

White Birch Lakes
Board of Directors Meeting Minutes
October 9, 2021
(Meeting conducted through GoToMeeting.com and at the Clubhouse)

I. Call to Order:

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

Board Members Present: President Boos; Directors Brandle, Heiden, Bryant and Cooley also, Secretary/Treasurer Vicky McClusky and Jess Johnson, Maintenance

Board Members Attending by Teleconference/GoToMeeting: Director Simons

Board Members/Others Absent: Director Barnes and Office Administrator Bambi Christensen

Note: There were 7 Members listening to the meeting through GoToMeeting and approximately 12 Members in Attendance at the Clubhouse.

The Invocation was given by President Boos.

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

II. Additions to the Agenda:

New Business: President Boos – Clubhouse Hours

Director Simons – Discussion of Letter Regarding Old Maintenance Area and ATVs-Motorcycles

III. Approval of Minutes:

(1) Director Brandle moves to approve the minutes from the September Board Meeting, 2nd by Director Heiden.

All Ayes, motion carried.

(2) Director Cooley moves to approve the minutes from the Special September 25th Board Meeting, 2nd by Director Heiden.

All Ayes, motion carried.

IV. Secretary/Treasurer's Report:

(3) Director Heiden moves to approve the financial reports for September as presented, subject to the Auditor's approval, 2nd by Director Bryant.

All Ayes, motion carried.

(4) Director Bryant moves to approve the October Payables as presented, 2nd by Director Brandle.

All Ayes, motion carried.

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

“With fall setting in and the camping season close to being over, the Campground and the Storage Area have been marked and they are ready for the storage of the campers. Our Campground storage started off with some confusion due to Bambi being absent but our Maintenance staff picked up the ball and now have it under control. Thanks to our Maintenance staff.”

“It was determined our last brine application was not needed. Therefore, we had three applications and it cost White Birch for those three applications, \$43,600.00.

“I would like to acknowledge the letter we received for a noisy unit in the Old Maintenance Area. This and other concerns are being reviewed by our Safety Committee to see what we can do.”

“If you have not been to Holiday Lake when it is dark, it is worth the time to see the solar lighting and the painted rocks.”

“The plant exchange had about 10 attendees and all had a good time.”

“A sound emission regulation has been posted on the lot on Hemlock.”

VI. Office Administrator's Report: No report given due to Bambi's absence.

VII. Committee Reports:

At this time, President Boos stated he has been requested to add Sandy Getz to the Conservation and Grounds Committee.

(5) Director Heiden moves to approve Sandy Getz to be added to the Conservation and Grounds Committee, 2nd by Director Cooley. All Ayes, motion carried.

Finance Committee: Dawn Holzer handed out a copy of the first draft that was prepared from the meeting on Thursday of the 2022-23 Annual Budget. She thanked Phil Blaisdell, Dawn Smith, Vicky, Steve Brandle and the Maintenance team for being at the meeting. She also thanked John Pryde for helping her make sure her addition was correct. She highlighted a few areas as the Board Members went through the draft that needs their attention and asked them to look at the notes on the first page at the bottom requesting raises in Campground fees, etc. She also stated that Phil Blaisdell called some Campgrounds and our figures are in range. She asked that if there are any concerns to please get them to Liaison Steve Brandle by October 29th so the Committee will have them for discussion at the next Finance Committee meeting which is November 11th. Phil Blaisdell commented that the meeting was very eye opening and great education. Being his first full year in the Association, he was very pleased with the process. Director Brandle mentioned that under Roads, there is some allocation for replacing one of the Belly Trucks in the near future.

Election Committee: Sandy Getz started by thanking her Committee Members; Don Griffith, Marty Perkins, Dorothy MacMillan and Teresa Stephens for all their help. It was a smooth ride into the Election. There are a few things that they would like to change in the set up for next year. There needs to be extra tables for Members to fill out their form before coming up to the Election line and regular pencils with erasers and sharpeners would be helpful. She also requested that next year coffee talk doesn't take place on the same Friday that the Election Committee meets so there isn't a problem with ballot requests being processed. Also, change the first Friday in July to a different Friday so it doesn't interfere with 4th of July festivities.

Policy & Procedures Committee: Jenny Baker reported that the first meeting was held a couple of weeks ago via Zoom. At that meeting it was decided by the Committee that the policies and procedures would be broke into categories and each Member would take a category and look at them for redundancies, duplicates, etc. They would then be discussed by the Committee and brought to the Board for any changes or revisions. They also talked about the campers on lots letter which will be discussed further in the meeting and also discussion about Air B&Bs. A couple of the Members will be reaching out to other HOA's to see how they handle those situations. Another meeting is scheduled for October 14th.

