

**White Birch Lakes
Annual Membership Meeting Minutes
July 21, 2018
Approved July 20, 2019**

I. Call to Order:

The meeting was called to order at 10:15 a.m. with the quorum count at 110. The actual number needed was 96. Board Members present: President Bridges, Directors Holzer, Dombrowski, Allen, Pryde, Witchell and Getz. The Invocation was given by Carolyn Neal. The Pledge of Allegiance was recited by all present.

II. Burning of the Ballots:

(1) Carolyn Neal, Lot 1094, moves to burn the 2017 ballots, 2nd by Richard Allen, Lot 1208. Motion carried.

(2) Kevin Dombrowski, Lot 1209, moves to change the order of the Agenda should the need arise, 2nd by Bill Dombrowski, Lot 1210. Motion carried.

At this time, President Bridges invited Dennis Zimmerman, Lincoln Township Supervisor, to come up and give a report as the Township's Representative. Copies are available in the Clubhouse and Office for anyone wishing to pick up a printed copy and also on the Website for viewing.

III. Nominating Committee Report:

Chairperson Pat Graham reported there were 82 Absentee Ballots received. The Committee is finished counting those ballots and now the election can proceed.

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

"Welcome to the Member's Annual Meeting. It is nice to see all of you here to participate in your meeting. I usually take this time to report on the events over the last year. Over the past several years we have made extensive renovations to the Clubhouse and the Bathhouse at the Campground which have been previously reported. These renovations have saved many dollars in the cost of electricity and propane for the Clubhouse. We also purchased a new playhouse to replace the one that had wood rot and carpenter ants in it. The roads continue to be excellent, good work to our Maintenance crew. We have had high water issues in the area that has also affected our lakes. We will be doing some major renovations to the Holiday Lake area. Work has already begun there. We also need to replace the cement stairs and walkway at the Clubhouse, that work will be done later in the fall."

"Some of the accomplishments for the past year are: the purchase of a new dump truck with belly blade to replace the 1991 truck; a new well at the Maintenance Building to allow staff to wash trucks; electrical update to Clubhouse; new mop sink in the Bathhouse at the Campground; new steam power washer for Maintenance; new playground equipment as well as sand that was requested at the last Member's Meeting; new paint to walls in the pool area; resurface of pool area, hallways, showers and bathrooms; new tables, chairs and lounges in pool area; new tables and chairs in the meeting room at the Clubhouse; new surveillance cameras in Clubhouse, Bathhouse, and Maintenance areas; new zero turn mower; and new grills at Holiday and Timber Lakes. Pending items are new salt spreader for belly truck and new roll out dock for White Birch Lake."

"I would like to take this opportunity to thank all the Members who have volunteered their time for activities, and work details and committees over the past year. Without your help White Birch would not have had such a successful year. Several Members have suggested that we have more events. That cannot happen without volunteers who have stepped forward to plan and execute events. We need more volunteers and there will be signup sheets at the Clubhouse next week for committee work. All committees fall to the floor after this meeting and new signup is required."

"I also would like to thank Board Member, John Pryde, for the 4+ years he has committed to White Birch. He, with his knowledge of information technology, was instrumental for the ManagerPlus program which manages our assets and gives worksheets to staff and volunteers to complete and report on a task. Also, our snap scan program which allows us to organize all of our files, as well as developing a program to run our reservations. This Board would like to thank John for his years of service. I would also like to thank all of the Board Members in their commitment to White Birch and the assistance given to me. Also, White Birch staff for all of their expertise and dedication in the smooth running of our Association."

(3) Steve Bryant, Lot 1, makes a motion to move the election and include Nominations from the floor after the Secretary and Treasurer reports to expedite the election, 2nd by Dan Holzer, Lot 1103. Motion carried.

V. Report of the Secretary: Vicky McClusky reported the following:

“Good morning everyone. I have a few people that I would like to thank that help me throughout the year with various different tasks to include: Bill and Willa Coombe; Nancy Buchholz; Sue and Rich Helm; Elaine Carrasco; Teresa Saleh; Glenda Wells; Dorothy MacMillan; Pat Graham; Inez Bowers; Jeanne and Bob Briggs; Donna Cross; Sally Keillor; Michele Fennimore and Dorothy McArthur. I would also especially like to thank Bob Fennimore for putting the Birch Bark together each month and doing the email portion of that”

“I would also like to thank the Board Members, employees and all the Members for allowing me to remain your Secretary/Treasurer and putting up with my many mood swings for another year.”

“The 2017 Annual Meeting Minutes were provided at the sign in table. I would like to entertain a motion to approve the minutes as presented.”

