

**White Birch Lakes
Board of Directors Meeting Minutes
April 8 2023
(Meeting conducted at the Clubhouse)**

I. Call to Order:

President Boos called the meeting to order at 09:59 am.

Board Members Present: President Boos; Directors Blaisdell, Brandle, and Dombrowski also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters
Board Members Attending by Teleconference/GoToMeeting: None
Board Members/Others Absent: Director Baker, Bryant and Ostrowski

Note: There were approximately 3 on GoToMeeting and approximately 10 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. Additions to the Agenda:

III. Approval of Minutes:

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

IV. Secretary/Treasurer's Report: Lisa Trojanowski reported the following,

“As a matter of transparency, I am letting the board know that after a review of the financials at the end of 22-23 fiscal year, it looks like we have a little surplus. I am transferring \$50,000.00 to Capital Improvement because we had no deposits last year in this account, the bank has stated they will raise the interest with this deposit and the money will still be available for any emergencies that will arise. I am also moving \$20,000.00 to a 6 – month CD at Mercantile Bank, they are offering 4% interest at this time. The thought is that it will earn more interest and still be liquid for the end of the year when it will be needed. Also, the Electrical Escrow 15-month CD will come due next week, I am going to switch it to 14-month CD at 5% interest at this time.” A handout was in the Board packets with the breakdown of the entire plan. The surplus was approximately \$50,000.00 and \$20,000.00 are funds that will be needed at the end of next year.

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

*(3) Director Blaisdell moves to approve the April Payables as presented, 2nd by Director Dombrowski.
All Ayes, motion carried.*

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

“In a couple of weeks, the campers will be returning. This will be an exciting time for all. Our staff is busy preparing for their return. With the weather improving, lot clean-up will begin. Please keep fires under control and not left unattended. There will be confusion with Lincoln Twp ordinances and White Birch present C&R's, please refresh your understanding of the C&R's and follow the guidelines.”

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

Road brining is scheduled for May 11th. The crew will be out prepping the roads soon. I ask that if you have a question for maintenance that you DO NOT stop your vehicle or ATV in the middle of the road so the grader or sterling has to stop. This is not safe for anyone. Please call the office if you have questions.
The dumpsters will be placed by the campground the first part of May and the campground bathhouse will be reopened by May 12.

The Portal Jons will be placed at the lakes the 1st week of May no matter which company we award the quote to.

VI. Committee Reports:

Activities Committee: Marney Frank reported the following,

Bingo was March 18th. We had a nice turnout and everyone had a good time.

April 1st was the Easter Egg Hunt and Easter Dinner. We had at least 46 people for dinner. There was a nice variety of delicious food and a lot of it. White Birch has so many good cooks. Thank you to everyone who helped fill Easter Eggs, set up for the dinner, brought delicious dishes, helped clean up afterwards or hid the Easter Eggs for the Egg Hunt and helped with that. A special thank you to those on my activity committee and their spouses who do so much for the activities we hold. Thank you to maintenance and WB staff for their help bringing tables, chairs and helping me with whatever needed to be done. We really have a great group of members and staff.

April 15th we will have Bingo again from 1 p.m. to 3 p.m. There is no charge for Bingo and everyone is welcome. Prizes are candy bars and chips. It is an afternoon of fun and fellowship. Hope to see you there.

May 14th will be the Mother's Day Breakfast from 8 a.m. to 11 a.m. Fred Witchell will be in charge of that like in the past. Breakfast will be pancakes, sausage, fruit cocktail, juice, coffee and several different toppings for the pancakes. Mothers and their families are welcome to come and enjoy a nice breakfast.

Campground Committee: Deb McDonald reported the following,

"I am just waiting to go down and pull-out numbers and refresh them. The Buyers Guide Box is ready to be painted, we are just waiting for warmer weather. I would like to work on the White Birch Information Bulletin Board, it needs to be refreshed and I figured I already have the paint, I just need the permission to do so." Permission was granted. "It needs a new back and Michelle and I will look into getting some. We also want to make the rail up and fill with rocks because it is not very stable." "I just want to put it out there that I am not in favor of the fence that was decided to be put down at the campground. I have a lot of issues, for one I don't like how close it is getting to the actual playground because we have all had kids and little kids take off and go and if you are pulling in to park you are not going to see a little kid. I don't think it should be open to the road at all just maybe the backside grass area. I wasn't asked to go down and talk about the fence and that kind of offended me." Director Brandle clarified that the decisions made on the campground fence were before the new campground committee was formed.

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

"There were septic fields, drain fields and tree cutting. One is putting in a driveway and the other a well. They were approved, we have one existing dock and I will try to talk to him today. There has not been very much activity at this time. I do want to address the Board on some things that I want to put to rest, one is the letters that the EPC is writing, the C&R's dictate what the EPC Committee can and can't do, and I do not feel I am going to take the letters to the Board to approve or disapprove, it is up to the EPC committee to do. Because there may be a few people that get on Facebook and complain that do not know the facts on what is going on. I do not think that should dictate what the EPC is going to do or what the Board should feel what the EPC should do. You voted me in as chairman and we have 4 good EPC members and I think we can handle it. If there is a problem, you can go to the President and the President will come to me or go to Steve he is the liaison and then it will be presented to me. It is still up to the EPC to make these decisions, it is in the C&R's, so I am going to put that to rest. I don't want to hear any more about the letters, they are done, they are explained well and if you do not understand them, I'm sorry. We did have 22 people that responded to my email and I went out and looked at them called them and it was taken care of. There were a couple that were on Facebook, I messaged them and they would not give me the information or respond so they were not answered and it did not get taken care of. And we have another one the Timber Lake fence, I went over and looked at it and everything is in compliance. It is 36 inches tall and within their boundary lines and they have a rope down to the water they can do that. They own up to the water's edge. The only thing they did wrong is their permit was out of date." There was some discussion on the fence and was decided to table the discussion until after the meeting ended. "One more thing I would like to address, this is not directed to the Board and I have mentioned this twice. The EPC is not bias toward campers or homeowners, I hope I have made this clear it is the third time I have mentioned it everyone with a violation received a letter."

Conservation Committee: Dawn Holzer reported the following,

"White Birch Lakes did not qualify this year for Gypsy Moth spraying, which is wonderful. We did not have the numbers this year, they were less. We still need to stay diligent, if you see egg masses on your trees now be sure to scrap them off, burn them or put them in soapy water. Put your traps out in the fall, because they are not going to go away, they are still going to be here. The more you can control it the better off we will be. We still have traps for sale in the office and also you can get them at the Conservation where Toni is ant that is 989-539-

6401. One big change this year for the county is that Clare County Board Commission has voted on changing the buffer. In the past, when people received the letter, they could give us the buffer or not and it was 600 ft from the property line. Now it is 100ft. The Board voted that to go along with other counties. And if you have tape on your trees now, go ahead and remove it because if you don't and you move it too late it is going to scorch your tree where you had the old tape. Take down the tape and put-up new tape.

Finance Committee: Dawn Holzer reporting the following,

Dawn started to talk about the end of the year but the reports were not included in the Board packets. The Board will have the reports emailed to them on Monday morning. Dawn stated that her reports do show approximately a \$60,000 surplus and she added a few lines that were not in the budget last year. If you have any questions, please contact Dawn.

Technology: Director Blaisdell reporting the following,

Director Blaisdell reported, that he heard that Verizon had secured a contract to put a pole in the empty lot next to JD market. This was an April Fool's joke on Facebook and is not true, But a good rumor non the less.

VII. Comments from the Floor:

1. Theresa Thompson, Lot# 752, "I know a lot of work has gone into the C&R's and I think I said this way back when, but I would just like it noted that I think it should be broken down in sections for vote. Because I think that it is unlikely the whole thing will pass. I just hope that this isn't like the politicians where they just throw everything in there even people's personal agenda to get it passed. I would just like to see it voted on and it's the majority and is voted on in sections."
2. Phil Blaisdell, Lot# 225, "I would like to give a huge huge shout out to Lisa, Michelle and Jenny. I got a chance to look at the new website that is up, it is absolutely phenomenal. You guys did a great job."
3. John McDonald, Lot# 38, "Isn't the Clubhouse getting Star link here?"

VIII. Unfinished Business:

In regards to the Agenda item, "Common Property Taxes Update," Lisa reported that our office has received an email from our attorney that is in the Board packet and there is nothing new at this time. He does want to meet with a few people but has not pinned down a time.

In regards to Agenda item, "C& R Proposal Update," Lisa reported that our office has received an email from our attorney that is in the Board packet and there is nothing new at this time."

IX. New Business:

In regards to the Agenda item, "Portal Jon's quote".

(4) Director Brandle moves to accept Johnson Septic's bid of \$2350.00 for the portal Jons at \$2,350.00 for the summer, 2nd Director Dombrowski. All Ayes, motion carried.

In regards to Agenda item, "Ratify email motion, Application for Absentee Ballot" Director Brandle clarified that this was an email motion because this needed to be done at the meeting because it needed to be in this month's Birch Bark. This is for the Application for Absentee Ballot only and the only changes are the dates to coincide with 2023. For transparency we wanted the whole board to be aware and not everyone was able to attend this month.

(5) Director Brandle moves to approve the revisions of the dates coinciding with 2023 on the Application for Absentee Ballot, 2nd Director Blaisdell. All Ayes, motion carried.

X. Additional Comments from the Floor:

4. Dawn Holzer, Lot # 1103, "Just wanted to let you know that this week under our bird feeder we had a Bobbed White Quail."

5. Theresa Thompson Lot# 752, “I know it is a controversial issue and I am not necessarily pro one way or another but the whole garage sale thing. Just some things to consider, I think there should be a survey or something now that we have the different communication methods and if people don’t respond that they can’t complain. But a thing to consider is having it on that weekend there are more things to consider than just the garage sale. To me it brings in people from around the community, there is a higher volume of people that come up north at that time so when they see the lots for sale they see the community, so that is potentially future buyers.”

(6) Director Dombrowski moves to adjourn the meeting, 2nd Director Blaisdell, All Ayes, motion carried.

Meeting adjourned at 10:35pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer