

**White Birch Lakes  
Board of Directors Meeting Minutes  
August 14, 2021  
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

**I. Call to Order:**

President Boos called the meeting to order at 9:59 am.

Board Members Present: President Boos; Directors Heiden, Bryant, Barnes, Cooley and Simons also, Secretary/Treasurer Vicky McClusky and Office Administrator Bambi Christensen

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: Director Brandle

**Note: There were approximately 13 Members listening to the meeting through GoToMeeting and approximately 40 Members in Attendance at the Clubhouse.**

The Invocation was given by President Boos.

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

*(1) Director Bryant moves to accept the newly elected Members to the Board, 2<sup>nd</sup> by Director Simons.  
All Ayes, motion carried.*

**II. Additions to the Agenda:** There were no additions to the agenda.

**III. Approval of Minutes:**

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

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

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

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

*(5) Director Bryant moves to approve the August Payables as presented, 2<sup>nd</sup> by Director Heiden.  
All Ayes, motion carried.*

*(6) Director Simons moves for the 2020-21 Annual Audit surplus in the amount of \$52,077.00 be transferred from one of the Money Market Accounts to the Capital Improvement/Contingency Fund Account, 2<sup>nd</sup> by Director Heiden.  
All Ayes, motion carried.*

At this time, Vicky mentioned that on the Profit & Loss Budget vs. Actual report, which is presented at every Board Meeting as part of the financial reports, there are figures under the "Income" portion of the report that are prior year(s) Assessments that have been collected that are not part of the Annual Budget. This fiscal year so far, there has been approximately \$25,000.00 collected due mostly to sales of properties within White Birch Lakes.

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

"First of all, I would like to thank all the Members that attended the Annual Meeting. We had a great turn-out and that was nice to see. I want to thank all the staff and volunteers for the wonderful job that they did."

"On behalf of all the new Board Members, we would like to thank you for your votes. Your support was appreciated."

"As some of you have noticed, Steve Brandle is not here today due to the fact that he had heart surgery. We would like to give him all of our prayers for a speedy recovery."

"Also, I would like to thank the Maintenance staff for all the work they have done to prepare the roads for the brining which appears now to be done. They also have improved the parking space at the Pavilion by removing the posts and relocating the handicap signs onto the fence. This enables more space for vehicles so they are not blocking the roadway."

"I observed last month at the dumpsters that there was garbage piled on the top. The back side of those dumpsters were empty. If we could please all help out and check the back side before we pile on top of the dumpsters. The TV left on the ground was not household garbage and should not have been placed there."

"The Board has received some Member Correspondence which will be referred to the appropriate Committees when the Committees are formed and we thank you for your input."

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

"I ordered the swing set for the Clubhouse and it should be here in a week or so. It is being shipped by freight so it will take a little longer. Maintenance still has to prep the playground for it."

"I am still working on finding someone to recoat the bathrooms and the shower areas. I don't know if it is because it is summer time or they are busy and Jeff has been calling people so I have no idea what is happening here but the people that did it before have not responded to me so I don't know if they just don't want to deal with us. I am struggling to keep the floors clean in there so in your packet there are quotes for a floor scrubber. I would like either one or two of these, one for here and one for the Bathhouse, because Bob is struggling down there to keep those floors clean. I don't know if it is the texture but mopping it doesn't work and hand scrubbing them takes so long. I spend probably about six hours every Wednesday in the Bathrooms which is a long time considering this is a big building. The Commercial one has a 5-year warranty on the motor and then there is one that's an Ultra that you can get right from the company and that one has a 10-year warranty on it. I would like the Board to consider letting me get those. I also got some new cleaner from Midland Chemical so hopefully that will help me out. It would really help if people would take their shoes off out there, and when you get to the STOP sign, do not go in the shower area and the pool with your shoes on."