(4) Kevin Dombrowski, Lot 1209, moves to approve the 2017 Annual Meeting Minutes as presented, 2nd by Ella Hopper, Lot 1206. Motion carried.

VI. Report of the Treasurer: Vicky McClusky reported the following:

“The 2017-18 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 \$375,263.00. The Cash and Cash Equivalents at the end of the fiscal year were \$400,578.00. The Audit shows a surplus of \$48,636.00 which is listed as “Change in Net Assets”. The last two pages of the Audit show where monies are spent in regards to Classes which are broke down into Administrative, Campground, Clubhouse, etc. I would like to entertain and motion to accept the 2017-18 Audit report as presented.”

(5) Dorothy Nalepa, Lot 1133, moves to approve the 2017-18 Annual Audit as presented, 2nd by Don Stahl, Lot 762. Motion carried.

VII. Election:

Pat Graham, Election Committee Chairperson, asked if there were any Nominations from the floor. Being none after 3 calls for Nominations, the Nominations from the Floor were closed. The election began at 10:48 am. After voting it was asked if there were any other Members who wished to vote and being none, the election was closed at 11:25 am.

(6) Cheryl Costantino, Lot 821, moves to investigate plans and liability costs to purchase a hot tub for the pool area with a dollar amount up to \$10,000.00, 2nd by Karen Schankin, Lot 704.

At this time, Donna Heiden, Lot 850, thanked the Board for moving forward regarding her suggestion at last month’s Board Meeting for additional parking at Holiday Lake and commented on how quickly it was completed.

There was a total of \$278.00 raised by a 50/50 drawing for a new piece of playground equipment to be purchased. The winner of \$139.00 was Tom (Newell) Dennis, Lot 124. The remaining \$139.00 will be reserved for the purchase of a piece of playground equipment for the Campground Playground.

VIII. Committee Reports:

Safety: Bob Pelfery stated if everyone doesn’t start stopping at the stop signs, someone is going to get seriously hurt.

Finance Committee: Director Dawn Holzer reported the following:

“This report is based on some history of the lots that are owned by White Birch Recreational Association. In the past practices prior to 2011, lots that Members no longer wanted, the Association agreed to take them back. In 2012, a motion was passed to no longer take back any residential lots due to the cost of paying the property taxes and help the financial stability of the Association.”

“In 2014, WBLRA owned 49 lots and some dated back to 2003. The Association is not in the business of real estate sales and wasn’t intended to be. To date, 33 lots have been sold through the hard-working efforts of the Association’s 2 realtors. 2 lots were designated parks back in 1990 and both were swamps, 1 did sell so far and 2 lots are owned by Clare County Treasurer.”

“There are now only 14 lots left. The only property taxes that will be paid on for the 2018 year and beyond will be on 7 common properties and that is a cost of approximately \$600.00 instead of \$6,000.00 annually prior to 2014. This will take care of this debt.”

No other committee reports were given.

(7) Bill Dombrowski, Lot 1210, moves to change the Agenda for next year to have the election first, 2nd by Dawn Holzer, Lot 1103. Motion carried.

At this time, Al Isaac said a prayer and a recess was taken at Noon for lunch. The meeting resumed at 1:08 pm.

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

(8) Brian Heiden, Lot 850, moves to add an additional section to the existing dock at Holiday Lake and another section to the left-hand side, 2nd by Toni Maize, Lot 470. Motion carried.

(9) Brian Heiden, Lot 850, moves to enclose the garbage dumpsters, 2nd by Carolyn Neal, Lot 1094, for discussion.

There was a lot of discussion and different ideas from Members regarding this motion to include:

1. Frank Getz, Lot 97, dumpsters are going to be moved where cameras can view them.
2. Kevin Dombrowski, Lot 1209, no matter where they are moved he doesn't feel anything will change.
3. Brian Heiden, Lot 850, doesn't see why gates can't be installed and dumpsters enclosed.
4. Carolyn Neal, Lot 1094, remove dumpsters and Members can take their garbage to the Clubhouse.
5. Dawn Holzer, Lot 1103, no place to put all garbage at the Clubhouse and no place to put the dumpsters up there.
6. Tom Crook, Lot 518, maybe have more pickups weekly.
7. Sharon Bridges, Lot 296, investigate maybe bins being placed at driveways of all Members.
8. Steve Bryant, Lot 1, the problem is Members are being lazy and not using the dumpsters to their total capacity.
9. Jeff Simons, Lot 1342, feels everyone having a bin at their driveway will be eye sores for the Association and if the cameras show who is at fault what can be done and what will be done about it.
10. Teresa Saleh, Lot 1323, asked if it is in the C & R's that garbage cans are supposed to be out of sight.
11. Bill Dombrowski, Lot 1210, it isn't only campers but also homeowners who use the dumpsters. Maybe everyone should consider paying an extra tax amount to have garbage picked up at their lots if possible.
12. Kevin Dombrowski, Lot 1209, stated he agrees, fingers shouldn't be pointed either way, it is an eye sore and something needs to be done about it.
13. Tom Klingensmith, Lot 1034, (comment was not legible on the recorder)
14. Sandy Getz, Lot 97, everyone knows what should and shouldn't go in there. Can we turn the fence around and walk behind it to put garbage in the dumpsters?
15. Toni Maize, Lot 470, asked if there is any way the dumpsters could be moved back in the storage area.

After all comments from Members above were heard, the question was called and the motion carried.

Jim Neal, Lot 1094, stated in relation to the comment made by Bill Dombrowski that homeowners be included in paying extra taxes per year for garbage, that homeowner's taxes already include garbage pick-up and homeowners don't have a choice in this matter.

(10) Jeff Simons, Lot 1342, moves to add more sand to replace the beach at Holiday Lake that was washed away due to the high-water levels with a dollar amount up to \$3,000.00, 2nd by Brian Heiden, Lot 850. Motion carried.

(11) Tom (Newell) Dennis, Lot 124, moves to get a better internet provider in the Association, 2nd by Bob Robertson, Lot 152 for discussion.

There was a lot of discussion about this topic to include:

1. Bob Robertson, Lot 162, half of the Association does not have the ability to get internet at their homes.
2. Dawn Holzer, Lot 1103, asked what Mr. Zimmerman said about the internet.
3. Tom (Newell) Dennis, Lot 124, answered that Mr. Zimmerman said petitions as to interest needs to be done.
4. Tom (Newell) Dennis, Lot 124, stated he would head up a committee to investigate Member interest.
5. Bob Robertson, Lot 124, stated he would help pass a petition around.
6. Jerry Bridges, Lot 296, stated the Township is in the process of investigation also and has been for years. So far nothing has been resolved.
7. Tom House, Lot 105, stated Charter will not come in here unless they are assured their costs could be recouped in 5 years and the cost is around \$1.2 million.

After discussion above the motion was withdrawn by both Tom Dennis and Bob Robertson. An IT Committee will be formed and chaired by Tom (Dennis) Newell to investigate further.

(12) Jim Neal, Lot 1094, moves to have the exit gates open outwards when repaired and replaced, 2nd by Wanda King, Lot 482, for discussion.

1. President Bridges stated that the Board and Scott are working with the gate installer to see if this would be possible.
2. Steve Biechele, Lot 1321, asked what happened to the gate.
3. Frank Getz, Lot 97, the insurance company will be taking care of the cost for repairs but costs for redoing the way the gate operates right now, would probably have to be taken care of by the Association.

The question was called and the motion failed.

Jeff Simons, Lot 1342, asked if the shower head in the Women's restroom at the Campground can be fixed. It has been broken since last year. President Bridges directed Scott and Jeff to take care of the matter.

Sandy Getz asked everyone to please stay around after the election results to help clean up so the same Members that do it every year will have help.

(13) Bob Robertson, Lot 162, moves for the Board to discuss or explore the option to purchase a Back Hoe to start cleaning out the ditches, 2nd by Tom (Newell) Dennis, Lot 124. Motion carried.

X. Election Results:

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

Vote tally from the Absentee Ballots:

Kevin Dombrowski – 61
Dick Hassberger – 44
Carolyn Neal – 26
Jeff Simons – 24

Vote tally from the Meeting Ballots:

Kevin Dombrowski – 64
Dick Hassberger – 33
Carolyn Neal – 8
Jeff Simons – 39

Total Nomination Results:

Kevin Dombrowski – 125
Dick Hassberger – 77
Carolyn Neal – 34
Jeff Simons - 63

Final Election Results:

Kevin Dombrowski – 3-year term
Dick Hassberger – 3-year term

XI. Adjournment:

(14) Al Isaac, Lot 514, moves to adjourn the meeting at 1:50 pm, 2nd by Jerry Bridges, Lot 296. Motion carried.

XII. Organization Meeting of Board:

Nominations for President:

Director Allen nominated Director Bridges
All Ayes

Nominations for 1st Vice President:

Director Allen nominated Director Holzer
All Ayes

Nominations for 2nd Vice President:

Director Holzer nominated Director Dombrowski
All Ayes

Final Results:

Sharon Bridges – President

Dawn Holzer – 1st Vice President

Kevin Dombrowski – 2nd Vice President

Submitted by,

Vicky McClusky, Secretary/Treasurer