

White Birch Lakes
Board of Directors Meeting Minutes
June 10, 2017

I. Call to Order:

President Bridges called the meeting to order at 10:04 am.
Board Members present: President Bridges, Directors Bryant, Dombrowski, Holzer, Getz and Allen; also,
Secretary/Treasurer McClusky
Absent: Directors Pryde and Supervisor Lubs.
The Invocation was given by Director Holzer.
The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

Director Dombrowski: By-Law Addition

Director Bryant: Discussion on Proposed Township Ordinance Changes

III. Approval of Minutes:

(1) Director Holzer moves to approve the May Meeting Minutes as presented, 2nd by Director Allen.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

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

All Ayes, motion carried.

(3) Director Allen moves to approve the June Payables as presented, 2nd by Director Holzer.

All Ayes, motion carried.

V. President's Report:

President Bridges reported the following:

“Members have returned to their lots in anticipation of warmer weather to enjoy camping and all of the activities offered here at White Birch. We have several planned for the summer. In June, on the 24th, there is a carnival for the children with games and races with prizes for them to win. Following the carnival, there will be a live band for music and dancing. On the July 4th weekend, there will be a golf cart/ORV parade starting at the Clubhouse with joining spots along the way with a hot dog roast/potluck following at the Campground. The Annual Meeting will be on July 15th. This is a Members Meeting and gives Members a chance to voice their concerns and requests. We have 2 board seats up for re-election. We will have roasted pig and other dishes for our noon meal. We plan a 50/50 drawing with proceeds to go to the purchase of children's playground equipment. We have many new, young families with small children and our playground equipment is very old. It is VERY important for you to come to this meeting. We need a quorum to have the votes count, and absentee ballots do not count into the quorum. Please attend this meeting and we need your voice.”

VI. Supervisor's Report:

Scott reported the following:

“On the early morning of Mother's Day there was an unfortunate accident with our exit gate that resulted in damage to one of the gate panels. The result was our gate was open for an extended period of time. Our gate company recently replaced that panel with a temporary one until repairs are completed. Please note that these accidents can be prevented if we follow simple rules such as coming to complete stops, slowing down and not assuming anything. A little defensive driving goes a long way in keeping yourself and others safe.”

“Perhaps it's the fault of our Maintenance Team's efforts in keeping a majority of our roads in such good shape that it's fun to drive on them? This includes your off-road vehicles and with no intentions of digging them up please consider our efforts in keeping-up these roads and slow-down in the corners so that your off-road tires do not dig in and cause trenching. This will also keep

our newly administered brine from being pulled out of the gravel. We will plan on additional brining on June 28th, August 9th and one additional date as needed.”

“Once again if you like to travel outside of WBLRA properties you need to be aware that crossing gas line and utility properties is illegal and you will be held accountable. We are in communication with Great Lakes Energy and A&R and they will be closely monitoring these properties for trespassers.”

“Please note that your Clubhouse hours of operation have been extended for your convenience. You can find these hours posted online and on bulletin boards throughout the Association.”

“There has been some confusion concerning the Burn Permit phone number posted at the front gate next to our Smoky the Bear. Please be aware that this phone number is for you to call to see if the burning of yard materials is permitted. You can still have campfires but as always please use proper caution in any burning you are doing. It’s never too cliché to repeat Smokies motto, “Only you can prevent forest fires”.

“Have a safe, enjoyable June and Happy Father’s Day.”

VII. Committee Reports:

Campground Committee: No report was given. Director Dombrowski stated that he was asked why the water spigot was shut off at the Bath House building during the Memorial Day weekend.

Activities: Director Holzer mentioned that there were 41 garage sales for this spring’s event. Sandy Getz reminded everyone of the Carnival on June 24th at the Pavilion from 1-4 pm and also music afterwards by “Facechord” starting at 5 pm. Carolyn Neal reminded everyone that the 4th of July parade and hot dog roast/potluck is on July 1st with the parade starting at Noon at the Clubhouse entrance and the hot dog roast/potluck at 1 pm at the Pavilion.

Election Committee: Chairperson Claudia Pelfery reported there are 2 open seats each for a 3-year term with 3 people running. The Committee met on Thursday, June 8th to open the letters of intent and review the proposed ballot that are in the Directors packets for approval later in the meeting. At this time President Bridges reported that Director Pryde has withdrawn his resignation letter so the open seat for 1 year is no longer available.

Safety: Bob Pelfery stated that Scott’s report already mentioned that Members need to slow down and stop at all stop signs. Also, he stated that Members need to be aware that the stop signs at the gate mean STOP. Safety and the Board are not responsible for people not going by the rules or signs. Director Bryant mentioned that the locks on the pipeline gate have been moved further down the fence and the gates were unlocked. Director Dombrowski stated he stopped and locked it back up with the Associations lock.