*(7) Director Heiden moves to purchase 2 (two) Oreck Orbiter Ultra Multi-Purpose Floor Machines for \$659.99 with the funds to come from the General Fund, 2<sup>nd</sup> by Director Barnes.*

*Ayes - Directors Heiden, Barnes, Cooley and Simons, also President Boos*

*Nays - Director Bryant*

*Motion carried.*

**VII. Committee Reports:**

**a. Appointment of 2021-22 Committee Members:**

*(8) Director Heiden moves for the EPC Committee and the Conservation/Grounds Committee to be separate Committees, 2<sup>nd</sup> by Director Simons.*

*All Ayes, motion carried.*

**EPC Committee:** Marty Perkins-Chairperson, Director Simons-Board Liaison, Noah Slatinsky, Steve Biechele, Ron Malosh and Kelly Mullins

**NOTE:** At this time, Director Heiden asked the Chairperson to please bring anything that needs to be brought back from the Committee to the Board before anything goes anywhere else so it can be discussed and possibly be resolved inhouse.

**Conservation/Grounds Committee:** Toni Maize-Chairperson; Director Simons-Board Liaison, Donna Heiden, Dawn Holzer and Teresa Stephens

**Election Committee:** Sandy Getz-Chairperson, Director Brandle-Board Liaison, Marty Perkins and Teresa Stephens

**Safety Committee:** Steve Biechele-Chairperson, Director Barnes-Board Liaison, Bob Pelfery, Fred Witchell, Anita McNamara and Matthew Robertson

**C & R and By-Law Committee:** Tim Vajcner-Chairperson, Director Heiden-Board Liaison, Jenny Baker, Lisa Cooley, Laura Mitchell, Marie Sherry, Noah Slatinsky, Missy Andrews, Alicia Helrigel, Kelly Mullins and Erin Blaisdell

**Finance Committee:** Dawn Holzer-Chairperson, Director Brandle-Board Liaison, Dawn Smith, John Pryde, and Phil Blaisdell

*(9) Director Barnes moves to remove Dick Hassberger from the Safety & Finance Committee sign-up sheets, 2<sup>nd</sup> by Director Heiden.*

*Ayes - Directors Heiden, Barnes, Cooley and Simons, also President Boos*

*Nays - Director Bryant*

*Motion carried.*

**Campground Committee:** Fred Witchell-Chairperson, Director Bryant-Board Liaison, Anita McNamara, Kevin Dombrowski and Debb McDonald

**Policy & Procedure Update Committee:** Marie Sherry-Chairperson, Director Cooley-Board Liaison, Kelly Mullins, Jenny Baker, Tony DeCamp, and Clint Krause

**Activities Committee:** Lisa Cooley-Chairperson, Director Heiden-Board Liaison, Andrea Shearer, Anita McNamara, Debbie Bray, and Chris McArdle

Board approval was given for all the Committee appointments above. Director Simons thanked everyone who has signed up for the Committees.

*(10) Director Heiden moves to form a Technology Committee, 2<sup>nd</sup> by Director Cooley.*

*All Ayes, motion carried.*

**NOTE: This Committee is being formed to investigate better means for cell phone service within the Association along with better internet service, etc.**

**Technology Committee:** Director Heiden-Board Liaison.

**NOTE: All Committee sign-up sheets will be posted back on the bulletin board for further Members to sign up if interested. Further appointments will be made at the September Board Meeting.**

**b. Committee Reports:**

**Activities Committee:** President Boos reported the following:

No report is being given from the previous Committee. Rose Boos is asking the Board to approve a Plant Exchange for Saturday, September 25<sup>th</sup> from 1-3 pm and requesting \$150.00 for door prizes and craft items for all Members to spend a little time together.

*(11) Director Barnes moves to approve a Plant Exchange to be held Saturday, September 25<sup>th</sup> from 1-3 pm, and also to approve up to \$150.00 for expenses, 2<sup>nd</sup> by Director Cooley.*

*All Ayes, motion carried.*

**EPC Committee:** Director Simons reported the following:

For the month of June there were 10 EPC requests with 1 not being approved and for July there were 3 EPC requests that were all approved. Also, if anyone has any questions on these requests, see him and he will go through them.

**Campground Committee:** Fred Witchell reported the following:

Everything is going fine down there but the Committee is behind because of weather and doing the roads, etc. There are some fence posts around the area that need to be replaced and hopefully they can be replaced this year. The posts that need replacing cannot be matched because no one is making them anymore. It was suggested that maybe they could be replaced with posts like the ones that were just installed down at Holiday Lake.

**Safety Committee:** Bob Pelfery reported the following:

He asked the Board and Members to please request that Members do not do doughnuts in the roads with ATV's because it tears the roads up and with the cost of brine, it is expensive for this behavior to happen in repairing the roads.

**VIII. Comments from the Floor:**

1. Phil Blaisdell, Lot 225, stated he was glad to hear that the Board established a Technology Committee because it will benefit the property values of homes and he is glad to hear that the Board is concerned about the property values of White Birch. Also, he is requesting that the Board look into doing something with Wolf Lane like what was done on Laurel Lane.

2. Tom Brideau, Lot 12, stated that last month Maintenance cut a couple of trees down on their property. He stated it would be appreciated if trees are going to be cut down that Members are asked or notified before it happens.

3. Julie Crankshaw, Lot 864, asked what the authority is for White Birch when it comes to Members cutting down trees on their lots in telling people that they can't take "x" number of trees down. She stated she has no problem with campers and she loves campers but there seems to be a problem because they come in and clear out a ton of property, camp for a couple three years and then they leave. The rest of us are stuck with this huge area of land that nobody is in anymore. She thinks that it devalues the fact that we are supposed to be a woody, natural community and she just wants to know how much authority there is when whoever goes out to approve these trees that people are taking down. We are an Association; it is in the By-Laws and she is curious as to what authority there is and are they paying attention to how many are being taken down.

4. Mike Manchester, Lot 101, stated he made a suggestion last month to see if the tennis courts can be repurposed into other games like shuffle board or some other activities because he doesn't think they are being utilized as they exist now. He wants to know if the Board is assessing this and if not, can it be on the agenda to be discussed as to whether it is feasible to do that or not.

5. Marty Perkins, Lot 1095, stated that it was researched back in 2004-2005 or so regarding shuffle board but it needs to be cement and the tennis courts would have to be torn out and redone. It was decided then that it wasn't a good idea and he that he was stating this just for information.

6. Kevin Dombrowski, Lot 1209, stated in regards to the floor machines there needs to be something in addition to them that will suck up the water on the floors such as a wet vac. 1. It will dry a lot quicker and 2. The floor machine is great; it will loosen up the dirt but it will spread it around and without removing the water it will just move it all over the place. He talked with Bob and Claudia and they feel some type of a commercial grade vac will do a great job of getting the floors all clean, getting the dirt off of it and drying it.

7. Guy MacKellar, Lot 562, stated that he recently found out that an Owner in Sugar Springs got ahold of AT & T and they told them to put a tower up for their services and someone in here was told that they recommend AT & T because they are able to stream movies. He doesn't know what it would cost to do that.

8. Toni Maize, Lot 470, asked if the Technology Committee or someone else could look into electronic voting to alleviate some of the issues that have been happening with the mailing of the ballots and having them not show up in time to be counted.

9. Dave Borton, Lot 715-716, asked if there is a designated tornado shelter within White Birch Lakes. He stated that he was told to come to the Clubhouse or go to the Bathhouse but there doesn't seem to be any documentation or signage for Members to really know that.

10. Dawn Smith, Lot 415 & 780, stated that it is her understanding that White Birch Lakes no longer owns any properties that are for sale. She is asking the Board to visit the Real Estate tab on the website and that any Realtors who are endorsed or named on the website, are only done so because they are paying for advertisement which would benefit the community.

11. Marney Frank, Lot 227, stated that the camera is so blurry that you can't tell who is who besides the breaking up of the voices on the GoToMeeting today.

12. Jenny Baker, Lot 731, stated that Steve at the last meeting suggested, regarding the proposal for the Safety Committee, that someone sitting at the gate pull off to the side instead of going through with someone else. She doesn't feel this is the best proposal for the Committee because she asked someone at the gate who they were and where do you reside and he stated he has lived here for 20 years and he was offended that she asked.

**IX. Manager Plus/Lightning Reports: Bambi stated the following:**

"We had the brine truck get stuck yesterday at the corner of Oak and Lake and on my way out I seen the dump truck driving down the road so I called Jess and she said to come down there and take some pictures for Facebook so I did. I don't really know what that man was doing but he had the pup tank stuck right in the center of the road. Jess and Justin had to go down there and flatten it all out. She did mention that they asked for a roller to pack the gravel because as soon as they flattened it out and the truck started moving after he picked up the pup tank, he was getting stuck and tore the road back up. So, they did ask about that so just so you guys know they will probably be bringing that back up again."

"Jeff had mentioned about the Timber Lake culvert. It looks like somebody is stuffing sticks and stuff into that and that is why the water keeps rising up at Timber. He said it doesn't look like they are just getting sucked into the culvert because of the way they are all going in. If someone is doing that, PLEASE STOP."

"And to go off of what Bob was saying, I did get a couple of calls yesterday about people tearing up the roads after the brine truck went through. It is so terrible considering you guys spend so much money on this stuff to make these roads look good and somebody is tearing them up and leaving big holes. Jeff and them had to fill in sink holes a couple of weeks ago from somebody sitting in one spot and spinning the tires in the road. He said once that crust from the brine gets broken you will have pot holes in those spots so you have to be respectful."

A short break was taken at this time and the meeting resumed at 11:22 am.

**X. Unfinished Business:**

In regards to the Agenda item of "Common Property Taxes Update", Vicky reported that our Attorney, Paul Blanco, sent an update stating that technically nothing is happening yet. He recently filed a "valuation statement" which is one of the basic things the court wants before it begins considering other evidence. Normally a valuation statement is an appraisal, but that isn't what we are arguing. He presented the history of the properties with a legal argument that the properties do not have any (or nominal) taxable value due to the property restrictions. There will be a trial conference for him and the Township Attorney on August 19<sup>th</sup> by phone. Normally at a pre-trial meeting, Attorneys and the court set final deadlines for discovery (if necessary), filings, etc. He will let us know what comes of that meeting. He doesn't think either side needs much for court. They have their Assessor and their assessment. We will have the property and prior tax records, along with witnesses to the process of the developer turning over the property to the Association subject to restrictions, and a legal argument on deed restrictions.

In regards to the Agenda item of "Discussion Re: Revised Safety Committee Recommendations", President Boos suggested that there be a new safety program, that this item not be in the packet until the next Annual Meeting and the Revised Recommendations will be passed back to the Safety Committee for review and further recommendations.

*(12) Director Simons moves for the Revised Safety Committee Recommendations to go back to the Safety Committee for review and make recommendations to the new Board, 2<sup>nd</sup> by Director Heiden.*

*Ayes – Directors Heiden, Barnes, Cooley and Simons, also President Boos*

*Nays – Director Bryant*

*Motion carried.*

In regards to the Agenda item of "Further Campground Bathhouse Discussion", Director Bryant stated there is a lot of work that needs to be done. His recommendation is if the project is going to be done, it be done right. To just change the plumbing will not fix the problems. President Boos stated this will be referred to the Executive Committee to get with Jeff Wheeler and come up with a list to acquire bids. Kevin Dombrowski stated he will submit a list also from the Campground Committee.

In regards to the Agenda item of "Changes to the Covenants and Restrictions Discussion Re: Camping Section", President Boos stated this will be sent to the C & R and By-Laws Committee to review all changes and to be brought back to the Board.

**XI. New Business:**

*(13) Director Bryant moves to ratify the email motion to keep the roll off dumpster an additional two weeks until July 8<sup>th</sup> to ensure we have enough capacity over the holiday weekend at a cost of \$485.00, 2<sup>nd</sup> by Director Simons.*

*All Ayes, motion carried.*

In regards to the Agenda item of "Further Trash Pickup Discussion/Bids", the Board agreed that the Executive Committee will look into this situation and the Board will be advised of their findings.

*(14) Director Simons moves to ratify the email motion to award the tree removal in the Campground contract to Timberman Tree Service in the amount of \$800.00, 2<sup>nd</sup> by Director Cooley.*

*All Ayes, motion carried.*

*(15) Director Bryant moves to ratify the email motion to authorize the needed upgrade to our website in the amount of \$100.00 to be done ASAP so we do not have any interruptions with our website, 2<sup>nd</sup> by Director Simons.*

*All Ayes, motion carried.*

*(16) Director Simons moves to ratify the email motion to send the letter as approved by the Board to Lincoln Township regarding Temporary Structures, 2<sup>nd</sup> by Director Heiden.*

*All Ayes, motion carried.*

*(17) Director Simons moves to send a similar letter from this Board to Lincoln Township regarding Temporary Structures, 2<sup>nd</sup> by Director Heiden.*

*All Ayes, motion carried.*

*(18) Director Bryant moves to ratify the email motion to allow the letter that was previously sent to Lincoln Township to be published and made public to the WB Membership in all ways, 2<sup>nd</sup> by Director Simons.*

*All Ayes, motion carried.*

*(19) Director Bryant moves to ratify the email motion to accept Tommy Z Excavating's bid of \$1,600.00 to haul away the debris at the Old Maintenance brush site ASAP, 2<sup>nd</sup> by Director Cooley.*

*All Ayes, motion carried.*

(20) Director Cooley moves to ratify the email motion to purchase two picnic tables for Holiday and Timber Lake at a total cost of \$500.00 with tax included, 2<sup>nd</sup> by Director Simons.  
All Ayes, motion carried.

(21) Director Simons moves to accept the quote from Coyne Oil and Propane for the 2021-22 propane season as follows,  
2<sup>nd</sup> by Director Bryant,

Fixed price of \$1.149/gallon for the Association owned tanks

Fixed price of \$1.699/gallon for Members (Note: President Boos will check for a better price for Members)

Members switching over to Coyne will receive a \$100.00 credit from Coyne Oil

Price cap date of July 31, 2022

All Ayes, motion carried. (See sheet posted on the bulletin board in the Clubhouse for full information.)

(22) Director Simons moves to leave the Summer Hours in place until November 1<sup>st</sup> and to accept the Fall & Winter Schedule as presented to start November 1<sup>st</sup>, 2<sup>nd</sup> by Director Barnes.

All Ayes, motion carried.

In regards to the Agenda item of "Discussion of Annual Meeting Motions", the Board agreed to bring this back to the September Board Meeting for any additional items that have not already been discussed, or decisions have already been made, during this meeting.

(23) Director Heiden moves to approve up to \$2,700.00 for a Labor Day weekend event to be held on Saturday, September 4<sup>th</sup> with a band from 3-5 pm, meal following and then another band from 7:00-11:00 pm, 2<sup>nd</sup> by Director Simons.

All Ayes, motion carried. Note: Volunteers will be needed to serve the meal.

(24) Director Heiden moves for the fall garage/yard sale to end at 3 pm and for the gate to also be closed at 3 pm,  
2<sup>nd</sup> by Director Barnes.

All Ayes, motion carried.

(25) Director Heiden moves to approve cement to be poured for the approach to the Pavilion and 2 sets of 8' x 8' pads for Corn Hole Boards to be placed, also to include 2 sets of Industrial Corn Hole Boards to be purchased with the cost not to exceed \$5,000.00 for this project with the funds to be taken from the Capital Improvement/Contingency Fund, 2<sup>nd</sup> by Director Barnes.

Ayes – Directors Heiden, Barnes, Cooley and Simons, also President Boos

Nays – Director Bryant

Motion carried.

(26) Director Heiden moves for a survey to be put together regarding placement of two campers on ¼ of an acre lot and sent to all Members after the Board has approved said survey, 2<sup>nd</sup> by Director Barnes.

Ayes – Directors Heiden, Barnes, Cooley and Simons, also President Boos

Nays – Director Bryant

Motion carried.

(27) Director Heiden moves for the Comments from the Floor to be published monthly with the minutes of the meetings and be published in the Birch Bark and on the Website, 2<sup>nd</sup> by Director Simons.

All Ayes, motion carried.

(28) Director Heiden moves to have an Attorney review and give an opinion/interpretation regarding the C & R "Right of First Refusal" section, 2<sup>nd</sup> by Director Cooley.

Ayes – Directors Heiden, Barnes, Cooley and Simons, also President Boos

Nays – Director Bryant

Motion carried.

## **XII. Additional Comments from the Floor:**

1. Jim Fielder, Lot 1347, asked the Board what is being done after he submitted his letter, which included other Members, regarding excessive noise from Lot 1345.

2. Al Isaac, Lot 514, asked if anything has or is being done to address the issue of canopies or screen rooms not being allowed on lots after Roger Carey was here and gave his interpretation of what is allowed. He also stated that Public Act 162 governs Non-Profit Corporations, which we are, states that we must follow Township Ordinances and State Law. In the same section of Michigan Act 162, it says any Ordinance or Law passed that is discriminatory in nature is invalid and unenforceable. He feels the Township should be made aware of this because if they allow this on lots with homes and not on vacant lots, it is discriminatory.

3. Jeff Simons, Lot 290, asked Members, as a Member and not as a Board Member, to please help by attending the Township Meetings.

4. Tim Vajcner, Lot 34, stated that he has been very actively involved with the Township on recreational camping on vacant lots. The Township calls them vacant lots and we call them camping lots. There are many lots that have canopies which are currently prohibited and the use of utility trailers for storage is also prohibited. He has been actively engaged with Roger Carey and he has opened up about ideas and interpretations. The first and easiest thing that he is working on is what is written right now and what is acceptable for use. If that doesn't work, he is looking at some wording changes, which would be an Ordinance change to go through, for a possible change. He stated that Roger is very supportive of our position but he has to go through steps with the Township. He also stated that he is very optimistic that by the next camping season that, hopefully, these things are in order. Right now, for interpretations, Roger is saying that any accessory building or structure 60 square feet or under is acceptable. Roger is key on the term "soft sided temporary canopies". So again, just for the 180-day camping period, the fabric structures and everything must be cleaned up over the non-season months. On utility trailers, he has changed his opinion on this and currently where he is at on this is, utility trailers are not acceptable with anything in them. It doesn't matter whether it is enclosed or an open utility trailer. He stated he is continuing to work with Roger Carey and if anyone would like to get ahold of him for further ideas, he is willing, and he will share with the Board a couple of items that he is working on with Roger too.

5. Marc Costello, Lot 1040, mentioned in regards to sending a letter to all Members about the campers, he asked if it can also include what their thoughts are in regards to temporary sheds to see what we are dealing with and see where Members stand.

6. Jenny Baker, Lot 731, First. she asked if the sign-up sheet for the Labor Day event can also be electronic for Members to sign up. Second, she is wondering if the Facebook page could be used more often to update Members for special notices like "the power went out this past week", etc. so that Members that don't live here would know things like this. Third, she suggested that the survey that goes out regarding 2 campers on one lot; it is a really hot topic on both sides, so if you can make it clear that all responses are confidential because a lot of Members may not vote or say anything if they think they will be "outed" for their responses.

7. Bob Pelfery, Lot 527, mentioned that the Board may want to check to make sure a permit is not needed for the Labor Day event because when they have the Mother's Day Breakfast, a permit has to be issued for the food preparation in the kitchen.

8. Toni Maize, Lot 449, stated that the Conservation Department will have people counting Gypsy Moth egg masses in White Birch Lakes around August 23<sup>rd</sup>. If your property is gated, cabled or posted, they will not go on your property. Those that have cameras, don't freak out if you see them walking on your property. This will last about two weeks. Also, the Conservation Department is checking into how much it will cost to spray if the County does not spray.

9. Al Isaac, Lot 514, asked regarding the two campers on a lot, if anyone has checked with the County Health Department about our sewage system at the Campground to see if it is adequate to support that, and what would have to be done if that actually went in effect. He hopes that will be done before there is any further discussion. He also thanked everyone for serving.

10. Dawn Smith, stated she didn't have any further comments.

There wasn't anything for Closed Session.

*(29) Director Barnes moves to adjourn the meeting at 1:25 pm, 2<sup>nd</sup> by Director Heiden.  
All Ayes, motion carried.*

Submitted by,

Vicky McClusky, Secretary/Treasurer