

**White Birch Lakes
Board of Directors Meeting Minutes
June 8, 2019**

I. Call to Order:

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

Board Members Present: Directors Witchell, Holzer, Dombrowski, Hassberger, Allen and President Bridges; also Secretary/Treasurer McClusky

Board Members Attending by Teleconference: Director Getz

Board Members/Others Absent: Supervisor Wheeler

The Invocation was given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions/Deletions to the Agenda:

Old Business: Director Holzer - 2000 Sterling Dump Truck Repair Cost Increase

New Business: President Bridges – Backhoe Issue

At this time, Director Dombrowski requested that Comments from the Floor-Agenda Items Only and Comments from the Floor-For the Good of the Order be combined after the Committee Reports in the event that any Board Member or Member in the audience has to leave early.

III. Approval of Minutes:

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

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

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

All Ayes, motion carried.

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

All Ayes, motion carried.

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

“First, I would like to thank the Board of Directors and employees for their support during my recent hospitalizations. The 1st Vice President especially has been there to oversee the day to day operation of the Association. She has kept me and the rest of the Board in on all issues that arose during the last month. I truly appreciate all she has done. I am doing much better now, just moving a little slower.”

“Next month is our Annual Member’s Meeting. This is the time for all Members to come together to voice their opinions and concerns regarding the operation of the Association. It is the time Members elect Officers, hear the fiscal position of the 2018-2019 Budget year, and have a great time meeting new Members and renewing friendships as well as having a great meal. We need to establish a quorum of 10 percent of the Membership to conduct the business of the Association. Even if you voted by Absentee Ballot, we would love to have you there.”

“At 9 to 10 AM we have a period for Members to meet the candidates and are serving coffee and doughnuts. At 10 AM the business meeting starts. The Secretary/Treasurer report is presented as well as other yearly reports. The rest of the meeting is Comments from the Floor and the Election of Officers. While votes are being counted, lunch will be served and the report of the Election Committee announcing the Election of Officers for 2019-2020 will be done after the Election Committee is done.”

“In order to vote you must be a Member in good standing, have a pictured ID (even if we know you). You will register at the table as you enter the Pavilion. You will get a hand stamp to count Members for our quorum and get your meal ticket(s). We look forward to seeing you there.”

VI. Supervisor's Report: (Vicky read Jeff's report as follows)

"I just want to start by telling Maintenance thanks for working very hard on getting things cleaned up for Memorial weekend and the roads prepped for brining. I know it's hard battling Mother Nature to get all this done in a timely manner. It can try our patience, but you all did a great job, and also big thanks to Georgia and Alec, our Clubhouse Attendants."

"I am still getting complaints on speeding and not stopping at stop signs. **PLEASE slow down and be respectful.**"

"I have been hearing gun shots around White Birch. There are to be no firing of any weapons in the Association."

"The Campground was pretty busy on Memorial weekend so big thanks to Bob and Claudia for their hard work."

"Maintenance is working very hard to get caught up on a lot of clean up and all the stuff that comes in between their normal routine. Big thanks to our Maintenance crew Bob, Tom and Bill."

VII. Committee Reports:

EPC Committee: Director Hassberger reported that for the month of June there were – 8 tree removal requests that were all approved and 1 fence request that is pending.

Activity Committee: Director Holzer reported that on Saturday, July 6th, there will be an Open House for the new addition of the Maintenance Building from 10 am to 12 Noon. There will also be a 4th of July parade starting at 5 pm at the Clubhouse entrance and a DJ at the Pavilion from 6 pm to 10 pm. Director Witchell reported that the Mother's Day Breakfast went very well and there were 72 to 75 people in attendance.

Election Committee: Director Holzer reported that the Election Committee met on Thursday to finalize the Letters of Intent for the Election. There are 3 positions coming up and there were 3 Letters of Intent all approved by the Election Committee which will be discussed later in the meeting.

Campground Committee: Director Witchell reported the Campground is looking pretty good. Over Memorial weekend the Campground was 80 percent full. President Bridges mentioned that there was a power outage that lasted about 8 hours.

Safety Committee: Bob Pelfery stated that ATV's are running around in here with kids that are under 16 years old. He has had many reports of kids coming out of driveways and not paying attention if there are vehicles coming. He is asking the Board for any suggestions before someone gets seriously hurt. (This topic was discussed by the Board Members and mentioned that this may be a good topic to bring up at the Annual Meeting when a lot more Members will be present.

NOTE: Members are to be reminded that the Association has adopted "The Handbook of Michigan Off-Road Vehicle Laws and Riding Basics" as published by the DNR as our guidelines for ATV's, etc. while riding on the Association roads. If you do not have a copy, please pick one up in the Office or from the Clubhouse brochure rack.

VIII. Comments from the Floor (both Agenda Items and For the Good of the Order): Available for viewing in the office.

NOTE: During Comments from the Floor, the Board approved the formation of a new Committee titled "Safety Committee". Alyssa Gruber has been named Chairperson and Director Hassberger has been named as the Board Liaison. There is a sign-up sheet on the bulletin board in the Clubhouse if you are interested in being on this Committee or contact Alyssa Gruber at 517-256-4758, or by email, at alyssa@smeakrealestate.com for more information.

IX. ManagerPlus Report: Vicky reported the following for Jeff:

First of all, the Dump Truck is at Shults Equipment getting the under-belly scraper installed. Monday, June 4th, he was updated that they found a couple of issues that the fuel tank may be too big for where they have to mount the turn table and also the control cables are in very bad shape and need to be replaced. Also, 2 of the paddles on the apron chain need replacing.

The docks are in all 3 lakes and there are a couple more left if any body knows of a good spot to place them.

The backhoe is running very rough, starting hard and it idles rough. Jeff has a call into Red's Repair and is waiting to hear back from them.

The cedar posts have been replaced at Timber Lake.

The new addition on the Maintenance shop looks great if only we could get over head doors installed. Waiting for Bauer Construction to finish.

A new alternator was put in the Old Dump Truck.

X. Unfinished Business:

*(4) Director Holzer moves to rent an ice chest from Home City Ice at a cost of \$425.00 per year to sell ice to Members at the Clubhouse during business hours and the small bags will be \$3.00 and the large bags will be \$6.00 with the cost not to exceed \$1,000.00 for the initial start-up, 2nd by Director Hassberger.
All Ayes, motion carried.*

In regards to the Agenda item of “Final Plans for Annual Meeting”, there wasn’t anything further to discuss. Director Holzer showed the picture that will be raffled off at the meeting.

The Agenda item of “Steel Roof Bids for Salt Sheds & Pavilion” is tabled until the August meeting for further bids.

The Agenda item of “Bids for Entry at White Birch Lane, Clubhouse Parking Lot and Dumpster Areas” is tabled until the August meeting for further bids.

*(5) Director Holzer moves to allow an increase of \$2,000.00 for the cost of additional repairs necessary on the 2000 Sterling Dump Truck, 2nd by Director Allen.
All Ayes, motion carried.*

XI. New Business:

*(6) Director Dombrowski moves to accept the Letters of Intent as recommended by the Election Committee, 2nd by Director Witchell. Roll call vote,
Ayes - Directors Witchell, Holzer, Dombrowski, Getz and Hassberger.
Nays - None
(Director Allen and President Bridges recused from voting because they are candidates.)
Motion carried.*

*(7) Director Witchell moves to approve the proposed 2019-20 Election ballot as presented by the Election Committee, 2nd by Director Hassberger. Roll call vote,
Ayes - Directors Witchell, Holzer, Dombrowski, Getz, Hassberger, Allen and President Bridges
Nays - None
Motion carried.*

*(8) Director Hassberger moves to amend the Campground Policy to include a check out time of Noon and a check in time of 2 pm, 2nd by Director Holzer.
All Ayes, motion carried.*

The Agenda items of “Upgrade to Bath House for Power Outages and Upgrade to the Clubhouse for Power Outages” were discussed. Jeff will be directed to get generator bids for the August meeting.

The added Agenda item of “Backhoe issue” was to report information regarding the backhoe fire that occurred on Friday.

*(9) Director Hassberger moves to adjourn the meeting at 12:08 pm to go into Closed Session, 2nd by Director Dombrowski.
All Ayes, motion carried.*

XII. Closed Session:

A request from a Member regarding past due Assessments was discussed with no motions made.

The recent Clubhouse incident was discussed with no motion made.

The Board returned to Regular Session at 12:36 pm and the meeting was adjourned at 12:37 pm.

Submitted by, Vicky McClusky, Secretary/Treasurer