

White Birch Lakes
March 11, 2023
(Meeting conducted 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, Brandle, Bryant, Ostrowski and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting:

Board Members/Others Absent: Director Dombrowski

Note: There were approximately 2 on GoToMeeting and approximately 14 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:

- A. Blanket Camping Permit for Return Camping
- B. Parking Lot Improvement Discussion
- C. Improvement at the Front Gate Proposal
- D. Annuity

III. Approval of Minutes:

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

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

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

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

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

“Tonight, is the night to get up at 2 am to move the clocks forward 1 hour. With Spring starting March 20, hopefully we can look forward to muddy roads instead of snow and ice. Thanks to our staff for getting us through another Winter.”

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

“Good morning, everyone! I know Spring is on its way by all the calls I am getting for campground reservations, people inquiring about the return to camping date and of course, potholes. It's pothole season and the Spring that we all hope comes soon will make the roads worse. Please be aware that the road crew will do what they can as the roads unthaw. There was a question about when the tires we are buying for the Sterling were manufactured, the manufacture date was fall of last year. Check out the new White Birch apparel that is available. Lots of fun colors. Maintenance has been working on some small painting projects and repairing picnic tables as time permits. We will be ordering all Blue Gill for the fish planting this Spring.”

VI. Committee Reports:

Activities Committee: Marney Frank reported the following,

On Feb. 18 we had Bingo. It is always a lot of fun. If you haven't tried it, you should come and check it out. We have full size candy bars and bags of chips for prizes. There is no cost to play and it is an afternoon of fun and fellowship.

On Feb. 16th the Valentine decorations were taken down and the St. Patrick's Day decorations were put up. Unfortunately, there was one bin that mice or some critter got into when it was in the shed and made a nest in besides urinating all over the contents of the bin. Because of this, the table decorations and two sheets of Window Clings had to be thrown away of the St. Patrick's Day decorations. The rest of the contents I was able to wash off with disinfecting wipes that Jess kind enough to give me use and plastic gloves to handle things with. It was a very stinky disgusting mess. The shed needs to have a floor put in it to make it sea so critters can't get into the decorations in the bins or another place needs to be made to store them so they don't get ruined.

The next Bingo will be March 18th from 1:00 p.m. to 3:00 p.m.

On April 1st at 3:00 P.M. there will be an Easter Egg Hunt around the clubhouse. I am getting 40 vouchers from Texas Roadhouse for free children's meals. Plus, we are going to have some eggs with slips of paper in them for special prizes like stuffed bunnies etc. for them to redeem when they find them.

Also, on April 1st at 4:00 P.M. we will be having an Easter Dinner at the clubhouse. We will be furnishing Ham, Water, Coffee, Plates, Napkins and Cutlery. We already have a few people who have signed up for seasoned buttered noodles, cheesy potato casserole, baked beans to name a few of the dishes coming. There is a sign-up sheet on the bulletin board to sign up in advance and let us know how many will be attending in your group and what dish you will be bringing to pass. The reason for the sign up is to make sure we have enough meat and tables, chairs etc. set up. Hopefully everyone will sign up soon so we can plan accordingly. If they can't make it to the clubhouse to sign up, they can email me at Marneyfr@aol.com or call me at 248-320-1089 and I will be more than happy to sign them up or answer any questions.

C & R Committee: Director Baker reporting the following,

"We are waiting for the lawyer to return with his opinion, we were hoping to schedule some Town Hall style meetings but will have to wait until we hear from our attorney."

EPC & Conservation / Grounds Committee: Bill Frank reported the following,

"There was 1 accessory building with 10 tree removals and 2 additional tree removal."

Finance Committee: Dawn Holzer reporting the following,

Dawn was unable to get the reports and will present a report on the final budget for the end of February in April.

VII. Comments from the Floor:

1. Dawn Holzer, Lot# 1103, "Two questions, In the minutes for the February meeting page 2 # 8 in regards to the agenda item Common Property Taxes Update, we are following up on the appeal from the documents received and then it doesn't follow up on anything or what documents were received. (President Boos explained it is on the agenda for this month). And another thing is we were talking about the budget, when Dorothy gets done with the budget it does not reflect the same because it does not include depreciation and loss of asset value. It is never the same."
2. Jeff Simons, Lot # 299, "So I am sure most of the board is pretty familiar with the topic I am going to discuss right now, and that is what I believe to be the illegal closure of common properties. That would be the old maintenance area. First, there was no transparency, making a post on Facebook is not our form of communication. It is these minutes, what's coming up in meeting, votes on it by the board not by any board vote or presidents vote. I don't know who made that decision, I have gotten various opinions from different board members. My concern is not so much that area, my concern is the overstep of power. The response I got was that we had an incident maybe someone got stuck back there and created a ruckus and some of the neighbors were upset. If this continues, and someone goes down to Holiday Lake creates a ruckus or goes in there and over fishes our lakes, that one or two people decided to close that road to Holiday Lake. Our C&R's,our By-laws all give us our rights with common properties. By not coming through the board or the members, what was done was illegal. I ask that it gets remedied right away. Now, as far as that area goes, it makes no sense to me. Why you would close the members out but leave it wide open for any one to come in off of Hazel Trail. Make it make sense. I ask that is gets reversed, not because of the area but because what was done was not legal."

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 was forwarded to the board) getting us updated on the case and has requested a zoom meeting. It is unclear why or what he wanted a meeting

for and Lisa will be contacting Paul for verification as soon as it is determined who would be willing to attend the meeting. Director Blaisdell, Bryant and President Boos have elected to be available and Paul will be contacted with this information.

In regards to Agenda item, "Pro-rated Assessment Dues Discussion", There was further discussion from the attorney decision and it was decided that the association will continue with our past practice from 2014, which is a proration of dues from April 1 through Feb 28/29, regardless of the date purchased at a tax sale.

In regards to Agenda item, "C& R Proposal Update," We are waiting for the Attorney review to be returned.

In regards to the Agenda item, "R2A Discussion," The decision was made by the township based on a lot of comments to hold off on any decision until after the master plan is completed, which should be in mid-2024, stated Director Blaisdell. It was added that per our last board meeting that it would calm some nerves if someone from Lincoln Twp would publicly state that camping is not on the chopping block, and Director Blaisdell stated that everyone on that committee at that meeting stated that they have no intention and have no interest in eliminating camping.

In regards to Agenda item, "EPC Violation Letter Discussion," There was concern on the confusion that the EPC violation letter created with the violation not stated in the letter. There was discussion of changing the letterhead and adding a violation section which will be looked at by the board and committee and a decision will be made at a later date.

IX. New Business:

In regards to the Agenda item, "2023-24 Insurance Quotes,"

- (4) *Director Baker moves to renew the Commercial Insurance Package for 2023-24 with Auto Owners Insurance Company through Schumacher Agency Inc. as presented in the amount of \$13,632.32 with the payment to be made in full, 2nd by Director Ostrowski, All Ayes, motion carried.*

In regards to the Agenda item, "P. O. Box Rental for Election,"

- (5) *Director Brandle moves to allow Lisa to rent P.O. Box 839 for the 2023 election, 2nd by Director Bryant All Ayes, motion carried.*

In regards to Agenda item "Annuity" Dawn Holzer presented a proposal for different annuity options.

- (6) *Director Brandle moves to continue with our current annuity with Cincinnati Life, 2nd Director Baker. All Ayes, motion carried.*

In regards to Agenda item "Gate Beautification,"

- (7) *Director Baker moves to approve the beautification project at the front gate up to \$1500 funds to be taken from the Capital improvement account. 2nd Brandle. All Ayes, motion carried.*

In regards to Agenda item, "Parking Lot Improvement," Director Ostrowski requested that we discuss getting some quotes, costs and ideas on improving the parking lot at the Clubhouse. It is felt that the parking lot needs improvement. It is noted that once the snow thaws, all of the possible ideas and quotes will be looked into.

In regards to Agenda item, "Return Campers Blanket Permit"

- (8) *Director Baker moves to allow campers to move onto their property with the reminder that WBLRA C&R's do not allow temporary sheds to begin Friday May 12, 2023. 2nd Director Brandle. All Ayes, motion carried.*

X. Additional Comments from the Floor:

3. Tim Vajcner, Lot #34, "For the past year, I have been pushing for a full understanding of the voting methodology to use for the C&R changes. I want to point out the C&R's are not very clear on this topic and definitely not all encompassing on all aspects on what it takes to establish and conduct an effective vote. One topic is eligible voters and eligible votes. I will point out at the January board meeting there was discussion on board disagreement on what that is. Is it one vote per member or one vote per member lot? And on top of that how do we treat contiguous lots and members not in good standing, that last piece is probably pretty clear. The second topic is how the votes are counted is 50% plus 1. But of what? Is it of eligible votes or is it of votes received? And again, my personal view if you look

at the 2002 language it implies the majority of votes received. So, since there is a view aspect here, I am encouraging the board to get a full understanding before we go into the voting, so we all know what the criteria is and how it is going to be applied. If you need some legal reviews, please do it. There has been legal reviews on this in the past but I will point out that to look very close because some of them are not in context some of them don't even acknowledge the 2002 C&R's are valid. And again it has been more of a question of how the votes are counted. So, none of the legal opinions that I have read cover the whole umbrella of it."

4. Dawn Holzer, Lot # 1103, "Two things, when we are talking about the EPC Committee and their duties, just a remainder these are all new people. They have volunteered their time and their efforts to understand what their duties are and that is why in the past and how to continue we had EPC members change year to year because of all the negative information that they get and how they are treated is wrong. Second, on the pro-rated assessments, Tim you had stated that after the 2 years that they're late, keep in mind that they are already 3 years behind in their property taxes and they have paid us nothing So, there is your 3 years further."
5. Bob Cooley, Lot # 731, "I was at the planning meeting and I am glad that they are tabling the R2A until they have the review. But, there was a vote of 2 to 1 and Tammy said that there was not a quorum. Did that change since that meeting?" (Director Blaisdell replied that the township received a legal opinion and because they did not move forward and tabled it, all they needed was a majority at the meeting)
6. Marney Frank, Lot #227, "I know one of the problems that the EPC committee had was that the lots are not marked. As a suggestion, if White Birch had someone make up the Lot signs. I know you cannot go around and put them on the lots. But people could come and pick them up and put them on their lots. That way all the lots would be marked and would save a lot of confusion and problems."
7. Lisa Cooley, Lot# 419, "I did have a concern about the motion at the township when there was not a quorum, but obviously it has been taken care of now. But, I am going to state that I hope for the township plan that the new master plan will mention camping as it is today. Because camping is a very large part of Lincoln Township and I don't mean to be negative about this but if people want to complain about my lot, I am not putting my number out there. If they want to do the work of complaining about me, they can do the work of finding my lot#."
8. Jeff Simons, Lot #290, "First of all a follow-up on something I forgot to mention in earlier comments was several years back the board did seek a legal opinion on closing up that old maintenance area and at that time that attorney opinion was absolutely do not. It was discussed openly in meetings probably 6-7 years ago. There was talk of closing down the ski hill and the legal opinion was you were opening yourself up to a can of worms. Another thing I got is since living here full time I have discovered an issue with usually when I need a gate code for a visitor it is too late to get one. I know a while back the short-term rentals were asking for a year's list. I think we should consider that for all members. Right now, I still give out Steve Bryant's number. I just think it would be great on the fridge if I get an unexpected visitor or delivery. Another thing, a while back in the height of Covid, when Holiday Lake got to its highest point and we flooded out the gazebo and it got really old and dated and needed to come out. At that time, we had a discussion because lumber prices had sky rocketed. We bought this little shelter that we have now, and at that time it was meant to be a temporary means to get past the lumber prices of 2021. I think now we need to start looking at the permanent replacement of that unit. Down closer to the water, where people can actually use it and get some shade. Right now the size of the one we have now has a nice little seating area but because of its size you cannot get out of the sun. You should recall Steve that you were a big proponent of waiting and I think it is what it is with lumber now. It has come down but we are never going to see 2019 prices again. Maybe we should explore that. Another one, it is more of a complaint for activities. I do not think we should be giving out gift cards as a means of trying to get participation. We do gift cards for annual meetings to get people to come. If an activity requires handing out a gift card than I don't think we need to have that activity. So, maybe change it to like a plaque where we put someone's name on it each year or you get to take a trophy home or give them a candy bar. But handing out gift cards with our association money is bothersome to me. And the last thing I got, I promise is EPC, and with the letters. I believe there is possibly a bias and we seen it here just a minute ago when we started talking about temporary structures. We sent over 100 violation letters; I would like to formally request to see how many of those were homeowners. When we drive around, it is easy to pick out campers, what about these homeowners with temporary structures out. You are quick to point out a camper can't have them but when you drive around there are a lot of homeowners lots. How many homeowners got them? There is a huge bias and you as the board, especially you Tim as the president, they are an arm of you guys and you need to get it ironed out. Steve you are the liaison and you should at least look into it. The carport on Mockingbird Circle is still up that is nothing but a temporary structure with a metal roof.
9. Bill Frank, Lot # 227, "As an EPC member, I am against separate letterheads. We only have one White Birch lets stick to it. So, Lisa does not get all the phone calls Bob has established an email for that purpose. The reason we went to the board for direction was because we are getting bits and pieces and all it did was confuse the issue. We did not know if it was this, that or the other thing. The board has done nothing to help just to confuse us. They told us not to put the violation on the letter. That is what happened. Now listen to what is being said. We did what the board told us to do. At any rate we changed the permit request to require two signatures just to protect us because there are people out there that are taking this personal. People out there making all the phone calls and taking it to the board they have violations and they know they have violations. Did we make a couple of mistakes? Yes, we did. But we cannot be exact when we don't know what you want. We are trying."
10. Steve Bryant, Lot# 1, "In regards to structures like at the lakes, I said I was against doing that. I was not against that because of lumber

prices, I was against that because I do not think we need to be adding amenities. We need to protect and preserve those that we have. We do not need to add new ones. That is not what our objective is, that is not what our assessments are for.”

11. Phil Blaisdell, Lot #225, “I would like to a huge shout out to Bob Mitchell, for the work behind the scenes he did in getting 5005 White Birch Lane purchased. It was unbelievable how much he did behind the scenes. At one time after he was able to get the lady to agree to sell the place or at least consider it. He has at least 5 different people he was talking to that were interested in buying it. So he followed it through and the person who did purchase it, Bob was over there about a week or so ago and he was inside that house actually helping him clean it out. So, I want to give a huge kudos to Bob Mitchell and all of the work he did for that.”
12. Jenny Baker, Lot # 731, “ I just want to add to Dawns comment that EPC being volunteer, we all have to remember that and I agree with that. I also want to say that the board members are volunteers, and that the EPC is not the only group that gets pushback from people. I drive four hours round trip just to be here, so I just want to say there is not just one victim group here. I also want to say I understand how it feels and it is very difficult being in these volunteer positions because someone is always complaining. I just want to make it clear that all of us sitting at this table are not immune to it either and we are also volunteers, who have people who are quite angry with us also and we are doing the best we can as well.”
13. Dawn Holzer, Lot # 1103, “I want to add on the Phils comment about the house at the gate, we also need to thank Lisa. She was the one, I was at the office and these people brought her flowers, because she was the one that helped with the financial with them and what would be beneficial for them and her. So, kudos to Lisa as well.”

A short break was taken at 11:25 am

(9) Director Brandle moves to adjourn the regular meeting at 11:30 am go into closed session, 2nd Director Bryant. All Ayes, motion carried.

Closed Session 11:30 am

XI. CLOSED SESSION

Employee Matters

(9) Director Brandle made a motion to ratify motions made in closed session. 2nd Director Blaisdell. All Ayes, motion carried.

(10) Director Brandle moves to adjourn the meeting, 2nd Director Ostrowski. All Ayes, motion carried.

Meeting adjourned at 11:41 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer