

White Birch Lakes
Board of Directors Meeting Minutes
October 08,2022
(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 Blaisdell, Ostrowski, Brandle, Dombrowski and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: Director Bryant

Note: There were approximately 3 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.

II. Approval of Minutes:

(1) Director Ostrowski moves to approve the minutes from the September Board Meeting, 2nd by Director Brandle. All Ayes, motion carried.

(2) Director Brandle moves to approve the minutes from the Special Meeting for C&R Review, 2nd by Director Dombrowski. All Ayes, motion carried.

III. Secretary/Treasurer's Report:

(3) Director Brandle moves to approve the financial reports for September as presented, subject to the Auditor's approval, 2nd by Director Ostrowski. All Ayes, motion carried.

(4) Director Ostrowski moves to approve the October Payables as presented, 2nd by Director Dombrowski. All Ayes, motion carried.

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

“Color is upon us and camping is coming to a close. However, we have more activities to enjoy, hayrides, Halloween and Bingo to name a few.”

“I would like to thank Roger Depue for applying the preservation to the Holiday Lake gazebo”

“Bob Fennimore has resigned from the Birch Bark as editor. We thank him for his years of service and dedication. Lisa Trojanowski will be taking over the Birch Bark going forward. More volunteers are needed to help White Birch to be a better place. Smokey the bear is still in need of a person to post the fire hazard sign.”

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

“The gravel road maintenance seminar that Jess and I attended last month was very informative. I gained a lot of knowledge about maintaining our roads. But the biggest take away was our Lead maintenance person, Jess is a huge asset to White Birch, her knowledge of gravel road maintenance is far beyond the basics that was offered at this seminar.

I would like to welcome our new employee Mark Mozek he will be taking the full-time maintenance position.

I have 3 tree service companies coming out to look at the tree at the entrance for pricing to cut it down.

I would like to thank the campground committee for setting up the storage lines and signs. I was able to place all the people on the waiting list in spots.

The gate is working well after the repairs, there is just one part that is on order that needs to be installed – it doesn't affect the mechanism that opens the gate”.

(5) Director Brandle moves to authorize Michelle to purchase salt not to exceed \$4500.00 for this Winter. 2nd by Director Dombrowski. All Ayes, motion carried.

VI. Maintenance Report: Jess reported the following,

“Joe our new part-time guy is doing amazing and is saving White Birch so much money. He has gotten repairs done on the grader that normally we would call AIS for. Anything I ask he does, we definitely need him back next year. He will be leaving in November and be back sometime in the spring, he is getting all of our stuff ready for winter before he leaves”

VII. Committee Reports:

Activities Committee: Marney Frank reported the following,

“The September Bingo we had 18 who attended. A good time was had by all. Thank you to Chloe Ostrowski and John Frank for helping. The Clubhouse has been decorated for Halloween. Thanks, Jess, for bringing the decorations in for me to decorate. The Plant Exchange on September 24 had about 15 that attended in spite of the rainy cold day. Rose Boos had delicious Cranberry and Blueberry Muffins, Coffee, and Hot Chocolate. She raffled off several Gift Certificates to Elm Creek and a couple of Suncatchers that she had made. Chloe Ostrowski brought a Crown of Thorns Plant that was in great demand. It was a beautiful plant. It was raffled off to give everyone a chance to have it. People had a chance to visit and learn about some of the different plants. It was a nice event. Thank you Rose for all the hard work you put into it. October is going to be a busy month. The Color Hayride will be on October 15 starting at Noon until 5:00 P.M. The first wagon ride will be at 12:30 P.M. and the last one at 4:00 P.M. HOT DOGS, CHILI, CHIPS, COFFEE, CIDER AND DONUTS WILL BE PROVIDED. The Chili is being made and donated by Nancy and Carl Buchholz. Jim Ostrowski was very kind and arranged and picked up the bales of straw for the Hay Ride that we needed for the wagon. Carl Buchholz with the help of John McDonald made the stairs for the wagon. Jess has checked out the wagon to make sure it is ready to go. Dick Hassberger is going to drive the wagon with his tractor. All the help I have received getting this event ready so far is greatly appreciated. Thank you. I hope the weather is good that day so everyone can really enjoy the day. The next Bingo will be on Oct. 22, 2022 from 1:00 to 3:00 P.M. at the Clubhouse.”

Campground Committee: Debra McDonald reported the following,

“First, I have a great crew with Bob and Kim Mitchell, John McDonald, Marcia and Mike Manchester. We have worked hard and I think we have done pretty good. Fred has also shown us a lot of things. Thank you to all of them. Also, I have to thank the girls; I am constantly calling up and asking questions. The storage areas are all marked with lines and posts. We cleaned out the fire pits, they were disgusting. The campers are throwing glass bottles and cans in there. We had two full bags of trash. When they leave, they ought to leave it like they found it. We painted the fence poles and replaced a few around the power boxes but are waiting for direction from consumers before painting the power box. We raked out the old mulch and put mulch at the trail head by site 11. If anyone has mulch, they want to get rid of, I have a place to put it. This area needs to be sprayed for weeds. We walked and cleaned up the walking trail and took down the volleyball net. We would like 3 speed limit signs that say 10 MPH. (The signs are on order).” Director Dombrowski praised the committee on their hard work stating that it is the best he has seen in 20 years. There was discussion on how we could implement a way to have the Campers or Members responsible for their own site cleanup when leaving.

Election Committee: Director Brandle reported the following,

“We have a meeting Thursday October 13 at 10 am at the Clubhouse.”

EPC & Conservation / Grounds Committee: Bob Mitchell reported the following,

“Good morning, we had 12 permits. 9 were tree removable, 2 were septic and 1 that we just turned in that is going to be a 16 ft building on a lot next to a house, so I am going to ask Steve if he would look at it with me.” I did talk to that RV that is sitting on the side of the Elm Run. I told him that he needed to be 100ft off the road and he needed a fire ring. I would like to thank the committee because when I am gone, they are jumping in. We are trying to get these done as quick as possible, so people don't have to wait. Brandle asked if there had been anything done on the fence by Timber, Bob was not fully aware of this and will look into it.

Safety Committee: Steve Biechele reported the following,

“Because I did not receive August report from Clare County Sherriff Department I will do both months, Ambulance and Rescue August 16, September 19. Animal Control Complaint August 6 September 11. General Patrol August 20 September 15. General Assistance August 13 September 16. Property Check August 6 September 9, we will start to get more in the Winter months. Traffic Patrol August 11 September 21. Traffic Patrol August 11 September 21 and Traffic Stops August 12 and September 10.” This is all for Lincoln Twp not just White Birch.

Director Ostrowski stated that he spoke to the undersheriff. He stated that in order to go any further the department would like a letter on WBLRA letterhead with Board signatures stating what services we are requesting. He will then turn it over to the Sherriff and Prosecuting attorney to review to see what can and cannot be done. It was stated that the Department does patrol the area and of course they will respond to any calls they get. But for any additional services, they are requesting a letter from the Board. Director Brandle asked if we had any additional information and some kind of vehicle registration, which the committee has not pursued this at this time.

Technology Committee: Director Blaisdell reported,

That the only thing he had was that in his research it was discovered it is extremely expensive to build our own tower. The cost is a least a quarter of a million dollars not including all the equipment needed to attach to it.

VIII. Comments from the Floor:

1. Dawn Holzer, Lot 1102, "How much does it cost for the gate repair?" It was replied that it is under \$3000 at this time but that WBLRA is not paying for any of this and that the Members insurance would be absorbing the costs.
2. Deb McDonald, Lot 38, "I just have a question about the codes for the front gate." She was curious about if someone sells their house does the code change. Michelle stated that it is deactivated and a new code is issued to the new member.
3. Deb Gerish, Lot 372, "Regarding someone giving out their code. You can go to the high school about 3 days after the codes are changed and half the people at the high school know how to get in here."
4. Bob Cooley, Lot 419, "Could you guys speak up? I know you can speak louder." Just a little louder, I know they can't hear in the back.
5. Deb Gerish, Lot 372, "I get lost easily, so I get really lost in here. I am noticing a lot of the signs are gone. I would volunteer to help replace those if there was something we could do."

IX. Unfinished Business:

In regards to the Agenda item of "Common Property Taxes Update," We are still waiting for the judge to decide. Lisa did mail Paul all of the copies of the Summer Taxes including our disputed taxes and copies of the check stubs for his information.

In regards to the Agenda item "2023-2024 Budget Review," Dawn Holzer stated that the Finance Committee had met on Thursday, herself John Pryde, Nadine and Laura. They had put together a first rough draft and some recommendations that were presented to the Board and reviewed at that time. There is another meeting, the Thursday before the next Board meeting and the committee would like the Board to review this and pass on any recommendations to the Liaison Director Blaisdell.

In regards to the Agenda item, "Communication/Website/Birch Bark," A "Site Map" was presented to the Board by Director Baker for the New Web Site. The suggestions were discussed.

(6) Director Baker moves to proceed into the next phase of Web Design using the "Site Map" presented. 2nd Director Blaisdell. All Ayes, motion carried.

Moving on to Email Communications, a post was made on the Facebook page to determine interest with Constant Contact. We received a pretty good response. The Board discussed the pros and cons.

(7) Director Baker moves to approve at the cost of \$294 a year, the email option of Member communication. 2nd Director Dombrowski. All Ayes, motion carried.

It was determined at this time, there will still be a Birch Bark once a month.

In regards to the Agenda item, "Campground and Storage," Director Dombrowski put this on the agenda to provide the Campground Committee the opportunity to present information. Deb already presented campground information in her report. As things come up, it will be presented to the Board at that time. If anyone has any questions or concerns regarding the campground, please let Director Dombrowski or Deb McDonald know.

In regards to the Agenda item "R2A Discussion," Director Blaisdell had no new information at this time. He did reach out to Sharon Bridges to ask if this would be discussed at the next meeting. She said she had not heard from the attorney yet. When he finds out if there will be a discussion, he will let the Board and a few members that requested know.

In regards to the Agenda item "C & R Discussion," A new revised packet that Marie Sherry has worked on was presented to the Board. There were questions about fines and structures. There was a question on if fine structures have to be written in the C&R's or can be separate to allow them to be raised with the cost of living without a member vote. There was discussion on some C&R tying to the Township rules or keeping

rules that may be different. Our C&R's can be stricter than the Township not less. There was discussion on other points in the revised proposed C&R's. The Board gave Marie some directives to continue at this time.

(8) Director Brandle moves to send this portion of enforcement and fines to the attorney for review. 2nd Director Baker. All Ayes, motion carried.

Lisa was instructed to draft a letter for clarification to Paul Blanco our Attorney.

X. New Business:

There was No New Business at this time

XI. Additional Comments from the Floor:

6. Mike Manchester, Lot 101, "This email blast we are talking about, can suggestions on what goes on there be given? How do we determine what is going to be in these blasts? The reason is I was part of the Campground committee that worked on the walking trail, that is a hidden gem that a lot of people do not know about. So, now that it is walkable and there are signs, that would be a perfect thing in my mind to put in the email blasts to let people know that the next time you go to the campground that is they want to take a walk it is really beautiful."
7. Bob Mitchell, Lot 38, "I do have a question regarding the EPC. We were talking about writing a letter for blight and etc. Is that up to the EPC to do? We are new and we don't know what we are supposed to do and what we are not supposed to do. If there are changes to the EPC, who comes to us and says ok, we have changed this? Like the 100ft rule for the campers, I need to know that so I can pass this on to committee members. I am kind of at a loss on who to go to? I am asking, am I supposed to be writing letters? When do I write letters for boats or other things left on lots?"
8. Deb McDonald, Lot 38, "I was just wondering if you have been talking about noise, our C&Rs for sound? Like music needs to be off by 10 or 11 o'clock at night. I didn't know if that was in the works?"
9. Steve Biechle, Lot 1321, "On Facebook, I think I saw that someone posted that the dumpsters will be available until the end of November. Is that true?" (No, that is incorrect information. The dumpsters will be removed the 1st of November.) "100 ft rule for reference, that is less than 3 truck lengths. 100 ft rule is awesome. Exceptions, EPC be careful when doing that if it is terrain limited that is fine, but that is good don't change that. And the campground, we have not raised the camping rates since 2019. We should raise them."
10. Deb Gerish, Lot 372, "What is happening with the house when you first turn in on the left-hand side?"
11. Bob Cooley, Lot 419, "Didn't you get in touch with the attorney about the R2A? Did he ever get back with you? I thought there was a motion made to draft a letter. I was just curious on if he responded and what his response was."
12. Laura Mitchell, Lot 589, "I wasn't able to make the meeting a few weeks ago and I don't know if it was discussed or not. Keep in mind in being equal to or more restrictive than the Township, I would like our C&Rs to state one camper per lot."

(9) Director Ostrowski moves to adjourn the meeting at 11:45 pm, 2nd by Director Dombrowski. All Ayes, motion carried.

Submitted by,

Lisa Trojanowski Secretary/Treasurer