

Board of Directors Meeting Minutes
June 11, 2022
(Meeting conducted through GoToMeeting.com
and at the Clubhouse)

I. Call to Order:

President Boos called the meeting to order at 10:02 am.

President Boos “After the Memorial Day Weekend, let’s take a moment of silence to honor our veterans for their service and sacrifice.”

MOMENT OF SILENCE

Board Members Present: President Boos; Directors Brandle, Heiden, Cooley, Simons, Barnes and Bryant also, Secretary/Treasurer Lisa Trojanowski, and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: None

Note: There were 0 Members listening to the meeting through GoToMeeting and approximately 18 Members in Attendance at the Clubhouse.

The Invocation was given by President Boos.

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

II. Additions/Deletions to the Agenda:

1. Safety Discussion
2. Fence and Lights at Playground
3. Porta Potty at Holiday Lake
4. Flag Poles
5. 4th of July Parade

III. Approval of Minutes:

1. *Director Brandle moves to approve the minutes from the May Board Meeting with motion #10 amended to include up to \$4100 to be taken out of the Capital Improvement Account and motion #11 to include up to 1505.00. 2nd Director Cooley. All Ayes, motion carried.*

IV. Secretary/Treasurer's Report:

2. *Director Brandle moves to approve the financial reports for May as presented, subject to the Auditor's approval, 2nd by Director Cooley. All Ayes, motion carried.*
3. *Director Simons moves to approve the June Payables as presented, 2nd by Director Bryant All Ayes, motion carried.*

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

“Smokey the Bear now greets us as we enter White Birch, he has a nice appeal to our entrance. The Holiday gathering at the pavilion was a great success, many members took advantage of the food, fun and a great DJ. Thanks to all that volunteered to put it on.

New hand dryers have been installed in the campground bathhouse and are a good addition to our facility.

Possible changes to our C&Rs are being worked on by the board and some White Birch members, these should be finalized by our annual meeting, so that all members can review and have input, upon any revisions we will then have to have the attorney review prior to a member vote. In the past, we will need the majority of all members to approve the changes.”

VI. Manager’s Report: Michelle Waters reported the following:

1. “I would like to give a big thank you to our maintenance crew for their hard work in preparation for Memorial Day Weekend, they did a fantastic job getting the grounds ready for the kick off to summer! Georgia and Kathy for running the Clubhouse, it was busy here! Bob and Claudia for keeping the restrooms clean in the campground and for running safety patrol every day.
2. Also, a big thank you to Georgia for being the bus stop attendant. Check out the picture collage on the cork board, to see all the kids she wrangles.
3. The dumpsters in the campground were over full during the holiday weekend. I suggest we have a 20-yard dumpster brought in instead of a 10-yard for the remaining holiday weekends. The additional cost is \$180. Discount dumpsters has been picking up as scheduled.
4. The lakes were treated on May 23 for algae.
5. The lakes were stocked with perch on June 1, hopefully we will be able to get other fish for the fall.
6. I haven’t gotten anyone to volunteer for the lake monitoring program. Christiane from soil & erosion doesn’t have time to do all the sampling required for our lakes. How would you like to proceed? It was decided that we have already missed one and we will contact Christiane to see if we can do it next year.

VII. Maintenance Report: Jess reported the following

“As you can see, we are doing ditch work on White Birch Lane, and putting down the gravel that we got. It is slow moving, Justin is in the backhoe, training. If we get behind, I will just hop in the grader.

I heard from Mrs. McDonald, that on Pear Way, where we had an issue last year about the pole for Consumers being in the way and I was nervous about going under it, Consumers is working on it prior to winter.

There is a culvert bid in your packets, it has gone up but I would like to put it on Squirrel Run and White Birch, the run offs there are so bad. I would like to put a culvert there, whether we do it this year or wait until next. I would also like to know how you guys feel about the front gate, and hiring a company to come in patch the holes and cracks and at the same time doing the tennis courts. We discussed before about getting that all patched. I don’t know if you would be interested in having Michelle get some quotes.” Michelle will get some quotes.

“Also, the front gate does not have speed bumps in at this time. Do you want to put them back in? Some people say yes and some people say no. I do have to wait until a nice hot day to put them in though. We already have them; they just need to put them in if you want.”

“The next brine will be June 24, so we have two weeks to get White Birch done, which I am more than confident we will be ready for.”

4. *Director Simons made a motion to spend up to \$1000 to put in a culvert at Squirrel Run and White Birch, to come out of the Capital Improvement Fund. 2nd Director Brandle. All Ayes, motion carried.*

In regards, to the speed bumps at the front gate, it was determined to put them back down.

VIII. Committee Reports:

Activities Committee: Lisa reporting,

“We had a great Holiday celebration down at the campground during Memorial Day weekend. Lots of fun, we went through about 185 hotdogs, it seemed like everyone had a good time. We are working on the 4th of July one, it will actually be on July 2, I am meeting a food truck today for arrangements for that celebration. We have Bingo tonight at 4 until 5:30.

Safety Committee: Bob Pelfrey reporting,

Memorial Day weekend, I was really proud of a lot of people, they really did a good job stopping, which was really nice. I would say that there is about 25% that still do not know what a stop sign is and like to speed. If we could get down another 5%, I would really appreciate it. The ones doing it, know they are doing it. It is just like a few people on these razors, we spend all this money on grading the roads and they speed around here doing donuts just to do it. I drive around here everyday and I don't tear these roads up. I don't know why, unless you guys remember your teenage years, you would see a girl on the corner and you would squeal those tires to get her attention. These guys the way they are sliding they must be trying to get some doe's attention. But Memorial Day weekend was good as far as the people and I really appreciate that and they do stop. We do have little kids out here, especially the campgrounds, it is starting to be a big problem out there with motorcycles coming through there on their rear wheels with those little kids 3 – 4 years old playing and running back and forth to their campers. They have to know to drive slow in the campground. So, I am asking everyone please, if you see them, holler at them.

Annual Meeting Committee: Dawn Holzer reporting,

“Michelle, and I and Jess met last week about the lists of things that need to be done every year, just the basics. Just the coffee and things like that, one thing we talked about is the PA system, it was discussed at the annual meeting last year about going wireless. That may be something that someone would like to look into so we can eliminate all those cords. Jess can tell us what we are missing.” Jess stated that we are missing microphones but this week they will pull it all out and actually take a look at it. Director Heiden said we can see what we can do before the meeting, though this is a short period of time. It was determined that this would be turned over to the technology committee.

“We also have discussed tents. In the past two years we did have a company come in and put tents up because of Covid and the gypsy moths. Do we want to do that this year?” Michelle looked up tents and called and only one person still has tents and they will not put them up for us and it is \$169 to rent it for the day with a \$50 deposit, that we might get back if the tent is dry. That is a 20 x 30. Jess and Michelle went down to the campground to look at the layout because last time people were not really sitting in the two because of its position. Michelle came up with a good idea, we could invest in 3 easy up canopies to put at the back of the pavilion where people stand, you would have an additional 10 x 30 section for people to be under. It would make it so people could sit closer to the pavilion and they would be ours to use with other activities.

5. *Director Heiden made a motion to spend \$400 to buy pop up canopy/tents. 2nd Director Barnes. All Ayes, motion carried.*

“We need to know and it was turned down last month, are we going to have a meal? Is it your desire to have a 50/50 drawing for something or are we doing any gift cards? We have done that in the past when COVID hit in 2020. We did do gift cards; we had a legal opinion on that and we can do it. We are going to have coffee, donuts and water for sure.”

