your spot as soon as possible. Also, if you reserved a spot last year but have a different camper, especially if it is bigger, please let the Supervisor know so he can accommodate you accordingly. Space is limited for larger campers.

No other committee reports were given.

IX. **Transaction of Other Business & Comments from the Floor (combined):**

Don Kuester, Lot 656, asked 2 questions, 1. Why does the blue house on the corner of Mockingbird Circle and Elm Run have so many trees down? Dick Hassberger answered that the Member had received approval for trees to be removed but took more out than approved. The Member stated the trees were dead but EPC went to the home and told the Member no more trees could be removed. Don asked if Members do take that many trees down in the future will EPC impose a fine and require new trees to be planted? Dick Hassberger answered by stating that EPC operates within the confines of the Covenants and Restrictions and at this point they do not include any fines and it would take 50 percent of the Owners to approve any changes to the Covenants and

Restrictions. 2. Don asked if the Pole Barn on Elm Run that is close to the road by Laurel Lane was approved and Dick answered that in White Birch Lakes if you live on a lake, the frontage is on the water side and the back is on the road side. This was approved by the Township as well as the EPC Committee and the Member has met all the requirements of the Township Ordinances and was issued Building and Zoning Permits.

(5) *Brian Heiden, Lot 850, moves to improve the electric in the Pavilion to be able to handle additional needs during events, 2nd by Dawn Holzer, Lot 1103. Motion carried.*

Bob Pelfery, Lot 527, requested Handicapped Parking identification at the Pavilion so there is ample parking during events. President Bridges directed Supervisor Wheeler to look into it.

Brian Heiden, Lot 850, thanked the Board for approving the events that have been going on like the parade and the 2 parties that were held. There is another party being planned for Labor Day weekend. He feels these events were very nice and appreciated.

Norm Belanger, Lot 552, reported there is a tree down in Teal Pond. President Bridges instructed Supervisor Wheeler to take a look at the fallen tree. Norm stated the tree fell from his property into the lake due to all the rain lately.

Jeff Simons. Lot 1342, asked if the Board went through the motions from last year's Annual Meeting that were made and if actions were taken and if not, why? President Bridges was given a copy of the list from last year and stated she would look it over and get back to him on the actions taken.

Al Isaac, Lot 514, explained "quorum" to open the meeting. He explained that the Election is the business of this meeting and Absentee Ballots do not count toward the quorum according to the By-Laws.

(6) *Al Isaac, Lot 514, moves for the new By-Law Committee to look into making an Amendment to the By-Laws to include the Absentee Ballots being counted toward the quorum for the Annual Meeting and to be placed on the ballot of next year's Annual Meeting to be voted on by the Membership, 2nd by Teresa Saleh, Lot 1323. Motion carried with 2 Members opposing.*

(7) *Karen House, Lot 105, moves for the appropriate Committee to look into all the clutter at the entrance gate and remove the old Visitors call box and move Smokey the Bear to another location. (No 2nd was made to this motion) Motion fails.*

Frank Getz, Lot 97, stated that Smokey the Bear needs to stay right where he is because he gets the most exposure there with Members and Guests having to stop at the Entrance Gate.

(8) *Jeff Simons, Lot 1342, moves for the Aerator on Holiday Lake to be moved or raised up, 2nd by Teresa Saleh, Lot 1323. Motion carried.*

Fred Wittchell stated that this issue is being looked into and also the boat rack being moved so they are not in the water. President Bridges stated that she and Supervisor Wheeler are working on this matter.

(9) *Bill Coombe, Lot 232, moves to look into Blacktop for the Clubhouse circle drive and to include same in front of the Bathhouse. (President Bridges stated there are bids for this that will be presented at the August Board of Directors meeting). Bill withdrew this motion and President Bridges stated this motion would be published in the Minutes for Members to be aware that this is being discussed.*

(10) *Teresa Saleh, Lot 1323, moves to bring sand in to create a new beach at Holiday Lake. (President Bridges stated that this issue is being worked on also) Motion was withdrawn.*

Teresa Saleh, Lot 1323, stated the Gazebo at Holiday Lake is deteriorating from being in the water for 2 years now. She asked the Board if they are just going to let it rot or do something about it. Many other Members commented about this issue and also asked about the boat rack and a grill being underwater. President Bridges stated the area will be looked at to decide what to do.

X. Election Results:

Pat Graham, Election Committee Chairperson gave the following election results:

Vote tally from the Absentee and Meeting Ballots:

Richard Allen - 84 from Absentee Ballots
44 from Meeting
Ballots 128 Total

Sharon Bridges - 69 from Absentee Ballots
37 from Meeting
Ballots 106 Total

Jeff Simons - 63 from Absentee Ballots
43 from Meeting Ballots
106 Total

Pat also stated there were no nominations from the floor. President Bridges stated all 3 seats are for a 3-year term.

Teresa Saleh, Lot 1323, urged the Board to check the lawyers opinion regarding the year terms for positions on the Board to make sure the term for years is being done correctly. President Bridges stated the terms are correct.

XI. Adjournment:

(11) Dick Brandt, Lot 685, moves to adjourn the meeting at 12:03 pm, 2nd by Tom Dorcey, Lot 1122. Motion carried.

Lunch was served by Big R's Hogs and Dogs Catering.

Drawings were held for a 50/50 raffle with the winner, Phillip Blaisdell, Lot 607, receiving \$99.00. Another drawing was held for a Copper Fish Hanging and a Wooden Wishing Well as well as some smaller items. The hanging was won by Larry Obrzut, Lot 697, and the wishing well was won by Steve Bryant, Lot 1. The remaining 50/50 money and the drawing money (\$333.00) is designated for new Playground Equipment for the Clubhouse Putt-Putt area and the old swing will be removed from that area.

XII. Organization Meeting of Board:

(12) Director Witchell moves that the present Officers remain the same for the 2019-20 year, 2nd by Director Allen.

Roll call vote,

Ayes - Directors Hassberger, Witchell, Allen, Dombrowski, and Bridges

Nays - Directors Holzer and Simons.

Motion carried.

Final Results:

Sharon Bridges - President
Dawn Holzer - 1st Vice President
Kevin Dombrowski - 2nd Vice President
Richard Allen - Director
Dick Hassberger - Director
Jeff Simons - Director
Fred Witchell - Director

Submitted by,

Vicky McClusky, Secretary/Treasurer