At this time, Director Holzer thanked Dorothy MacMillan for coming in and organizing the sale items cabinet and also mentioned that there are 3 new items which include new coffee mugs, t-shirts and hooded zippered sweatshirts. She also thanked Jack Manninen for donating the new sign down at Angel Beach.

Sandy Getz gave thanks to the following businesses who donated items and gift certificates for the Carnival: Big Boy, Arby’s, Buccilli’s, Taco Bell, McDonalds and Kentucky Fried Chicken

EPC Committee: Chairperson Sandy Getz reported there were 7 tree removals, 1 driveway, 1 Dock and 1 Addition to a Garage approved for the month of May. She also stated that there was a meeting held on Friday, June 9th to go over the Committee’s procedures for non-compliance of C & R’s which will be a telephone call first with 5 days to respond, then a letter will be sent if no response.

VIII. Comments from the floor (Agenda Items): Available for viewing in the office.

IX. ManagerPlus Report:

In Scott’s absence Vicky stated he didn’t have anything new to report.

X. Unfinished Business:

In regards to the Agenda item of “Electrical Upgrade to Clubhouse Interior”, Scott left a note for President Bridges that he spoke to Tom House and he is interested in bidding this out to include a new box, breakers and cleaning up the area around the wires. Tom will get back with Scott with a quote.

In regards to the Agenda item of “Final Plans for Annual Members Meeting”, President Bridges clarified that the pig will not be roasted here. The person roasting the pig will be preparing it at his business and then delivering it here for the meal and volunteers will be needed to serve the pig so everyone will get some. She also stated that she and Dawn sat down with Amanda at Mack’s on Main and there will be au gratin potatoes, baked beans, macaroni salad, green beans with bacon and onions, brownies, lemonade and iced

tea. Coffee will also be available. It was also mentioned that there will be a 50/50 drawing for the proceeds to go toward a piece of playground equipment.

XI. New Business:

(4) Director Holzer moves to ratify the email vote to decline the offer for the sale of Lot 98, 2nd by Director Dombrowski. Ayes- Directors Dombrowski, Holzer, Allen and President Bridges
Director Bryant and Getz recused voting.
Motion carried.

(5) Director Dombrowski moves to ratify the email vote to post the Proposed Township Ordinance Notice, 2nd by Director Allen.
All Ayes, motion carried.

(6) Director Dombrowski moves to ratify the email vote for the Live Music Event June 24, 2017, 2nd by Director Allen.
All Ayes, motion carried.

(7) Director Allen moves to accept the 3 Letters of Intent for the Election as presented, 2nd by Director Getz.
All Ayes, motion carried.

(8) Director Holzer moves to approve the 2017 Proposed Ballot for the Election as presented, 2nd by Director Allen.
All Ayes, motion carried.

(9) Director Dombrowski moves for the By-Law change based on the exact wording recommended by our Attorney for “Directors Participation by Communication Equipment” to be included on the ballot, 2nd by Director Getz.
All Ayes, motion carried. NOTE: Following is the wording that will be included on the ballot:

**Article IV
Meetings**

Section 13 – Directors Participation by Communication Equipment

A Member of the Board of Directors or of a committee designed by the Board of Directors may participate in a meeting by means of conference telephone or similar communications equipment where all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this provision constitutes presence in person at the meeting.

At this time, there was discussion in regards to the Proposed Township Ordinance changes.

(10) Director Bryant moves for the Board to compose a letter to the Township Board addressing concerns in regards to the proposed Zoning Ordinances, 2nd by Director Dombrowski. Roll call vote,
Ayes – Bryant, Dombrowski, Holzer, Getz, Allen and President Bridges.
Motion carried.

XII. Comments from the Floor (For the Good of the Order): Available for viewing in the office.

(11) Director Dombrowski moves to adjourn the meeting to Closed Session at 12:10 pm, 2nd by Director Holzer.
All Ayes, motion carried.

XIII. Closed Session:

Note: Director Pryde arrived during Closed Session.

In regards to the Agenda item of “WBLRA Lot Sale”, Lot 113 was discussed.

(12) Director Holzer moves to rescind the motion made in August 2015 to take Lot 113 off the market, 2nd by Director Pryde.
All Ayes, except President Bridges voted Nay
Motion carried.

The Board of Directors returned to Open Session at 1:40 pm.

*(13) Director Holzer moves to ratify the above motion made in Closed Session, 2nd by Director Dombrowski.
All Ayes, motion carried.*

XIV. Adjournment:

Meeting was adjourned at 1:42 pm with all Board Members voting Aye.

Submitted by,
Vicky McClusky, Secretary/Treasurer