6. *Director Simons made a motion to accept the bid for \$2100 to have Big R's cater lunch for the annual meeting. 2nd Director Barnes. Director Simons, Director Barnes, Director Heiden, Director Brandle and Director Cooley Ayes, Director Bryant and President Boo Nay, motion carried.*

“50/50 if we decide to do that, we usually use the money for different things in the past it was new playground equipment. We have enough playground equipment; we could use that money toward our wireless intercom system.”

Jess brought up that there was a motion passed last annual meeting, that we do not burn the ballots in the burn pit. So, this year we are thinking about using our burning barrel from maintenance and dragging it closer to the woods.”

Election Committee: Sandy Simmons reporting:

All six letters of intent were approved.

IX. Comments from the Floor:

1. Al Isaac, Lot 514, “The concern I have is Memorial weekend, we have a lot of traffic with the ORV’s. I know that the Township has a noise ordinance on the certain number of decibals, we have reviewed this before. There is a tremendous amount of people in here that are way above the noise level and they don’t need to be. They can have a factory exhaust on it to prevent the noise level. They are so loud that we sat on our porch and could not have a conversation, when a group of 5 or 6 of them go around the corner, because as soon as they go around the corner, they have to throttle wide open. You can hear them for a mile. What are we going to do? I don’t care if it is the Association or the Township, someone needs to go to their site and tell them, those bikes do not go on the road until they reach the requirements of the noise. It needs to be addressed.
2. Steve Biechele, Lot 1321, “I talked to Director Bryant last month after the meeting, and I was all in favor of having food at the annual meeting and spoke on that. He brought up a good point and I support this point that it is not just members getting in line for the food, it is whoever they have up that weekend. I would support distributing tickets to the members and their children. I would support that and appreciate Steve sharing that point of few with me.

X. Unfinished Business:

In regards to the Agenda item of “Common Property Taxes Court Docket,” There is nothing new. We will leave on the agenda until we do get something.

In regards to the added item to the Agenda of “Flag Poles,” Do we have any updates. Jess stated that we purchased the lights and just need an electrician to install them. We did not get solar and the one purchased needs electricity. Memorial weekend there was no flag up, and it was upsetting. We did not want to risk not having a light on it at night, because that was the biggest concern last time.

XI. New Business:

In regards to the Agenda item, C & R, Review of Possible Changes”, There was paperwork given to the Board to review. “We are looking at what needs to be done. As indicated on the top of the sheet other White Birch members contributed in this, it was not just done by me”, stated President Boos. Director Heiden does not feel we should go through the whole thing and present it to members, it needs to be broke down before we present this. “We need to find a way to get people to vote,” stated Director Heiden. This outline was for the Board to go through and it was decided to go through it so we can present this to the members to have some of this in place before next camping season. It was decided that the Board would go through and decide what is going to be presented to the members.

A short break was taken 11:22.

11:40 return from break.

The Board went through the proposed changes line by line to decide what would be proposed to the members and the July Members Meeting.

This is the following proposed changes as a whole to be discussed at the Annual Meeting.

The Purpose:

1. To update and clarify outdated C & R's
2. To align temporary structures and camping regulations to Lincoln Township Zoning
3. To implement fines for violations of restrictions.

Remove outdated BOCA code and replace with State of Michigan and/or Lincoln Township Building Code.

V.F. Restriction on Construction of Model Homes, Etc.

Remove last sentence: No dwelling constructed within the development shall be resold within two years after its construction without the consent of the association.

V.G. Restriction on Temporary Structures, No temporary house, garage, or other outbuilding shall be placed or erected on any lot.

Add after the word lot: prior to the issuance of a Lincoln Township Zoning/Camping Permit. AS copy of each permit must be filed with the WBLRA office.

V.H. Restriction on Camping

1. Camping will be allowed on vacant lots from May 1st through November 30th.
5. All campers must comply with these conditions.

During the off season, all recreational vehicles, campers, trailers or other camping accessories shall be physically removed from any vacant lot.

May leave on the vacant lot: fire ring, picnic table, wood pile, decking no greater than 6” above ground per Lincoln Township Zoning.

Need to remove items like but not limited to: trailers, watercraft, play structures, water tanks, grills, lawn furniture, etc.

VI.C. Powers of Committee.

2. In order to maintain the woodland character of the development, no live tree over three (3) inch in diameter may be removed from any lot in the development without the written consent of the committee.

Add: Fines for the violations of this restriction to be levied in the amount of \$100 for each tree removed without approval.

3. Rules Covering Building on Contiguous Lots Having One Owner.

Add. Only one exemption can be granted for the annual charge of contiguous lots.

13. (NEW) Fines for Violations of Restrictions.

EPC will, upon becoming aware or on notice of a violation of these restrictions, order of the courts, or policies of the Board of Directors, provide by First Class Mail to the address on file, a notice of violation. The notice will provide a description of said violation along with citations(s) of the restriction, policy, statute or order violated. The notice will allow thirty (30) days from the date of the notice for the member/owner to cure the violation either through corrective action, exception granted by EPC or by appeal granted by the Board of Directors. Beginning on the day of the original notice, a fine will be assessed at the rate of \$10 per day if the violation is not corrected in the 30 days.

X.I. Rights of First Refusal

Add: The First Rights Restriction is waved for all sales and transfers, homes and vacant lots, between immediate family members. (a spouse, parent, child or sibling)

Removing offer for sale:

Whenever the owner of a residential lot in the Development receives a bona fide offer to purchase a lot at a price and terms acceptable to him/her, either through a real estate...

In regards to the Agenda item “Boat Silent Auction,” We have 9 boats that have been repossessed. In previous years, we have had a silent auction, to open it up to members to purchase these. We were hoping to do this at the annual meeting.

7. *Director Simons made a motion to bring the boats down to the campground, run a silent auction numbered 1-9. 2nd by Director Heiden. All Ayes, motion carried.*

In Regards to the Agenda Item “Ratify Email Motion for Gravel”

8. *Director Simons made a motion to ratify our email motion to purchase gravel up to \$1800 to come from Capital Improvement. 2nd Director Cooley. All Ayes, motion carried.*

In regards to the Agenda Item “Ratify Email Motion for Campground Electricity.”

9. *Director Simons made a motion to accept the lowest bid of \$1600 to come out of Capital Improvement for the electricity in the bathhouse for the hand dryer. 2nd Director Bryant. All Ayes, motion carried.*

In Regards to the Agenda item “Approval of the Election Ballot”

10. *Director Simons made a motion to accept the election ballots as presented by the committee. 2nd Director Brandle. All Ayes, motion carried.*

In Regards to the Agenda “Propane Quotes” Coyne Oil still did not have their quote submitted to our office and we will submit it by email as soon as we receive the information.

In Regards to added Agenda Item, “Safety Discussion,” We received a letter and it was presented to the Safety Committee in regards to the extra noises. Any suggestions? There were some suggestions to get a training session here in the office. Director Brandle stated, “This letter was from a member, it covered a lot of territory but the thing that I saw as important to pick out of there is the ORV safety concern. We have a couple of things that are illegal as far as DNR rules and regulations, and that is a lot of people not wearing helmets and we have young children riding around on ORV’s without adult supervision. One thing that Michele suggested was that we run the DNR certification course here for the kids to get their certification. In order to ride an ORV in the State of Michigan children need to have certification. It is a free course that the DNR has. It goes through safety and proper use of the ORV. Michelle has done this before so maybe she could set it up. It seems to come to a head on holiday weekends, I am not sure if members think that because this is private property, they do not have to follow DNR rules but that is not the case. I would like to encourage parents to supervisor their children.” We also have DNR rules packets in the office. If we cannot get members to follow the rules, we will need to get the County Police Department to come in a patrol. The members have stated they do not want the Police Department in here, so we need to police ourselves.

In Regards to added Agenda Item, “Fence and Lights at Playground,” Director Cooley stated the fence at the campground needs to be repaired. The materials were purchased last fall and we are planning on getting it done before the Annual meeting. Also, a camper was asking if there could be lighting at the playground, facing away from the campers. Michelle will take a look at that for the Board.

In regards to the added Agenda item, Holiday Lake Porta- Potty”, The Porta Potty is not on level ground and leans to the back, can we have maintenance level an area to put the Porta-Potty on?

In regards to added Agenda Item, “4th of July Parade,” A member has approached a Board member, she would like to make candy bags to give to kids at the end of the parade. She has volunteered to do all the work. The Activities Committee is ok with this.

11. *Director Simons made a motion to purchase candy up to \$200 for the 4th of July Parade. 2nd Director Barnes. All Ayes, motion carried.*

XII. Additional Comments from the Floor:

3. Steve Biechele, Lot 1321, Safety Committee, “Is it the Boards idea for me to come up with some kind of response, draft some ideas for the member letter?” Director Brandle feels that she deserves some kind of response. “Great idea on the helmets but understand that if we are going to go by the letter of the law, everybody needs to wear helmets not just kids, and if you are on a side-by-side seat belts are required. Also, you mentioned that the ballot was approved but no names were listed, can we know the names? And lastly, on the silent auction, if you need help either Friday night or Saturday morning to put on a trailer and get it over to the campground, I can help with that.”

4. Debby Gerish, Lot 372, “I would like to see somehow the Association keep the members more responsible for the rules and regulations. Specifically, two or three campers on an individual lot and people keeping their campers on the lots during winter months. Until we start regulating and people start following the rules, it is not going to get easier the longer we wait. Until people start feeling responsible instead of entitled, we will never make any head way.”

5. Deb McDonald, Lot 38, "We are talking about handing tickets out for the Annual meeting, I agree with that completely, but if you have company, can we pay for them to get lunch? Buy them a ticket. If we have two people that spend the weekend with us and they happen to come down. Otherwise, we will go home and eat with them and then there will be a lot of food that goes uneaten. Is there a way we can sell them additional tickets? It would also help pay for the food."

6. Theresa Thompson, Lot 752, "Earlier this year I was going through the C & R's regarding First Right of Refusal, I would like to see a change made/considered, if you have a house on it and you are trying to sell to a relative, I don't think there should be right of refusal, I mean we could go as far as selling a vacant lot. People may want to keep it in the family, and I don't think it is right. We had to go through a lot of hoops and both people ended up signing off, I just don't think it is right when we are trying to keep it in the family. You guys are talking about if there is a bona fide offer, it has to be offered for first right of refusal but when my father is giving it to me for way under market value, it is not fair that he would have to offer it to adjacent lots."

7. Dawn Holzer, Lot 1101, "Just a quick question, those 5 trailers that were left on those lots for the winter, has anything been decided on if they are members in good standing? I mean are we just out of luck and they can continue on? Has anything been done for those people that violated that? The next suggestion for next year is we take them to court. We had to do this a few years ago there was 15 left and it dwindled down because there was a court order. It does not take that much money to take them to court."

8. Jeff Simons, Lot 290, "We made a motion to go buy a culvert and rent a trailer, I think we are going to rent a trailer and make a trip all the way to Cadillac we should buy 2 or 3 culverts and store them for next time."

A short break was taken at 12:40 pm.

12:50 pm meeting went into closed session.

XIII. Closed Session:

There were a couple of Employee matters discussed.

Returned to open session 12:18 pm.

11. Director Heiden made a motion to ratify the motion made in closed session to adjust compensation for Jessica Johnson. 2nd Director Brandle. Director Heiden, Director Simons, Director Brandle, Director Barnes, Director Cooley and President Boos Ayes, Director Bryant Nay. Motion carried.

12. Director Heiden made a motion to adjourn the meeting. 2nd Director Brandle. All Ayes, motion carried.

The meeting was adjourned at 1:05 pm.

Submitted by Lisa Trojanowski, Secretary/Treasurer