

**White Birch Lakes  
Board of Directors Meeting Minutes  
March 12, 2022  
(Meeting conducted through GoToMeeting.com  
and at the Clubhouse)**

**I. Call to Order:**

President Boos called the meeting to order at 10:00 am.

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

**Board Members Attending by Teleconference/GoToMeeting:** None

**Board Members/Others Absent:**

**Note:** There were 4 Members listening to the meeting through GoToMeeting and approximately 11 Members in Attendance at the Clubhouse.

Leo Henderson who resided on Fox Run passed away a couple of weeks ago, he was fighting a battle for a while with cancer. We will keep his family and friends in our prayers

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:**

**III. Approval of Minutes:**

1. *Director Bryant moves to approve the minutes from the February Board Meeting as presented, 2<sup>nd</sup> by Director Simons, All Ayes, motion carried.*

**IV. Secretary/Treasurer's Report:**

2. *Director Brandle moves to approve the financial reports for February as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Cooley. All Ayes, motion carried.*
3. *Director Heiden moves to approve the March Payables as presented, 2<sup>nd</sup> by Director Simons All Ayes, motion carried.*

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

"Don't forget daylight savings time starts tonight so, spring ahead your clocks. I, for one, am tired of staying up until 2 am to change my clocks. Spring begins March 20, and with our warm up next week, we should be trading snow and ice to mud on the roads, another challenge for our staff. I would like to inform you that Marty Perkins, our EPC chairman, is in the hospital and could be there for the next couple of weeks. We wish him a speedy recovery."

**VI. Manager's Report:** Michelle Waters reported the following:

"This past month, we had the pool inspection done by Clare County Health Department. The only thing he asked us to do was replace our flow meters in the pump house room because they are getting corroded. They will be under \$500. We have to buy two and they are on order.

The Boiler Inspector was also here from the State of Michigan-Boiler Division. He said our boilers are working fine.

Martin's Heating and Cooling replaced our relief valves on all 4 boilers and a backflow preventor and a pressure reducing valve on one boiler on March 2, the cost was lower than quoted at \$893.80.

The adjusted invoice for the baseboard heater covers was lower at \$3250.00. He stated that the baseboard corners are no longer available and suggested that we power wash/ sandblast them and paint when it begins to chip and rust.

I have only been able to get one quote for Brining-Michigan Chloride at \$0.235 per gallon. I contacted Campy Dust Control out of Breckenridge and they do not have a big enough fleet to accommodate our roads. Beckman's is not offering brining this year."

*4. Director Simons made a motion to go with Michigan Chloride with the cost of \$0.235 a gallon for dust control for this year, 2<sup>nd</sup> Director Cooley. All Ayes, motion carried.*

"Porta Jon Bids have also been a challenge. I called 4 rental places and County Wide is the only one that wanted to bid. \$2163.75."

*5. Director Simons moved to make a motion to accept the bid with County Wide for Porta Jon, 2<sup>nd</sup> Director Barnes. All Ayes, motion carried.*

"I was able to get 3 bids for septic cleaning and the lowest bid was Johnson Septic for \$1100".

*6. Director Bryant moved to make a motion to go with Johnson Septic, 2<sup>nd</sup> Director Cooley. All Ayes, motion carried.*

"We have Gypsy moth traps for sale in the Clubhouse for \$6. We also have the lures, if you already have the traps, for \$2.

The chairs in the pool area were rusting on the legs. I was able to find caps that fit the legs so the rust is not flaking off and making a mess when the chairs get moved. I have one sitting out in the lobby for you to take a look at."

**VII. Maintenance Report:** Jess reported the following

"I know the biggest concern of this week would have been the rain that we received and then the snow, which made the roads a complete sheet of ice. I have pictures on my phone of the roads with the grader, when taking the snow off, the ice was white like a skating rink. So, I chose not to take the snow off the day of and let it warm up a little bit so the snow would be a little stickier and we were also unable to scrape it down because it was so cold and frozen that night. We are still working on it and I am sure there were quite a bit a people upset with it but, there was nothing we could really do unless they wanted to ride on a sheet of ice. We are running low on sand and salt, but I know we were looking into getting sand for the corn hole boards area, so I was going to order sand and not mix it and we would have it for backup for the roads, worst case scenario."

