

**White Birch Lakes
Annual Membership Meeting Minutes
July 19, 2014
As Submitted**

I. **Call to Order:**

President Bryant called the meeting to order at 10:05 a.m.

Board Members present: President Bryant, Director Holzer, Director Bridges, Director K. Dombrowski, Director Allen, Director Treppa and Director B. Dombrowski

The Invocation was given by Dawn Holzer.

The Pledge of Allegiance was recited by all present.

II. **Burning Of Ballots:**

Dorothy Nalepa, Lot 1133 moved to burn the 2013 ballots, 2nd by Richard Allen, Lot 1208, motion carried.

III. **Nominating Committee Report:**

Pat Graham, Chairperson of the Nominating Committee, reported the certified nominees on the ballot as follows:

Stephen Bryant (incumbent)
Cindy DeLong
William (Bill) Dombrowski (incumbent)
Dawn Holzer (incumbent)
John Pryde
John Tanner
Marsha Thomas
Michael Woodcock

Pat also reported there were 162 Absentee ballots sent out.

President Bryant asked if there were any other nominations from the floor. Being none reported, Brian Kozlowski, Lot 688 moved for the nominations to be closed, 2nd by Mary Cox-Perkins, Lot 1095, motion carried.

At this time, Jerry Bridges, Lot 296 moved to change the order of the Agenda moving the Election until the Teller Committee has the Absentee Ballots tallied, 2nd by Kevin Dombrowski, Lot 1209, motion carried.

IV. **President's Report:**

Due to technical problems with the tape recordings, the President's report was not available for exact wording. President Bryant provided notes as to the following points he covered:

1. Thanks was given to all for coming to the meeting
2. Many good things have been accomplished during the last 6 years.
3. Special thanks was given to all the Board Members past and present that have made the Board's accomplishments possible and special thanks was given to Dorothy Nalepa for her efforts in collections.
4. The "Member's in Good Standing" number increased to 833. This increase has allowed for the Association to pay \$96,000.00 in cash for a road grader and there is still a substantial amount in savings which will allow for refurbishment of the amenities as needed.
5. A "rainy day" fund has been set aside per the Auditor's recommendation.

6. Per the Audited Report for 2013-14 the Cash and Cash equivalents at the beginning of the fiscal year were \$437,827.00 and the Cash and Cash Equivalents at the end of the fiscal year were \$524,740.00. This resulted in an increase of \$86,913.00 in Cash and Cash Equivalents for the 2013-14 fiscal year. The audited report also shows an increase of \$62,518.00 in Net Assets.

7. Once again President Bryant stressed the need for Volunteers to sign up for the various committees (especially the Activities Committee) so further events can continue.

V. Report of the Secretary:

Brian Kozlowski, Lot 688 moved to waive the reading of the 2013 Annual Meeting Minutes, 2nd by Cecilia Bagazinski, Lot 1333, motion carried. (Copies of the meeting minutes were provided at the meeting.)

VI. Report of the Treasurer:

The Treasurer's report was given as part of the President report. (Copies of the audited financial reports were provided at the meeting.)

VII. Committee Reports:

Campground Committee:

Kevin Dombrowski, Lot 1209 reported he feels the campground is under-utilized however the Maintenance crew is doing a great job at keeping them up and he personally thanked Fred Witchell for the amount of work he has done. Fred does this work on a volunteer basis, he is the man that stains the tables, co-ordinates the areas for people to move their campers in the winter time, he is the man who basically oversees the entire campground and bird dogs any issues that may come up in addition to our Maintenance people and it is a thankless job. Fred has done a great job. Kevin also thanked Bob and Claudia Pelfery for the job they are doing in maintaining the bathrooms. Kevin stated he has received complaints from people in the past but when they get used like they do on the holidays other than setting someone there 24/7 you are going to have people tracking mud in from time to time. However, they have done a great job in keeping it up and he stated he is really grateful to have them as well. The other thing he mentioned, and wanted to make crystal clear that there hasn't been any motions on it yet, is there have been problems with hot water running out on the weekends. The Board is looking into a hot water heater. Kevin stated he is researching the best value for the buck comparing on-demand to typical 100 gallon propane fired. He stated he has personally stopped at smaller privately owned campgrounds similar to White Birch and talked with Owners of the campgrounds to gather data and see what is most appropriate for our needs and in August the new Board will need to look into all the data and make a decision as to which system we want to go with.

EPC Committee:

John Pryde reported the following requests from December 2013 to date:

- 8 contiguous lots
- 17 tree removal
- 6 accessory buildings
- 3 decks
- 2 septic systems
- 1 addition
- 1 culvert
- 2 fences

John also reported that there was only 1 rejection from the list above. All others were approved.

Michelle Flood, Lot 544 moved to go to Comments from the Floor prior to the voting, 2nd by Marsha Thomas, Lot 442, motion failed.

At this time, President Bryant mentioned that a long time Member, Doris McConnell, passed away and offered condolences to the family. President Bryant also thanked the Election Committee members; Pat Graham as Chairperson, Tammy Hall, Claudia Pelfery, Kathleen Kozlowski, Phyllis Willoughby, and Al Isaac; also Koren Treppa as Board Liaison and Vicky McClusky, Secretary/Treasurer.

VIII. **Transaction of Other Business:**

President Bryant asked if there were any Transactions of Other Business and being none this agenda item was closed.

IX. **Comments from the Floor:**

Craig Wilson Lot 1061-1062 thanked everyone for showing up. It shows there are some people who care about the votes.

Mike Graham, Lot 1368 asked why the Sheriff's Department was present.

Belinda Wilson, Lot 1061 stated she would like to see the Pavilion used for more things, like once a month or every other Saturday, maybe different bands come in or something.

Cecilia Bagazinski, Lot 1333 stated she believes the Assessment fee should be lowered seeing as there is extra money in the accounts.

Marsha Thomas, Lot 442 asked why the Board went to the tax sale and bought a lot.

Dorothy Nalepa, Lot 1133 volunteered to host an event at the Pavilion for Saturday night of Labor Day weekend. It will be posted in the Birch Bark and welcomed any Member to help with the event.

Mike Graham, Lot 1368 asked why campers cannot have sheds and why a homeowner that wants to have a contiguous lot doesn't have to pay.

Tim Bies, Lot 735 asked about getting internet service. Jerry Bridges commented about the internet issue stating that everyone is on their own outside of the Clubhouse. Director Koren Treppa also commented on this issue stating that she has been working on this issue.

Dorothy Nalepa, Lot 1133 stated that a few years ago there was only \$27,000.00 in the bank accounts and also stated that reducing the assessment fee would cause problems with expenses. She also asked for Members to sign up for the committees to get a better understanding of the finances.

Scott Hamilton, Lot 1171 commented that he was given the wrong information on voting from the Clubhouse attendant.

Harry Thompson, Lot 752 stated that Jeff and Tom have been doing a wonderful job on the roads.

Bill Hammon, Lot 63 asked the Board to look into putting crushed stone at the entrance gate.

X. **Election:**

At this time, prayer was given by Carolyn Neal and the picnic was started.

XI. **Election Results:**

President Bryant reported the following election results:

Dawn Holzer – 182 votes 3 year term
Steve Bryant – 156 votes 3 year term
Bill Dombrowski – 140 votes 1 year term
John Pryde – 108
Cindy DeLong – 64
Michael Woodcock – 62
Marsha Thomas – 60
John Tanner – 35

162 absentee ballots sent out – 1 ballot request received late
146 returned – 3 rejected
131 meeting ballots

Sharon Bridges, Lot 296 moved to close election, 2nd by Brian Kozlowski, Lot 688, motion carried.

XII. Adjournment:

Mary Cox-Perkins moved to adjourn the meeting, 2nd by Brian Kozlowski, motion carried.

XIII. Organization Meeting of Board:

Nominations for President:

Director Holzer nominated Director Bridges. Director Bridges accepted the nomination.
Roll call vote for Director Bridges, All ayes

Nominations for 1st Vice President:

Director K. Dombrowski nominated Director Bryant. Director Bryant accepted the nomination.
Director Bridges nominated Director Holzer. Director Holzer accepted the nomination.
Roll call vote for Director Bryant - Directors K. Dombrowski, B. Dombrowski, Allen and Bryant
Roll call vote for Director Holzer- Directors Holzer, Treppa and Bridges

Nominations for 2nd Vice President:

Director Holzer nominated Director K. Dombrowski. Director K. Dombrowski accepted the nomination.
Director Bridges nominated Director Holzer. Director Holzer declined the nomination.
Director K. Dombrowski nominated Director Treppa. Director Treppa declined the nomination.
Roll call vote for Kevin, All ayes.

Final Results:

Sharon Bridges – President
Steve Bryant – 1st Vice President
Kevin Dombrowski – 2nd Vice President

Submitted from tape recordings by,
Vicky McClusky