Technology Committee: Teresa Stephens reported they are having a hard time getting together with the third Member because he lives downstate and works. They are asking for more Members to sign up. Everybody has ideas but more people are needed so the ideas can be discussed. One thing that is being looked at is better internet here at the Clubhouse. She is hoping that they will have something better for the next meeting. Director Heiden stated he was just told that Verizon has something that may help. He is going to get with Teresa to see what they can find out. He will also look into Starlink to see if that is something we can use.

Safety Committee: Steve Biechele reported the Committee is looking at last year's recommendations and they will be putting together a report to bring to the Board.

Conservation Committee: Toni Maize reported that the Board has a hand out regarding Gypsy Moth Suppression to look at and consider in case there isn't funding next year to qualify White Birch Lakes for Gypsy Moth spraying. She feels there is a need for the spraying and wanted to give the Board options if it is found that White Birch will not be sprayed next year. Teresa Stephens stated these are just ideas for the Board to look at right now but to consider if White Birch Lakes does not get sprayed next year. Dawn Holzer mentioned that Toni Maize had stated in one of the meetings that she had spoken with Representative Wentworth regarding additional funding (which Toni stated she did) and Toni stated it did not show up in the Michigan State budget. Dawn also stated that there are trees in White Birch that are becoming very stressed and showing signs of oak wilt. Oak wilt will devastate the forest within the Association.

C & R and By-Laws Committee: Director Heiden reported for Tim Vajcner that the Committee hasn't had an official meeting yet but a list of ideas and consideration, which will include the interpretation and language, is being put together to possibly present to the Board at the November Board Meeting.

Activities Committee: Director Heiden reported that there are a lot of activities being planned which he feels is awesome. There was a Painting Party here at the Clubhouse and he believes there were about 10 to 12 in attendance. There is a Halloween Party being planned which will be talked about later in the meeting. He mentioned that everyone seems to be having a good time at the activities and he thanked the Committee for all their work. Vicky thanked Lisa Cooley and her daughter for decorating the Clubhouse for Halloween.

VIII. Comments from the Floor:

1. Dawn Holzer, Lot 1102, mentioned that the Camping Policy on page 2 states that winter camping is November 1st to Memorial Day and she feels it needs to be changed to May 1st so it would coincide with the Township date.

2. Theresa Thompson, Lot 752, stated that the Right of Refusal section in the C & Rs needs to have better wording as to what lots need to be contacted when someone is selling their property as they had a difficult time during their closing by having the correct letters from the adjoining Members.

3. Steve Biechele, Lot 1319, also stated regarding the Right of Refusal section in the C & Rs that not all the selling Agents realize the procedure of sending the letters and he feels a letter from the Board identifying what is involved should be provided to the area Title Companies.

4. Theresa Thompson, Lot 752, stated that she was told by the closing company that for the last 15 to 20 years it was vacant lots that needed to be contacted and they needed two letters plus the Association letter before they could do the closing.

5. Phil Blaisdell, Lot 225, asked how Contiguous lots would be handled regarding the Right of Refusal section of the C & Rs. He suggested that also be addressed when there are changes being suggested.

A short break was taken at this time.

Comments from the Floor continued:

6. Kellye Youngs, Lot 480, stated that she attended the last Township Planning Meeting and Roger Carey was giving out survey letters as being representative of White Birch Lakes about the two campers on lots and it is her understanding that the Board is putting one together that will take a blanket count and they are working on making it a level playing field. She asked if this was correct. She also stated that the results of the letter were announced at the Township Meeting as being from White Birch Lakes. She stated it is also her understanding that Mr. Carey has done research on other areas like ours and commented that they don't allow campers however that information didn't include Non-Profits that are put together to promote family recreation and camping.

7. Fred Witchell, Lot 648, mentioned that it used to be posted at the wetland section by the Clubhouse that no ATV's/UTV's are allowed in that area. A couple of years ago the DNR was going to fine the Association because we were allowing them to be in there. He suggests that signs be put back up before that happens.

8. Theresa Thompson, Lot 752, stated that the wetland property that is being talked about adjoins her property and personally she doesn't have a problem with people being in there with ATV's/UTV's.

IX. Manager Plus/Lightning Reports: Jess reported the following:

1. It has been decided to go with MaintainX for the Maintenance program for Assets and they are in the process of putting that all together which will take a great amount of time.

2. Maintenance has been very busy with ditch work on Timber, Beech and Elm and they are working on the roads to get them up to par before the snow flies.

3. The fourth brine is not necessary.

4. Hopefully the Old Maintenance area will be worked on and the mess burned next week.

5. It is being asked that **Members please do not blow your leaves into the roadways due to the grading.**

6. Jess asked the Board if the pouring of the concrete at the pavilion and for the corn hole boards can wait until the spring.

7. Sand and gravel has been ordered.

8. **Bags will be placed on the boards at campsites. Members need to go by the Storage Number posts for storing of campers. They will be put up on Monday.**

9. Van't Hof should be in this week to see what is wrong with the Entrance Gate. **Members – if there is an issue with the gate, please call the On-Call Maintenance number which is (989) 588-7066.**

10. Fish have been ordered for the lakes and delivery is scheduled for late October/early November.

11. Chains and new mirrors have been purchased for the Sterling Dump Truck. Jeff is asking about a back-up camera. The truck has an oil leak and AIS is coming to look into that.

12. The Board was asked to look into continuing a Maintenance Program for the grader with AIS so it can be kept in shape and an ongoing list of what has been done to it will be on record. Our current Maintenance program is expired. She stated that they have asked AIS for a quote but it hasn't been received yet. (The Board asked Jess to provide the quote from AIS to continue a program when received.)

X. Unfinished Business:

In regards to the Agenda item of "Update Re: Common Property Taxes Court Docket", Vicky reported that nothing new has been received since the September meeting.

In regards to the Agenda item of "Further Trash Pickup Discussion/Bids", it was decided by the Board that our current provider will be retained until the spring and further discussion will be done at that time for next years' service. The dumpsters will remain on site until the end of November.

*(6) Director Heiden moves for the Survey regarding 2 Campers/Trailers on ¼ acre lots be sent out with the changes made that were discussed by the Board, 2nd by Director Cooley.
All Ayes, motion carried.*

*(7) Director Simons moves for the Attorney's opinion regarding the Right of Refusal section of the C & Rs be published in the Birch Bark and placed on the Facebook page for Member's knowledge, 2nd by Director Brandle.
All Ayes, motion carried.*

XI. New Business:

In regards to the Agenda item of "Discussion for 2022 Election Changes", it was determined that this was already discussed by Sandy Getz during the Committee Reports and she will submit the changes to the Board in writing.

*(8) Director Heiden moves to post the Supervisor position, 2nd by Director Brandle.
All Ayes, motion carried. (President Boos along with Directors Bryant and Brandle will go through the job description before the position is posted.)*

*(9) Director Heiden moves to approve up to \$600.00 toward the expenses of a Halloween Party to be held on Saturday, October 23rd, 2nd by Director Brandle.
All Ayes, motion carried.*

In regards to the Agenda item of "Maintenance Office Discussion", the Board's decision was to proceed with plans, bids and proposals for a 8 x 10 office to be built in the Maintenance Building.

In regards to the Agenda item of "Cell Phone Signal Booster for Clubhouse & Maintenance Discussion" the Board's decision is to proceed with getting a quote from Larry at Clare Computers which will be brought back to the November meeting for further discussion.

In regards to the Agenda item of "Baseboard Covers for Pool & Bathroom Areas at Clubhouse Discussion", the Board's decision is to proceed with quotes and specifications for the material which will be brought back to the November meeting for further discussion.

*(10) Director Brandle moves to start the Winter Hours effective Monday, October 11th, 2nd by Director Bryant.
All Ayes, motion carried.*

In regards to the added Agenda item of "Discussion of Letter Regarding Old Maintenance Area and ATVs-Motorcycles", the Board's decision is for the Board and the Safety Committee to work on this issue and see what can be done.

XII. Additional Comments from the Floor:

1. Kellye Youngs, Lot 480, asked if there is a date when the survey will be sent to the Members.
2. Teresa Stephens, Lot 1323, asked if a cement pad could be placed under the Portal Jons at Holiday Lake so it will be more stable.
3. Dawn Holzer, Lot 1102, asked the Board to keep the hours the same yearly because it does affect the budget. The increase in hours this year made the budget off with payroll.
4. Jenny Baker, Lot 731, asked if there is something posted at the gate about who to call if the gate isn't working. If not, she suggests that a number is posted so everyone would know who to call.
5. Steve Bryant, Lot 1, mentioned that he tried to call the Clubhouse after 4 pm yesterday and no one answered the phone.

*(11) Director Bryant moves to adjourn the meeting at 12:25 pm, 2nd by Director Brandle.
All Ayes, motion carried.*

Submitted by,
Vicky McClusky, Secretary/Treasurer