

**White Birch Lakes
Annual Membership Meeting Minutes
July 18, 2015**

I. Call to Order:

President Bridges called the meeting to order at 10:52 a.m.

Board Members present: President Bridges, Directors Holzer, Bryant, K. Dombrowski, Allen, Pryde and B. Dombrowski

The Pledge of Allegiance was recited by all present.

The Invocation was given by Dawn Holzer.

II. Burning Of Ballots:

(1) Jim Neal, Lot 1094 moved to burn the 2014 ballots, 2nd by Al Isaac, Lot 514; motion carried.

III. Nominating Committee Report:

Pat Graham, Chairperson of the Nominating Committee, reported the results from the Absentee Ballots. A further report will be given at the time of the election.

IV. Presidents Report:

President Bridges reported the following:

“Welcome, this has been a very busy year, and in my previous reports I’ve talked about the numerous updates that we have done to the Association and Amenities so I won’t go into them here. They are listed in an April Birch Bark.”

“We had a Realtor Fair in April and several Realtors attended. Several couples came into the Association from the sign that was outside the gate and at least out of those coming in, one lot was sold.”

“I am going to read an email that we received from one of our Association Realtors which says, “I am happy to report that our calls have increased from customers wanting more information on the properties at White Birch Lakes. We are averaging about four new calls per week at this time. Also in the last 30 days there have been a total of 58 customers that have gotten information online. Also, I sold one home within the last 30 days. Activity is picking up. Having had a chance for customers to tour the area has, I believe, helped this to increase as did the Realtor Open House that was held in May to inform more Agents regarding the many benefits of WBLRA. In the last 30 days there have been 88 views by other Agents on properties that I have listed. I am expecting to have an offer for a Lot on Hemlock, within the next 24 hours that is a result of having had the chance for buyers to go through and see what is available. I’m also looking for more before the end of summer. I thank you all very much and I am enjoying showing, selling and working with each and everyone there.”

“Steve said he has sold two homes in the last 30 days. The Association has sold 4 lots without the assistance of a Realtor saving Realtor fees. We have not incurred any additional expenses with this practice. The individual entity can sell five properties without the need of a Broker’s license in the state of Michigan.”

“I am sure that you want to know about the legal status of our ongoing lawsuit. The Court of Appeals heard the case in May and a judgment arrived in June. I will read our Attorney’s summary of the judgment:”

‘As Members are aware, the Association Board has been involved in a lawsuit brought by several Members disputing the Association’s actions regarding camping and camping units. The matter has been reviewed by the Michigan Court of Appeals which on June 9, 2015 issued its ruling. The Court of Appeals’ Opinion affirms the Clare County Court’s holding that camping units (recreational vehicles, campers, trailers or other camping accessories) on lots that do not have a permanent dwelling, must be removed from the lots for the off-season after October 31st of each year through the next Memorial

Day weekend. Camping units may not remain on these vacant lots unless they are, in fact, used for camping during the off-season and a permit from the Association obtained. Off-season camping permits may not be used for storage of camping units. Lots with permanent dwellings may store camping units year-round. While the Opinion does not limit the number of camping units to one, without expressing what may be too many, the Court of Appeals stated that the number of camping units on a lot must be consistent with the single family residential character of White Birch Lakes.’

“This was submitted by the Association’s Attorney, Peter Poznak and according to the recommendation of our Attorney; White Birch Lakes will be enforcing the removal of campers from lots as to the October 31st deadline. We will extend the cutoff from July 31st to August 14th to allow for the late date of this announcement.”

“Welcome to all new Members that have come to enjoy our beautiful surroundings. If you have not received a welcome packet, stop into the office to get one and introduce yourself. From comments made at the last annual meeting, people wanted more activities, however, several activities were not held over the last year because we had no volunteers to participate. The 4th of July parade was well attended by over 35 golf carts and ATV’s. Much Fun was had by all and many stood outside to wave as the parade went by. I do thank those volunteers who organized that. Thank you very much.”

(2) Dorothy Nalepa, Lot 1133 moves to change the Agenda order and move the election up in terms of the weather, 2nd by Jim Neal, Lot 1094, motion carried.

President Bridges stated that the meeting will continue on while the election is taking place.

President Bridges introduced Dennis Zimmerman, Lincoln Township Supervisor and stated he would answer any questions there may be.

V. Committee Reports:

Election Committee: Director Dawn Holzer thanked the Election Committee for participating this year; Pat Graham as Chairperson, Jeanne Briggs, Phyllis Willoughby, and Claudia Pelfery along with Secretary/Treasurer Vicky McClusky. Dawn also stated how much these volunteers are appreciated. It is a big process and their time is really appreciated.

Wildflower Committee: Anne Hobart reported some of the wildflower findings and stated information will be on the website to help Members in identifying the plants. Anne also asked Members not to pick the flowers or plants because some of them are very rare. This process was started in the fall of 2014 so they are still working this year to identify the flowers and plants.

Campground Committee: Fred Witchell reported that work is continuing at the Campground to create pathways for Members to walk through which starts behind the swing sets over by the dump station and continues around the back of the Campground out towards the road, all the way around the bath house and around by the pavilion area. He also stated there is beautiful scenery over there because of the water and there a lot of animals over there and for people stating they have been seeing bear, don’t worry about it but there were bear droppings on the trail this year.

EPC Committee: President Bridges gave this report for Jerry Bridges who wasn’t available at this time stating the following for the year through July 18, 2015:

6 – C & R Violations
14 – Applications for Contiguous Lot Status
Lot Improvements:
3 – Driveways
30 – Tree Removals
4 – Septic Systems
2 – Fences
Structures:
12 – Accessory Buildings/Garages
2 – Houses

Total EPC Permits – 73

Activities: Carolyn Neal reported the Plant Exchange is the first Saturday in October for anyone who wants to bring some plants to exchange. President Bridges asked Carolyn if anyone who doesn't have plants can participate even if they don't have plants to exchange and Carolyn's answer was yes.

VI. Treasurer's Report:

The Treasurer's Report was given by President Bridges as follows:

"Per the Audited Report for 2014-15 the Cash and Cash Equivalents at the beginning of the fiscal year were \$525,740.00 and the Cash and Cash Equivalents at the end of the year were \$341,364.00. This resulted in a decrease of \$184,376.00. This money was not lost, it was spent. \$90,274.54 was put into an Annuity. We were only drawing less than one half percent and now we are drawing two percent on that money. It cannot go below 1.5 percent. This was money that was held in reserve anyways so we decided to put it in a place where we could gain more interest. There was another amount of money of \$96,000.00 plus, plus change that we spent on our Road Grader last year and we don't owe any money on that, we paid cash for it. We also spent money on our gate upgrade, the Clubhouse upgrade and on the bath house on the Campground upgrade."

"This year as of this date, the Members in good standing number has increased to 916. Last year the number was 833. We do have more people that are paying their dues and we also have a lot of new people. Please welcome them. Encourage them to go to the Clubhouse and get their welcome packets. This is another reason why we have not had to raise our dues for the last 12 years."

"This year there were 73 letters sent to Members in June that still owed the 2015-16 Assessments and only 29 liens were recorded in July because of this. This resulted in 44 Members paying their Assessments in full or setting up a payment plan. There will be more letters sent to Members who owe more than one year Assessments in August or September which could result in more liens being recorded."

VII. Comments from the Floor:

President Bridges announced that anyone who wanted to ask questions or make motions could do so at this time.

Skip Breen, Lot 393 asked about the removal of campers from single family lots and how many campers can be on one lot. President Bridges answered that the Attorney stated that campers need to be removed from lots on October 31st. Homeowners who have camping equipment may store their campers on their lots and there has been no restriction as to the number of campers that are allowed on lots. She went on to add, that single family characteristics of the community has to be maintained. Mr. Breen asked what that means as far as the number of campers on a lot. President Bridges answered that anything larger than five campers on a lot constitutes a Campground so they may not have more than five.

Another Member (no name or lot number given) asked President Bridges if he has someone that has a camper, can they park on his lot and use it at any time. President Bridges answered that there is a permit process where you may have guests for a brief period.

President Bridges stated that the Plaintiff has asked for a Reconsideration of the Court of Appeals judgment. There will not be more discussion than has already been stated earlier because the lawsuit is still ongoing.

Jim Neal, Lot 1094 asked President Bridges if the lawyer stated we have to maintain our residential lot, how could she sit there and state they can go up to five per lot. President Bridges answered that the Court is saying this and they are not making a judgment on the number of campers that can be on a lot as long as they uphold the single family characteristic and there isn't a definition for that and she cannot define it. Mr. Neal stated she just said that and President Bridges answered it is a state law. Mr. Neal then stated it just came out of her mouth and not the Attorneys. President Bridges then stated she is not going to discuss this matter anymore until it is clarified by the Court.

Bill Dombrowski stated that while serving as a Member of the Board for the last year and a half he has enjoyed working on items here at White Birch and having been a Member for 40 plus years he feels the community is a wonderful community.

President Bridges asked if she could have any Members here who have worked on the Board in the past please raise their hands. She then asked people who have worked on committees before to please raise their hands. She went on to add, "Now as you can see by the raised hands and the people who have worked on the Board and on committees that is why this Association is 45 years old; it's in the black very nicely; it is a beautiful, beautiful, beautiful area; people are selling properties and we are happy to have you all here. Thank you so much and thank you for all the hard work and effort that you have put into this and the Board gets a \$1.00 a year for their efforts and I have yet to see it."

At this time, Dennis Zimmerman, Lincoln Township Supervisor, took the floor to talk about the many rules concerning roads, golf carts, ATVs, fireworks, etc. He informed Members that they can access the website for information and also can call the Township to be put on an email list so Members can gain access to upcoming issues.

President Bridges asked Mr. Zimmerman for a brief interruption to ask if there were any nominations from the floor. Being none she stated that nominations were closed.

Dennis Zimmerman went on to state there is an election coming up that includes mileage for the schools and Dial-A-Ride. He urges everyone to vote. Mr. Zimmerman went on to talk about the visibility of taxes for Veterans. The Township is in the process of rewriting the Zoning Ordinances. There have been four meetings so far. The next phase is where people will be involved as well as the Township Staff. The meetings are open to the public and meeting dates and times are posted on the Township website. Lastly, Mr. Zimmerman stated he has sat on a panel for the last few years in regards to developing a water strategy; how the water can be protected and kept in case of drought.

A Member (no name of lot number given) asked Mr. Zimmerman if someone has one acre of property how many camping trailers can be put on one lot. Mr. Zimmerman answered at this time there isn't a number in the Zoning Ordinance at this particular time.

A Member (no name or lot number given) asked Mr. Zimmerman if the Township has been in contact with Central Michigan University because they refused a grant regarding the connectivity of the Great Lakes and Mr. Zimmerman answered that the Township is aware of this.

Belinda Wilson, Lots 1061/1062 asked Mr. Zimmerman what type of alert/warning systems or sirens as far as tornado or severe weather are available for White Birch. Mr. Zimmerman answered that there are two sirens in Lincoln Township, one in Lake George at the fire hall and one in Silver Lake. The sirens are for tornados only. He explained that Members can pick up weather radios for their residence and monitor the weather that way for alerts/warnings.

Bob Robertson, Lot 162 asked Mr. Zimmerman if anything is being done in regards to internet availability for this area. Mr. Zimmerman explained there are no plans at this time. He added that Charter has been contacted several times but each time something happens and no plans are carried out.

In conclusion, Mr. Zimmerman thanked the Members. President Bridges thanked Mr. Zimmerman for coming.

VIII. Transaction of Other Business:

There wasn't any business transactions discussed.

IX. Comments from the Floor:

There were no further comments from the floor beyond the ones noted above.

At this time, Al Isaac said grace and a brief intermission was taken to allow the final preparations for the picnic to be completed.

X. Election Results:

Pat Graham, Election Committee Chairperson gave the following election results:

Absentee Ballots sent: 119
Absentee Ballots received: 98
Absentee Ballot requested rejected: 7

Meeting Ballots issued and returned: 72
Meeting Ballots rejected: 0

Nomination Results:

John Pryde – 146 votes (3 year term)
Kevin Dombrowski – 139 votes (3 year term)
Fred Witchell – 131 votes (1 year term)

By-Law Amendment Results:

Yes – 120 votes
No – 33 votes

XII. Adjournment:

*(3) Richard Allen moves to adjourn the meeting at 1:29 pm, 2nd by Jeanne Briggs.
Motion carried.*

XIII. Organization Meeting of Board:

Nominations for President:

Director Holzer nominated Director Bridges, 2nd by Director Pryde
Director Allen nominated Director Bryant, 2nd by Director Bryant

Nominations for 1st Vice President:

Director Holzer nominated Director Pryde, 2nd by Director K. Dombrowski
Director Allen nominated Director Bryant, 2nd by Director Bryant

Nominations for 2nd Vice President:

Director Holzer nominated Director K. Dombrowski, 2nd by Director Pryde
Director Bryant nominated himself, 2nd by Director Allen

Final Results:

Sharon Bridges – President
John Pryde – 1st Vice President
Kevin Dombrowski – 2nd Vice President

Submitted by,

Vicky McClusky
Secretary/Treasurer

NOTE: Approval of the 2014 Annual Meeting Minutes was overlooked.