"The aerator on Teal on Timber this winter have both stopped working and we had to rebuild them. Those are now up and running."

"The Sterling is holding up with the cylinder leaking still, we are trying not to use it that much so it can make it through the season so it can be rebuilt."

"We have been pushing roads back, trying to get as much snow off the roads as possible before it warms up and becomes a sloppy mess"

Director Bryant made a comment that he was in the Clubhouse the other day and” the floors are the best I have ever seen them; the cleanliness is terrific. I think Jess is doing a good job on the roads, with the special circumstances with the freezing and so forth. The whole group is doing a nice job, I noticed things that needed done before are getting done now, the hallway with the replacements of the stained tracks, good job, guys.”

### **VIII. Committee Reports:**

**Activities Committee:** Director Heiden reported the following

“Lisa Cooley wanted to let everyone know there is Bingo tonight at 4:00-5:30 pm. Also, a special thank you to Marty Perkins for the birdhouse he made for the Grand Prize. The committee would also like to have an Easter Egg hunt on April 2, at 10am at the Campground Pavilion for the kids and Easter dinner on April 2 at 4 pm at the Clubhouse, Meat, beverages and tableware provided, bring a dish to pass. Information and sign-up sheets for both activities are posted in the Clubhouse on the bulletin board.”

*7. Director Heiden made a motion for the Activities committee to have an Easter egg hunt and dinner on April 2, with the expense not to exceed \$400. 2<sup>nd</sup> Director Simons. All Ayes, motion carried.*

**Technology Committee:** Director Heiden reported the following

Brian was listening in on the township and the superintendent was there talking and he was mentioning a committee for Broadband that they had so Brian volunteered his name “saying hey, I would like to be on this committee, I would like to be able to hear what’s going on, because they were talking about different routes of running cable between Farwell schools and Harrison and there are different debates on where they are going to run this cable. It could go down Old State but it could also go around us. So, I asked if I could be on this committee and the guy contacted me and said I am on the committee. I am getting emails from them and there is a meeting coming up in April, that I get to attend for this committee called Broadband for Clare. I think this is a good thing because obviously we can get our voice heard. Old State would be a nice route, hopefully. At least we have a little voice in there now.”

**Finance Committee:** Dawn Holtzer reported the following

“I handed out the end of the year budget for everybody, and I just want to highlight a couple of things on the new budget and the old budget, utilities, propane, communications and fuel are quite hefty there is like \$13,500.00 and we had budgeted last year for these 4 areas, \$56,725.00 and as you can see when you look over this report, we are over in some areas and short in other areas. But as of 2022-2023 budget, we budgeted \$63,313.00 and \$12,000.00 of that was for fuel. There is a surplus there of about \$6,500.00, so hopefully it won’t get really ridiculous as far as the fuel, the propane and the utilities, just to let you know.

**Policy Committee:** Marie Sherry reported via Web Dennis the following

“We have identified an existing policy on how to make policies and we discussed that we needed to change this policy to reflect what I spoke to the board about last month as far as creating a book and how we store existing and old policies. I emailed it around to you. I guess I have a question, how would you like me to request items to be on the agenda? Should I be sending that to the secretary?” Lisa replied “yes, preferably at least a week before the Board meeting.” Marie asked, has the board had a chance to look at what was sent over? They do not want to move forward until at least we have consensus that you are ok with changing that existing policy. When we rewrote it, we kept everything exactly the same except we changed it from keeping it as a book to keeping it as a document and keeping it as an archived book. If the board is ok with that than we will have at least one policy ready at the April board meeting.” To clarify the change would be new policy would be kept in a document and old policies would be kept in an archived book.

*8. Director Cooley made a motion to accept policy change to the policy 2022-01 as presented by the Policy Committee. 2<sup>nd</sup> Director Heiden, All Ayes, motion carried.*

Marie thanked the board. Marie asked about the policy and fines and fees and if the board would like to have someone start looking into this. This is an item on the agenda further down for discussion.

Marie stated that the next policy she would like to tackle is the camping policy, so expect to see that at the next meeting. "Director Simons would like the committee to be well versed in the changes with the lawsuit and those changes before starting down that road." Director Cooley wanted to clarify that the committee is not looking to make changes but they are just getting rid of the old stuff and archiving it and putting what is already there into one place for better understanding. It is recommended that the lawsuit should be looked at before putting things together.

**Safety Committee:** Steve Biechele reported GoToMeeting the following

"Deputy Hubbard from Clare County Sherriff's Department is sending last year's incidents reports or at least statistics anyways and I will be emailing it out to the board. The trend of what is going to happen here is that the weather is going to warm up and the miscreants are going to come out of hibernation. I will get this to the board as kind of a heads up of what's going to happen. The other thing is we talked last month about creating an email for the safety committee. I am still talking to the rest of the committee on how that should work and should be out in the next month."

**IX. Comments from the Floor:**

1. Debra McDonald, Lot 38, We came from an HOA in AZ and when we got our rules and policies, we had to sign it, that we read it and agreed to it and we didn't have to do that here. I think this would be a good thing here that way we would have a record of it and they couldn't say "I never read that:"

2. Mike Manchester, Lot 101, "to carry on with that, my wife and I have had that same concern, is there something that the board can do, that there is a requirement that if you buy in here, you present a document to commit to us that they have read it and we keep it in file someplace. Just because all these different realtors and outside sources are not going to care. That is a concern people are buying in here and do not know the rules and then start complaining about this and that. If we had a record that says you sign this and supposedly read them and here it is. I would like us to consider this idea."

3. Laura Mitchell, Lot 588-589, "Shouldn't it be before we close? I think we got something after we closed, people should be getting something before they even close on the property."

4. Tom Mitchell, Lot 588, "Isn't it the obligation of the realtor to present this information before they sign on the property?"

5. Dawn Holzer, Lot 1103, "As we all know in the Spring we plant flowers in the front, and this year we need some mulch out on the island here and the campground, so we kind of figured out if we could allocate up to \$ 700 for the Spring cleanup"

*9. Director Simons made a motion allow the Conservation Committee do some decorating with the mulch not to exceed \$700. 2nd Director Cooley, All Ayes, motion carried.*

6. Steve Biechele, Lot 1321, "Just to follow-up on the comment of having to sign off on the rules or C&R's, being read, when they purchase in White Birch, you know the Title Company's, they are pretty active on keeping up with right of refusals, they could easily incorporate this in the closing if they had a copy of the C&R's."

**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 Agenda item "Short Term Rental Legal Opinion," Everyone received the letter and synopsis of the conversation with the Attorney. Director Simons feels that the attorney's suggestion is a good alternative to handle this situation. President Boos feels that we need more clarification from the Insurance company. After receiving the email stating it would be covered, up to 1 million dollars, but couldn't guarantee it would be covered for sure until a claim was filed. Lisa will be contacting Schumacher Insurance Agency and speak with Steve for further clarification. President Boos feels that until we get better clarification, he does not want to send letters out that could possibly bankrupt the association. Director Simons stated if this is a violation of the C&R's we are obligated to do something. We will do further research and try to get concrete numbers and bring this back to next meeting.

In regards to the Agenda item "EPC Policy/Fines Update," We received a letter and email from our attorney, Paul Blanco, his opinion is that it does not say that EPC has the right to fine. It is suggested that the C&R's need to be changed to add financial penalties. Director Brandle stated that we do have the power to withhold members rights, if they are in violation of the C&R's, which includes using the amenities and voting rights. That is something other than a monetary fine that we can do, and if people continue to ignore violations, maybe by the time the annual meeting comes around and they are turned away because they can't vote, maybe it would make sense.

**XI. New Business:**

*10. Director Simon moves to renew the Commercial Insurance Package for 2022-23 with Auto Owners Insurance Company through Schumacher Agency Inc. as presented in the amount of \$13,104.48 subject in increases based on employee payroll with the payment to be made in full, 2<sup>nd</sup> by Director Heiden All Ayes, motion carried.*

*11. Director Heiden made a motion to allow Lisa to rent P.O. Box 839 for the 2022 election, 2<sup>nd</sup> by Director Bryant All Ayes, motion carried.*

*12. Director Barnes made a motion to have the Spring Garage Sale Saturday May 28, 2022 from 9am to 3pm. 2<sup>nd</sup> Director Heiden. President Boos, Director Brandle, Director Cooley Ayes. Director Bryant Abstained, Director Simons Nay. Motion carried.*

*13. Director Brandle made a motion to have Spring and Fall fish planting at the cost of \$4500 each with the Fall planting to come out of the Capital Improvement Fund. 2<sup>nd</sup> Director Bryant, All Ayes motion carried.*

*14. Director Heiden made a motion to go with the quote from Discount Dumpster at \$625 monthly, 2<sup>nd</sup> Director Simons. All Ayes, motion carried.*

**XII. Additional Comments from the Floor:**

7. Dawn Holzer, Lot 1103, "I just want to reiterate and thank the board for discussing all these matters, the B&B's and all that, just remember the board is responsible to enforce the C&R's to the best of your ability, that is all. You know there are things we have no control over and it is hard to do everything and the boards position is to enforce within your ability to do so, with in the law, that type of thing. I am just saying that you guys are doing a good job."

8. Phil Blaisdell, Lot 225, "I would like the board consider the recommendation in regards to the terminology that is being used for the assets of the members, there seems to be a lot of confusion, I have been here for a year and I keep hearing a lot, as a matter a fact it was mentioned here today in the policy about camper/camping lots, and the confusion is are you talking about a lot inside of White Birch or are you talking camping in the campgrounds. So, a lot of times what happens is the terminology is, I have a camping lot, well actually the correct terminology is I have a vacant lot, in which I camp on. Because there are a lot of vacant lots that people don't camp on. I think that confusion comes in when it comes to township ordinances and things like that, people are looking for all this information on camping on their lots but it is not really considered that. We need to look at I purchased a vacant lot and here is what I can do with my vacant lot, just like purchasing a residential lot. There are three designations of what we have: we have a vacant lot, residential lot and then we have the camp ground where you can camp in and I would recommend or like the board to consider that you kind of force that terminology on people when they are talking to

you about things,” Are you talking about a vacant lot or the camping lot in the campground?” I think that would clear up over time, it would not today but over time and people would understand what their asset really is.”

9. Debra McDonald, Lot 38, “Households, with our taxes include our garbage pickups, do they not do that for vacant lots?”
10. Bob Cooley, Lot 419, “I would like to remind people that if you want a calendar, with pictures of White Birch, they are available in the Clubhouse office for \$11.00.”

A short break is taken at this time 11:35 am.

*15. Director Simons made a motion to adjourn the regular meeting at 11:51 am and go into Closed Session, 2<sup>nd</sup> Director Heiden. All Ayes, motion carried.*

**XII. Closed Session:**

Employee Matters

**XIII. Closed Session:**

*16. Director Brandle made a motion to ratify motions made in closed session and adjourn closed session at 12:10pm. 2<sup>nd</sup> Director Barnes. All Ayes, motion carried.*

*17. Director Heiden made a motion to ratify the motion made in closed session to adjust Georgia Romine and Kathleen Jerred employee compensation per annual review. 2<sup>nd</sup> Director Simons. Director Heiden, Director Simons, Director Brandle, Barnes, and Cooley Ayes, President Boos and Director Bryant Nay. Motion carried*

*18.. Director Brandle made the motion to adjourn meeting at 12:10pm. 2<sup>nd</sup> Director Barnes. All Ayes, motion carried.*

The meeting was adjourned at 12:10 pm.  
Submitted by Lisa Trojanowski, Secretary/Treasurer