

**White Birch Lakes
Board of Directors Meeting Minutes
February 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, Dombrowski, Bryant and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: (was not working)

Board Members/Others Absent: Director Ostrowski

Note: There were approximately and approximately 12 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 Baker moves to approve the minutes from the December Board Meeting, 2nd by Director Dombrowski. All Ayes, motion carried.

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

“The invoices for 2023-2024 were mailed Friday January 20, 2023. There were approximately 1,147 invoices sent out totaling \$487,475 in potential income and we also sent out 112 boat storages totaling \$1,120 in potential income. “It was also noted that January’s expenses were higher due to \$22,811.69 paid for property taxes.

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

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

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

“Happy Valentines Day to all. Remember the Super Bowl Party is this Sunday at the Clubhouse from 5:30 pm to 11:00 pm. Thanks to Debra McDonald, the appearance of the Buyers Guide box at the gate is improved. Our condolences to the family of Tom Dorcey, who passed away January 28. Tom and Helen have made their home on White Birch since 2000.”

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

“Central Michigan Health Department came in Feb 2 and did our pool inspection and he said our pool was in great shape. He was training someone that day and I was listening to them chat. Apparently, our pool is amazing compared to a lot of other ones they saw that day. He of course had to put a couple of things on the form that he would like to see. Changes such as repainting the step ledges and the slope change. I did let him know that we plan on repainting next season. He was good with that. We had trouble shooters come in and do our yearly boiler inspection and they are all working properly and when the state comes in next month to do their inspection, it will all go smoothly. Dawn and I went through and ordered some new WBLRA logo wear. They should arrive within the next few weeks. We did get updated t-shirts with new colors, different sweatshirts and fleece vests. Maintenance has been busy with the rain, snow and sleet. But in between that, they have been able to have new sinks and faucets installed in the ladies’ room, they installed automatic switches in the ladies’, men’s and pool house attendants’ area and also a new lighting fixture in the men’s rest room. They also repainted two grates in the pool area that were getting rusty. I would also like to thank Jess and Mark for having nerves of steel being out on the roads when they are total ice. That leads into a request

that I am going to make and would like you to think about. The Sterling dump truck needs new tires all around. They have been complaining about the traction not only on the ice just in general. The tires are getting worn. I could not locate any purchase of tires since we have owned it. We also purchased new chains for the dump truck because the old chains are breaking and did some research. We do have money left in this budget for repairs and maintenance.”

(4) *Director Brandle* moves to purchase tires for the Sterling not to exceed \$2,800, 2nd Director Baker. All Ayes, motion carried.

VI. Committee Reports:

Activities Committee: Marney Frank reported the following,

Bingo was held on Jan. 2. We had a really good turnout and everyone had fun.

The Chili Soup Cook Off was on Jan. 28th. We had around 40 people that attended. There was a nice variety of soups to sample. Laura Mitchell won 1st for the Chili and Marney Frank won 1st for the Soup. A good time was had by all. I would like to thank all those who helped set up and clean up afterwards. Everyone’s help was greatly appreciated.

Next year instead of buying Gift Cards for prizes, we will give cash to avoid the fees for the Gift Cards. The fees really have gone up. On each \$25 Card there was a fee of \$4.88.

Char Lieblich would like to be added to the Activities Committee which is fine with me. I was told the board needs to approve Char joining.

The budget for March 1, 2023 to February 28, 2024 for all the activities are in your binders for approval. We did have to change the date of the Christmas Party to Dec. 9, since the clubhouse was already rented for the 16th. The Sing A long will follow it in case that date isn’t changed on your sheets.

I kept the budget below the \$3500.00 total to give a little wiggle room for inflation and any additional items that I may have missed when making it. Since COVID prices seem to be sky rocketing. I hope you will approve it and the activities that are planned.

We would like to ask for the Yard Sales to be held on June 3 instead of the Saturday of Memorial Day weekend. It would cut down on traffic in here plus we plan on having the Memorial Day Bash at 1:00 P.M. which wouldn’t work if Yard Sales were going on from 9:00 A.M. to 3:00 P.M. like they usually do.

Any questions on the budget or activities planned?

(5) *Director Blaisdell* moves to approve the addition of Char Lieblich to the Activities Committee, 2nd Director Baker. All Ayes, motion carried.

(6) *Director Baker* moves to approve all of the Activities proposed by the Activities Committee as presented with the exception of the Jun 3 yard sales hours of 9am -5pm verses of 9 am-3pm, 2nd Director Blaisdell. All Ayes, motion carried.

Campground Committee: Deb McDonald reported the following,

“I am showing you the signs and what they are going to look like, we are taking all the plaques off and repainting the posts white for visibility.” Deb proposed a few changes to forms and the board has requested that she put something together in writing and submit it to the Board for review. Deb is also having someone come up with a drone to take a better picture of the campground. He is doing it for free.

EPC & Conservation / Grounds Committee: Deb McDonald reported the following,

“We a one tree removal and we sent out two letters on fences and both of them have done what they needed to do to take care of the situation.” There was discussion on the fence that a member put up near Timber Lake. The concern will be taken back to the EPC committee and someone will follow up on this. Director Bryant added that we had 3 campers left on lots and 1 will be taken care of sometime next week.

VII. Comments from the Floor:

1. Marney Frank, Lot # 227, “For the campground the fees, I would like to see them increased because they are not being charged enough if they had to go somewhere else and get a spot.”

2. Jeff Simons, Lot # 299, "I disagree with raising the camp fees unless it offsets the costs to the association. It should be cost neutral to the association. This is an amenity to the members. The association already comes ahead on that. If we are going to raise that, then let's raise the costs of members to use the pool. That is how silly that is to me."

VIII. Unfinished Business:

In regards to the Agenda item, "Common Property Taxes Update," We are following up on the appeal on the documents received.

In regards to Agenda item, "Pro-rated Assessment Dues Discussion", President Boos stated that this matter would be tabled until next meeting to allow for all Board members to be in attendance.

In regards to the Agenda item "R2A Discussion," It was reported that the Lincoln Twp Meeting on this topic will be Tues Feb 14, at 7pm. There is a link on the WBLRA Facebook page to attend a Zoom meeting. It was also included in the email blast. There was a discussion on this topic.

10:50 am a short break was taken.

Return from recess at 11:00 am

In regards to Agenda item, "C& R Proposal Update," The proposed C&R's have been sent to the Attorney and we are waiting to hear from him.

IX. New Business:

In regards to the Agenda item, "Ratify Motion to Transfer Attorney files."

(7) Director Brandle moves to approve the transfer of Attorney files and to move forward with the tax tribunal appeal, 2nd Director Bryant. All Ayes, motion carried.

In regards to the Agenda item, "Ratify Motion to Purchase Promotional Items."

(8) Director Bryant moves to approve the purchase of promotional items not to exceed \$2000, 2nd Director Brandle. All Ayes, motion carried.

In regards to Agenda item, "Sand and Salt."

(9) Director Brandle moves to purchase sand and salt not to exceed \$6000, 2nd Director Dombrowski. All Ayes, motion carried.

X. Additional Comments from the Floor:

3. Kevin Dombrowski, Lot # 1209, "Regarding the R2A, sometime type of assurance that camping is not on the chopping block would make a lot of members feel a lot more comfortable this coming season. Maybe there is something that could be said at the next meeting to provide some kind of reassurance whichever way the direction of the R2A goes."
4. Phil Blaisdell, Lot # 225, "It may not be a bad idea to invite Mr. Zimmerman, the Twp supervisor to one of the meetings and kind of talk to him about it and see what he has to say. I think that that would go a long way. For some reason through out the years there seems to be an uneasiness between the Twp and the Association. I know when talking to some folks at the township they do not feel welcome in White Birch. Mr. Zimmerman was told that to his face. He does go to other Associations in the township and know the Board members names." There was some discussion on this topic.
5. Jenny Baker, Lot # 731, "I think any bad feelings that are toward the Township relate to members of White Birch that are at the Township level. I think that is the problem. Members perceived that they have their own members working against their own membership at the township. That causes friction. It also doesn't help that 40 people were submitted to the Township at the beginning of the season by Dick Hassberger.

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

Meeting adjourned at 11:06 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer