

**White Birch Lakes  
Board of Directors Meeting Minutes  
May 13 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, Baker, Bryant, Ostrowski and Dombrowski also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent:

**Note: There were approximately 2 on GoToMeeting and approximately 14 Members in Attendance at the Clubhouse. The Go To Meeting was not working properly due to internet issues.**

The Invocation was given by President Boos.

The Pledge of Allegiance was recited by all present and listening.

**Attorney Pail Blanco to address the Board on the Tax Tribunal updates and what is needed for the zoom call with the court May 22, 2023 and other needs to move forward with this subject. There was a presentation and he will follow up with the office on Monday or Tuesday.**

**II. Additions to the Agenda:**

**A. Digital and paper form of Birch Bark June Edition being Election Edition**

**B. Annual Meeting Picnic**

**III. Approval of Minutes:**

*(1) Director Brandle moves to approve the minutes from the April Board Meeting, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*

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

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

*(3) Director Dombrowski moves to approve the May Payables as presented, 2<sup>nd</sup> by Director Blaisdell. All Ayes, motion carried.*

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

“With the arrival of May 12th, the winter vacationers and campers are returning for a fun filled summer. The roads have been graded and brined, the corn hole boards are in place, and the front entrance has a face lift. Thanks to all our staff and volunteers, let us not forget the campground committee for all the improvements at the campground. The Birch Bark Digital Edition continues to inform our members with new information and events, thanks to Jenny. A friendly reminder that dogs are not allowed on the beaches except Angel Beach. All pets are to be leashed and under control.”

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

“Good morning! The Campground Bathhouse is open for season. Porta-Jons are placed at Holiday and Timber lakes. Please note all camping units in the campground need to be removed by May 22<sup>nd</sup> so that we can prepare the campground for Memorial weekend. For members storing camping units in the winter storage, those will need to be removed August 1<sup>st</sup> through the 14<sup>th</sup> to allow our maintenance team to prepare those areas for next year's storage. Our first brine of the season was this past Thursday and Friday. Many thanks to our maintenance team for preparing our roads. PLM's tentative schedule will be posted along the access to all of our lakes. Monday May 22<sup>nd</sup> will be their first visit. I would like to thank all the volunteers that have been working on the

front entrance beautification project. It looks awesome! Would the board be interested in pricing mosquito spraying at the campground, White Birch Lake shoreline by the clubhouse and Timber at the beach area?" There was a discussion on spraying and Michelle will look into pricing.

## **VI. Committee Reports:**

**Activities Committee:** Marney Frank reported the following,

"Bingo was April 15<sup>th</sup>. We had a nice turnout and everyone had a good time.

May 14<sup>th</sup> tomorrow, Sunday, 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. He always does a great job. 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.

May 20<sup>th</sup> 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 27<sup>th</sup>, Saturday, at 1 P.M. will be the Memorial Day Bash at the Pavilion at the Campground. We have 300 pieces of Fried Chicken ordered from Carrows. There will also be baked potatoes, baked bean (which Debbie McDonald is kind enough to make for us), and Coleslaw. We will provide water, plates, silverware and napkins. We plan on having 2 lines for people to get their food to make the line move faster. A dish to pass or a dessert is optional. There will be cornhole, horseshoes, volleyball and people can take and walk the Nature Trail and see the peace poles and all the hard work the Campground committee and others have done to improve the trail. I hope we have a good turnout and everyone enjoys the Bash."

**Campground Committee:** Deb McDonald reported the following,

"Some of my volunteers have jobs now so it is getting harder, but we are coming along. Once the campers are out of there and we can go down and hopefully make sure all the clips are in place and the poles are put back. There were a lot of poles that got pulled out of the ground this year, more so than any other year. They made picnic tables to replace the ones that disappeared. We are headed in the right direction. With the cornhole, last year I know there were a lot of complaints about the noise and the fact that they were well past the quiet time. So, I was hoping that we could get a sign down there, stating something like in accordance to Lincoln Twp or however you want it. Common courtesy, 10 at night is the noise ordinance. No one in here should have music loud or games loud. If I were a camper down there paying to camp and listening to that until 1 am or whatever I would be furious. I would be up here at the office. Just trying to have common courtesy and keep things quiet at quiet time."

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

"So far, we have had 10 tree removal requests. The outstanding thing that I think I have noticed so far this season is people are posting their permits on the road. I have seen more this year than I have in years put together. It is a good start this year."

**Safety Committee:** Bob Pelfery reported the following,

"Number 1, that stop sign at Laurel and Elm, please stop at it. That is the biggest complain I have; I know the other ones people roll through them but that one there we need to stop. It was put there to avoid people having accidents. It is the one everyone runs; nobody stops at it. Please stop for the signs, slow down. We do have people walking their dogs. I have only been home a few weeks and I have probably seen 15 people blow through there. We just brined the roads they look good, nice and smooth and we have dirt bikes coming out and doing the donuts already. In just one night. There is no respect, I want people to have a good time and enjoy themselves but they do not need to tear up the roads like that. Also, we need more Holiday Lake beach signs instead of just one sign that says "No Dogs on the Beach." People walk by it and don't see it. I was down at the beach last night and there were dogs on the beach."

Steve Biechele reporting:

"Clare County Sherriff report for Lincoln Twp for Feb and March 2023: Ambulance & rescue 21/17, property check 114/125, suspicious persons 5/11, traffic patrol 30/44 and traffic stops 9/24."

Director Ostrowski commented before comments from the floor that "There has been a lot of new volunteers this year working on the grounds and stuff. I think these people should be congratulated for the efforts they are doing. They are getting nothing for it other than making White Birch Lakes a nice place to live. The entry way is looking great right now and it is only going to improve as we get it all done. I think as a board member we hear a lot of complaints. I think my response is going to be to follow these people and say let's make it a positive. That's what we like to see instead of people complaining about things they do not like. Get out and do something to make it a better neighborhood then. If you see someone speeding by, say something, if we need a sign down at the campground reminding people of

the township ordinance, let's get a sign up there where it is easy to see out of courtesy. Some people don't know how to be courteous to a neighbor. Thank you again to the volunteers."

**VII. Comments from the Floor:**

1. Dawn Holzer, Lot# 1101, "The paperwork I handed out to you is the menus for the caterers for the Annual Meeting."
2. Nadine Grabowski, Lot# 163, "I did not realize that the key to the campground is the same key that has been there for years, I always thought it was a new key we had to purchase ever year. My issue is if that is the case that you have hundreds of keys out there. One of the suggestions I would like you to consider, is to possibly changing the locks to reflect a code that people would need to punch in and then you could purchase new codes every year. So that is another possible revenue for the Association. It would also provide safety for those who camp here every year."
3. Dave Stone, Lot# 1177, "Two things, Number 1, I see that it is on here for the tent sheds, I just want to encourage the board when we discuss this, in 43 years of law enforcement, one of the things I have always preached to community groups is, if you want to stop theft, quit advertising what you have to steal. If it is put away, there is a good change it will still be there the following week. So, I would encourage you to approve those so we can get the stuff out of sight and out of mind. The second thing is, does the board have a policy on the Homeowners Association dues? How long before we start enforcing payment of that? We have a lot beside of us, that I have people that want to buy and the guy thinks he does not owe the Association dues because he doesn't use it. The last time I checked the guy owed \$6000 plus that was back dues. I am wondering how long it takes so it can get back on the paying tax rolls?"
4. Nadine Grabowski, Lot# 163, "I was at the Lincoln Twp meeting a couple months ago regarding the Twp and the Masterplan and I was on the Zoom meeting as well. My question is there is going to be a draft as part of the Masterplan and I am wondering if those drafts are going to be made available to White Birch Lakes for our review?"

A short break at 10:55 am.

**VIII. Unfinished Business:**

In regards to the Agenda item, "Common Property Taxes Update," This was updated by our attorney earlier in the meeting and we will follow up this week.

In regards to Agenda item, "C& R Proposal Update," The attorney is still working on this and we will update the members for review and input when information becomes available.

**IX. New Business:**

In regards to the Agenda item, "Septic Cleaning Quotes".

*(4) Director Ostrowski moves to accept Johnson Septic's bid of \$1,100.00 for the cleaning of the septic tanks at the Clubhouse and Campground, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

In regards to Agenda item, "Ratify email motion, Star link Purchase."

*(5) Director Bryant moves to approve the purchase of Star link, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

In regards to Agenda item, "Ratify email motion, Roll off Dumpster."

*(6) Director Dombrowski moves to approve the roll off dumpsters for the holiday weekends at the price of \$550, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

In regards to Agenda item, "Approve Summer Hours."

*(7) Director Baker moves to approve the summer clubhouse and pool hours, 2<sup>nd</sup> Director Blaisdell. All Ayes, motion carried.*

In regards to Agenda item, "Campground Extended Stay Pricing." In the 23-24 budget the campground prices were raised \$5 and this is the adjusted extended stay pricing to reflect the changes.

*(8) Director Baker moves to approve the revised extended stay pricing in the campground, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

In regards to Agenda item, "Clubhouse Parking Lot Quotes." Director Ostrowski presented 3 quotes and there was discussion on a tree needing to be removed and some sort retaining wall in front of the handicapped parking.

In regards to Agenda items "Front Gate Lights and Front Entrance Seal Coating" Michelle stated that Hawk Electric came out to trouble shoot the problem with the lights at the entrance. It is between \$3100 - \$4820 to replace the line with our maintenance doing the trenching. We also contacted a company that does solar lights and it was determined that our area does not qualify for solar lighting with the tree covering. It was suggested that we contact the Township to see if we qualify for a light post because it is a busy area. They determined that the problem is underground a break in the line. With this problem we will have to trench up part of the black top so it will affect the seal coating. We will have to have the black top power washed no matter who gets the bid for seal coating. Michelle will get quotes and get back to the board.

In regards to Agenda item, "Refurbishment of the Tennis Courts and adding a Pickle Ball Court." Director Blaisdell stated that Michelle had gotten quotes last year and it was determined that these quotes were still good from Ideal Seal Coating. A shuffleboard court was also suggested and will be looked into separately.

*(9) Director Baker moves to approve up to \$55,000.00 from Capital Improvement for blacktop of clubhouse parking lot, front gate lights, tennis court improvements and entrance improvements, 2<sup>nd</sup> Director Ostrowski. Director Baker, Blaisdell, Ostrowski, Dombrowski, Brandle and President Boos Ayes. Director Bryant Nay, motion carried.*

*(10) Director Ostrowski moves to accept Hodgins Asphalt Paving, Inc quote up to \$37,010.00 with the stipulation that we look at some sort of barrier w/ retaining wall from Capital Improvement for the Clubhouse parking lot, 2<sup>nd</sup> Director Baker. Director Baker, Blaisdell, Ostrowski, Dombrowski, Brandle and President Boos Ayes, Director Bryant Abstained, motion carried.*

*(11) Director Blaisdell moves to accept the quote from Ideal Seal Coating from the Capital Improvement account for tennis court improvements up to \$4000, 2<sup>nd</sup> Director Baker. Director Baker, Blaisdell, Ostrowski, Dombrowski, Brandle and President Boos Ayes, Director Bryant Abstained, motion carried.*

In regards to Agenda item, "Tent Sheds." It was determined that according to the C&R's tent sheds (temporary sheds) are not allowed in White Birch and will be enforced as a violation to both homeowners and vacant property owners. The list of the violation letters will be made available to the board.

In regards to added Agenda item, "Digital and Paper form of Birch Bark June Edition being Election Edition"

*(12) Director Brandle moves to approve the June edition Digital and Paper form of the Birch Bark the election edition, 2<sup>nd</sup> Director Baker. All Ayes, motion carried*

In regards to the added Agenda item, "Annual Meeting Picnic," Three menus and Three Companies were submitted for the picnic at the annual meeting.

*(13) Director Baker moves to approve Hogs and Dogs Option #1 to cater the annual meeting, 2<sup>nd</sup> Director Blaisdell. Director Baker, Blaisdell, Ostrowski, Dombrowski, Brandle and President Boos Ayes, Director Bryant Nay, motion carried.*

There was a discussion on who we should designate for the court hearing with the attorney for the tax tribunal. Member Dick Brandt will be contacted to see if he is interested. Member Dawn Holzer was asked to attend Director Steve Bryant and Jim Ostrowski was also asked. A list will be presented to the Attorney.

#### **X. Additional Comments from the Floor:**

5. Deb McDonald, Lot # 38, "I just want to thank you for approving the parking lot, I have lost my shoes so many times out there, and I think you should investigate shuffleboard."
6. Dawn Holzer, Lot # 1101, "I just have a real quick question, Jim for the reserivcing of the driveway do we need a permit from the Township for that?"

7. Dave Stone, Lot # 1177, "I just want to address the stance on the storage sheds, I just want to caution you that you may want to contact the associations attorney on that because I would like it in the minutes that President Boos stated that a blind eye was turned for the past 20 years. You just wake up one morning and say, "Well, we haven't enforced it in 20 years but we are going to today."
8. Bob Pelfery, Lot # 527, "So, I just have a question on temporary sheds, are we allowing them this year or not? I came here years ago and rented a storage shed over in Farwell that cost \$35 a month and knew the rules. When I came in, I went and picked up my stuff and came to my lot. That is an option for people."
9. Charlene Lieblich, Lot # 1297, "We spend \$3300 on one meal and Marney only gets \$5000 for 8 parties, there is something out of balance here. We do an Easter Egg hunt. We do a Halloween party. All these things to bring the kids in and get everyone involved especially the campers. We talk about the campers; we try to get them involved. We have some new activities this year. Only \$5000 for Marney for the Activities committee and \$3300 for one meal. Something is way out of balance out of here. What you are doing is putting a lot of work on 6 people that help Marney and we are doing it in our own kitchens, a lot of time our own food. This is ridiculous you guys. Support us. That is out of line and I question you to reconsider that."
10. Nadine Grabowski, Lot #163, "I am trying to understand temporary shed. Have they always been allowed? What would be acceptable? Maybe we need to post what is allowed. So, for example I would not want to put up a massive 10x10 tent up because a massive storm could take it. But what temporary structures are acceptable."
11. Steve Bryant, Lot # 1, "I would like to clarify some things. As far as the improvements of the blacktop the parking lot and etc. I am not against that. I want to make a clarification there; I was not voting against that. I am against doing a blanket all at once without consideration for our reserve. We fought long and hard, I have been here when we didn't have enough money to finish out the year and had to borrow from next year's funds. Our accountant advised us to have two years of assessments in our reserve. Because we have a couple dollars in, doesn't mean we need to spend it all at once. Yes, we need to take care of our amenities and facilities. What we need to do it quit spending it on food and crap like that. That we don't need, that is not what we are here for. And for all you board members that are new, that is not the intent of this board. The intent of this board is to take care of the amenities and facilities that we currently own. Don't add new ones and don't feed half of the neighborhood. And I agree that if we are going to have monies spent it should be in the direction of the activities committee not a meal at the annual meeting. The annual meeting meal was brought into effect with the attempt to get people to attend and vote, we don't need that anymore we have the absentee ballots. Why are we going to feed 300 people that is 1/3 of our dues paying members. The heck with the others. We shouldn't be paying for it."
12. Phil Blaisdell, Lot # 225, "I understand Steve and you are right there was a need to bring in the members and the enticement was let's give them a meal and they will come and they will vote. We don't need to do that anymore but we need participation. You are right, you had years where you could not get board members. No one wanted to participate, so what you are doing is trying to encourage people to come and participate in the process of an annual meeting. So, regardless if we need people to vote or whatever the need is, we need people to participate so if the enticement is a free meal we should. Because the annual meeting is very important because it is the opportunity for people to be able to vote on future things. It is a member's meeting and we need people there. Regardless on if you need a vote or not we need people to participate and I think it is a perfect way to. Because it is kind of a tradition."

*(14) Director Dombrowski moves to adjourn the meeting, 2<sup>nd</sup> Director Brandle, All Ayes, motion carried.*

Meeting adjourned at 12:20 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer