

White Birch Lakes
Board of Directors Meeting Minutes
January 14, 2023
(Meeting conducted through GoToMeeting.com and at the Clubhouse)

I. Call to Order:

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

Board Members Present: President Boos; Directors Blaisdell, Ostrowski, Brandle, Dombrowski, Bryant and Baker also, Secretary/Treasurer Lisa Trojanowski, Manager Michelle Waters and Lead Maintenance Jess Johnson

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: None

Note: There were approximately 1 Member listening to the meeting through GoToMeeting and approximately 16 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:

None

III. Approval of Minutes:

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

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

“I would like to thank the pool attendants Georgia and Kathy as well as Dawn Holzer for helping me fold invoices and stuff over 860 envelopes to get ready to send out. We will be sending the invoices out in the next couple weeks.”

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

*(3) Director Ostrowski moves to approve the January Payables as presented, 2nd by Director Brandle.
All Ayes, motion carried.*

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

“The New Year’s party was a success especially competing with two Big Ten teams in the playoffs. Some concerns were brought to the staff and the concerns have been addressed. This being the first after hours party there was a learning process and the staff is composing a procedure and check list of what is expected for future after hour events. Now, I would like to request a member to put on a St Patrick’s Day party. Bring your own green beer. I have a chef that’s willing to quote us an Irish dinner. I would like to clarify the Boards and Committee’s duties. In the C &R’s ...members shall be appointed by the President of the Association and approved by the Board of Directors. In the By-Laws...the Board of Directors shall have the power to appoint committees for the Association activities. Members of the committees serve at the pleasure of the Board. I interpreted this as the Board approves all activities, procedures, and finances NOT the committees. The committees or a member presents to the board their request for approval and funding if applicable.”

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

“The Mitten Tree, once again was full this year and the Farwell schools appreciate the donations very much. Thank you to everyone that took the time to knit and donate. We finally have settled the insurance claim for the gate damage. The members insurance paid \$2156.90, we had to contribute \$198.10. I tried to negotiate 100% payment, but the adjuster said that the gate was not new, but see’s that it is in good condition, so she gave us a better % of payment. Michigan Chloride has provided us with pricing for the brining this season. The cost is .24/gallon.

When I spoke to our salesman, he told me that since we are such a good customer, we are getting a price cut. New customers are paying .268/gallon. Last year we paid .224/gallon. We purchased 197,834 gallons of brine for the three brines costing \$47,068.66. The increase in cost this year is between \$3400-\$3500. This quote is good for 30 days because of the cost of fuel fluctuates. We were happy with their service last year, so I would like to ask the board to make a motion to accept this quote so that we can lock in this price. Beckman services are not providing road brining again this year.

(4) Director Brandle moves to accept the bid of .24 cents a gallon for Michigan Chloride to brine the roads, 2nd Director Dom-browski. All Ayes, motion carried.

Just a reminder that boat slot renewals are due February 28, look for the invoices in your assessment notices that will be mailed out soon. If the slots are not paid for, they will go to the next person on the waiting list. Check out the updated sinks in the men's bathroom. We will be working on the women's next week, unless we get a snow storm. And lastly, this popped up on my Facebook and I thought it would be a good thing for all of us. Life is more fun when you help people succeed, instead of wishing them to fail. We should embrace this quote as we move forward this year."

VI. Maintenance Report: Jess Johnson reported the following,

"A friendly reminder, that the ice is not safe. So, Joe came back for 2 -3 weeks now, he went to Florida, he had a family matter, he came back and was willing to work a little bit longer. The old Ford, the pitmen arm was broken, so he did some welding on it and now it is back up and running. We are battling the roads with the frost. We had about a day and a half of a good run so bear with us. When it comes to the potholes, there is only so much I can do when the roads are freezing at night. I did have a couple days I was able to get out there and work with Mark on the dump truck. It doesn't help that there is salt on the roads from when we did have ice. A reminder that there is a port a jon at the campground and a bathhouse at the clubhouse. Yesterday, someone left a bucket with feces at the maintenance building. We do have them on camera but have not located them at this time."

VII. Committee Reports:

Activities Committee: Chloe Ostrowski reported for Marney Frank,

Dec. 10 was the Christmas party with the Sing a Long. We had plenty of food and a nice turnout. It was nice to see some families with their children there. Char Lieblich brought her yummy cheesecake and Laura Mitchell provided us with her delicious vegetable lasagna. After the board meeting ended, members of the activities committee, plus other members, set up for the Christmas Party. Kim Mitchell also brought her Christmas inflatable that went over and around the front entrance of the clubhouse to make it more festive for the evening. We had several members who are not on the activities committee help with the food preparation to make things easier for me. I appreciate everything members have pitched in to do and donated to help. We have such a wonderful, caring group of members, who want to help others and make White Birch the best place it can be.

I would also like to thank the following people for helping to take down the Christmas Decorations and put up the Valentines Decorations with me: Erin Blaisdell, Kim and Bob Mitchell, Tom Mitchell and Chloe Ostrowski. They helped to vacuum and sweep the floors afterwards as well. They really pitch in and do a great job helping out. I am very grateful for all their help.

The next Bingo will be on January 21 from 1 p.m. to 3 p.m.

On January 28 we will have a Chili/Soup Cookoff starting at 4 p.m. There will be a \$25 Gift card for the best Chili and one for the best Soup. Hot Dogs, Chips, Water and Coffee will be provided.

It has been brought to my attention that on February 12, some members would like a Superbowl Family Party here at the clubhouse from 5:30 p.m. to 11:00 p.m. for any members who would like to attend. It is a Social Event with Cards, and Football related games available to play. Beverages and snacks will be what those attending want to bring. I don't have any problem with this if the board approves it.

C&R Committee: Director Baker reported for Marie Sherry,

"C&R Committee has not met in several months. Plan is to reengage this month to work on By-Laws. As for C&R's, if the Board wants to move forward with them, we would like to prepare a flyer for insert with the annual dues mailing. We would also like to do two educational sessions, one in person and one virtual.

Need direction from board on the following:

Are we moving forward with C&R changes?

If yes, deadline to have flyer in dues mailing?

Include draft C&Rs in mailing or give link to website? Can request paper copy from office?

Is it ok for Committee to set dates for educational sessions? Thinking March.

Deadline for By-Laws to Board?

Thanks - sorry I'm not there!"

Campground Committee: Deb McDonald reported the following,

“I went out and drove around and picked up the numbers that people pulled out of the ground. I am working on getting making them dark with white lettering so people can see them better”

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

“We didn’t have very many permits turned in. I did send out two letters, one was a second letter for the Lot on Cherry and Laurel with the refrigerator out there. They cut down trees and didn’t get approval and one was a fence that they did not get a permit.” There was a question about the camper on White Birch (Lot 12) that has a camper on it, it is a contiguous and therefore ok to be there.

(5) Director Bryant moves to approve John Lieblich to be on the EPC Committee, 2nd Director Ostrowski. All Ayes, motion carried.

Safety Committee: Steve Biechele reported the following,

“Here are the Lincoln Twp reports for November and December, Ambulance& Rescue Nov 18/Dec 26, Property checks Nov 125/ Dec 128(remember these go up in the winter) Traffic Patrol Nov 36/Dec 31, and Traffic stops Nov 15/Dec 33.

Technology Committee: Director Blaisdell reported,

“Last meeting it was requested to try and find a system for the phone because we were looking at not renewing the Go-To meeting. I have since learned that it has been renewed. I have a couple of components that I brought in, the first one we tried to set up but it looks like it would require some time. I also brought in another that has better technology it is called a Jabra 710 it is a phone speaker; it would cost nothing to try before we purchase. The last thing is a Meeting Owl 3 which has 360 mic, speaker and camera that would be approx. \$1049. This would hook up to the meeting and would direct in to whoever is speaking. If this is purchased this does have a 30-day money back policy if we tried it and did not like it. As far as the cell towers, Jim Ostrowski met one of our neighbors that live on Oak Run, he is renovating a home. Jim had a chance to talk to him and he installs cell towers for a living. Director Ostrowski reported that he had his engineer look at our area and said that he really does not see a tower that we could afford that would be big enough that would work in here. He suggested a cost-efficient way would be telephone poles or buried line which would be over 1 million dollars. His engineer just does not think a tower would serve this area.” The problem is that we have so many trees and it is felt that we would need over a 300-foot tower.

VIII. Comments from the Floor:

None

IX. Unfinished Business:

In regards to the Agenda item of “Common Property Taxes Update,” There is nothing new at this time.

In regards to the Agenda item, “Communication-Website” Director Baker stated that she sent Constant Contact emails and there was a 77 % open rate so that is still going well. The Website designer needs approval on how the site looks at this time. We are still limited on good quality pictures. If anyone has some please feel free to send them to the office. There was discussion on having specific Gmail accounts for different committees but we will revisit at a later date.

(6) Director Baker moves to approve the Website design as presented, 2nd Director Dombrowski. All Ayes, motion carried.

In regards to Agenda item, EPC Violation/C&R Violation Letter Discussion,” There was discussion on the letter drafted by the EPC Committee, some members felt that the letter should be rewritten to be more specific. The Committee will work on a more specific violations letter in the future.

(7) Director Ostrowski moves to send the violation letter as written, 2nd Director Bryant. Director Ostrowski, Director Bryant, President Boos, and Director Blaisdell Ayes. Director Baker, Director Dombrowski and Director Brandle Nay, motion carried.

In regards to the Agenda item “R2A Discussion,” An email had been sent to the board and Director Blaisdell stated that he had sent Director Baker a copy of the notice to put in the email blast and will give Lisa a notice to post as well. There will be a public hearing On Feb 14 at 7:00 pm at Lincoln Twp. Members can also go to the Lincoln Twp website and get the phone number for the Zoom meeting that will be available for this hearing.

(8) Director Baker moves to resend the letter written from WBLRA to Lincoln Township, 2nd Director Dombrowski. All Ayes, motion carried.

In regards to Agenda item “Pro-rated Assessment Dues Discussion”, President Boos stated that we received a letter from a member that purchased from a tax sale contesting the pro-rated dues assessed. Past practice was that we charged from April 1st, the member felt he should only be charged from the day he purchased the property. We got the attorneys opinion on this. It came to Tim’s attention that a motion was made in April of 2016 sighting a Michigan Law and approved by the Board at that time. It was decided that we should contact our attorney for further clarification on this matter.

(9) Director Bryant moves to contact our Attorney for further clarification on the Michigan Law on prorated assessments, 2nd Director Brandle. Director Bryant, Director Ostrowski, President Boos, Director Brandle, Director Dombrowski and Director Baker Ayes. Director Blaisdell Nay, motion carried.

X. New Business:

In regards to the Agenda item, “Super Bowl Party”, Director Blaisdell would like to host a party for members Feb 12 from 5:30-11:00 pm. This is a family social event with games and cards as well as the football game.

(10) Director Ostrowski moves to make a motion to approve a Super Bowl Party, 2nd Director Dombrowski. Director Ostrowski, Director Brandle, President Boos, Director Dombrowski, Director Baker and Director Blaisdell Ayes, Director Bryant Nay, motion carried.

In regards to the Agenda item, “Ratify Failed Motion for Monetary Contribution to New Year’s Party.” (This is a matter of full disclosure) There was an email motion presented to the Board to give the New Years Party \$200 in funds for party favors and snacks. This motion failed.

(11) Director Ostrowski moves to approve the failed New Year’s Party monetary contribution from WBLRA, 2nd Director Bryant. All Ayes, motion carried.

In regards to the Agenda item “Quotes for 3-year Accountant/Audit Contract”, The Board looked over the quotes and it was determined that WBLRA would continue with our current Accountant Dorothy Howard.

(12) Director Ostrowski moves to approve Dorothy Howard as our Accountant, 2nd Director Baker. All Ayes, motion carried.

There was some discussion on adding a letter about our upcoming C&R proposal changes. Lisa will make up a letter and send it to President Boos for approval.

In regards to the Agenda item, “C & R Discussion,” The Board went through the proposed C&R and made a few suggestions for corrections. The changes will be sent to Marie Sherry for correction. Once the corrections are made the C&R’s will be sent to the attorney to check for legal issues before being presented to the Members for review and vote.

(13) Director Baker moves to send the proposed C&R’s to the Attorney for Legal clarification, 2nd Director Blaisdell. Director Ostrowski, Director Brandle, President Boos, Director Dombrowski, Director Baker and Director Blaisdell Ayes, Director Bryant Nay, motion carried.

Director Baker asked if we should start working on By-Laws, it was discussed and decided we would wait until we were completed with the C&R’s.

XI. Additional Comments from the Floor:

1. Deb McDonald, Lot 038, “When we are voting is it a member in good standing or just a member?”
2. Bob Mitchell, Lot 477, “This is for the EPC, at the bottom of the letters that I now send out, there is an email that goes directly to my phone that is only for EPC. Hopefully, that will keep members from calling the office.”
3. Steve Biechele, Lot 1321, “I attended the New Years Party until around 11:30 pm and had a wonderful time. It was a blast. Thanks for putting it on. I agree with Steve with the C&R changes, my opinion is you have too many changes in there and it won’t pass. I

think the campaign that we dangle the carrot while we beat you up with the fines is bull and I am going to actively campaign against it.

The Board went into closed session at 12:00 pm

XII. Closed Session:

Employee matters were discussed regarding Mark Mozek 90-day employment review and other employee matters

(12). Director Dombrowski moves to ratify the motions made in closed session. 2nd Director Ostrowski. All Ayes, motion carried.

(13) Director Baker moves to return to open session at 12:16 pm, 2nd Director Dombrowski. All Ayes, motion carried.

(14) Director Dombrowski moves adjourn the meeting at 12:17 pm, 2nd Director Brandle. All Ayes, motion carried.

Meeting adjourned at 12:17 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer