

White Birch Lakes
Board of Directors Meeting Minutes
April 12, 2014

I. Call to Order:

President Bryant called the meeting to order at 10:02 a.m.

Board Members present: Directors Holzer, Bridges, Bryant, K. Dombrowski, Allen, Treppa, and W. Dombrowski (appointed prior to meeting to fill the Open Board Seat)

Secretary/Treasurer McClusky and Supervisor VanBennekom.

Invocation given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

Supervisor VanBennekom: Gravel Bids

Director Bridges: Campground Equipment

Director K. Dombrowski: Garage Sale

Director Holzer: Mother's Day Breakfast

Closed Session:

Director Holzer: Employee Evaluations

III. Approval of Minutes:

(1) Director Treppa moves to approve the March 2014 meeting minutes, 2nd by Director Allen.

All Ayes, motion carried.

(2) Director Allen moves to appoint Bill Dombrowski to fill the Open Board Seat, 2nd by Director Bridges.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

Secretary/Treasurer McClusky gave thanks to Dawn Holzer for all her help in getting the budget amounts into the correct categories and for her work on getting a new motion notebook put together which will be kept in the office that dates back to 1982.

(3) Director Bridges moves to approve the Treasurer reports for March 2014, subject to Auditor's approval, 2nd by Director Dombrowski.

All ayes, motion carried.

(4) Director Treppa moves to pay the bills for April 2014, 2nd by Director Bridges.

All Ayes, motion carried.

V. President's Report:

President Bryant reported that it seems every month he has to give an announcement that he doesn't like to make on the passing of Members. This month he offered his condolences to the family of Glenn Stephens and also to Bill McArthur and Dave Obrecht for the passing of a family member.

President Bryant mentioned that the Annual Meeting will be held July 19, 2014. He mentioned that there will be a picnic provided following the meeting and hopes that it will draw more of a crowd. President Bryant mentioned the word "apathy". He stated that everyone seems to feel that because the Association's financial situation is in great shape that they don't need to attend the meeting. It's not just where the Association is today but where it will be tomorrow. He also stated that Members should not be elected to the Board and have decisions made by such a small percentage of the Membership. The Members serving on the Board spend a great deal of time trying to do things right and input is needed from the Membership. He asked that Member's please get over this "apathy", attend the meeting, make your voice heard and his commitment is that the meeting will be run in a friendly and orderly fashion.

President Bryant asked if anyone knows of any road graders for sale to let Alice know. The Association is in need of upgrading the road grader and it needs to be done soon.

VI. Supervisor's Report:

Alice stated she is excited to welcome the seasonal Members back and that Maintenance is beginning to gear up for summer. Alice stated that it seems we are going directly from winter into summer without much spring in between. Jeff and Tom are getting the roads graded and back into shape from the winter. Also, they are getting back to clearing the roads and ditches of brush. With the addition of the dump box on the pickup they are going to much more efficient in this task and as a result there are piles of wood chips at the old Maintenance Building for any Member who is interested to take as much as they want. It will be restocked as they get more roads and trees cleared.

Alice stated there was an incident last week where a rather unsavory character came into the Association who practically forced his way into a Member's home trying to sell goods. They called the Safety telephone number in which Jeff who was on call responded. Jeff tracked this person down, told him he was not allowed to be here and escorted him out of the Association. She asked that everyone be alert to anyone or anything suspicious and to notify the police or our Safety personnel if you have any concerns. It is better to have it be a false alarm rather than something that should have been taken care of.

Alice also reported that she has had great results with the March 1st boat slot deadline renewals and all but 4 Members have renewed their slots. The 4 who have not renewed have been called and she is waiting on their response. If this is you, please call her to renew.

Alice reminded Members that they must be current on their Assessments to use the Amenities. Vicky is the only one who can update your "Member in Good Standing" status and verify what you may owe on your account. No one else has access to your confidential financial information. Recently there were 2 unfortunate incidents where Members were turned away from using the swimming pool by the Attendant. These Members became angry and quite loud in which the Attendant felt quite threatened by the Members' response. The Association's

governing documents spell out the requirements of “being in good standing” to use the Amenities and the employees are only following and enforcing the Association’s own rules.

Once again, Alice thanked her employees for the great job they continue to do for the Association; Jeff and Tom in Maintenance, and Josh, Pamala and Dorothy in the Clubhouse.

VII. Committee Reports:

EPC report:

John Pryde reported there have been 2 tree removal requests granted– Lots 618 & 109. There are 2 requests waiting for additional information – 1 for a driveway and 1 for trees. Also there has been 1 request for an Accessory Building/tree removal and 1 Contiguous lot request granted.

Campground report:

Fred Witchell reported there will be a Campground Committee meeting at 9 a.m. on May 10th at the Clubhouse and anyone who would like to attend is welcome to do so. He also stated he will get bids for fire rings and picnic tables before the next meeting. The Board told Fred they will be making a motion for this later in the meeting.

Fred mentioned that he is volunteering to put on a Mother’s Day Breakfast again this year. This item was added to the Agenda under New Business at this time.

No other committee reports were given.

President Bryant mentioned that the beaver trapping is being done and there have been 5 taken from White Birch Lake and 2 from Holiday Lake thus far.

VIII. Comments from the floor (Agenda Items): Available for viewing in the office.

IX. Unfinished Business:

(5) Director Bridges moves for a presentation to be prepared for the use of Auto Stickers to be used in the Association by the next meeting, 2nd by Director Holzer. All Ayes, motion carried. (At this time, Fred Witchell was appointed as Chair for this committee by President Bryant.)

(6) Director Treppa withdrew the motion from August 2013 in regards to encroachments, 2nd by Director Holzer.

(7) Alice presented her findings on upgrading the road grader thus far. Director Holzer moves to have Jeff and a heavy equipment mechanic go to Lansing to inspect the 2001 John Deere grader with the expense cost for travel not to exceed \$500.00, 2nd by Director K. Dombrowski. Roll call vote, All Ayes, motion carried.

(8) Director Holzer moves to approve the Memorandum of Understanding from Lincoln Township in regards to the brine contract with the suggested changes to the Memorandum, 2nd by Director Bridges. Roll call vote,
Ayes – Directors Holzer, Bridges, Bryant, K. Dombrowski, B. Dombrowski and Allen
Nays – Director Treppa
Motion carried.

X. New Business:

(9) Director Holzer moves for Sharon Bridges, or Koren Treppa, and Vicky to get the post office box set up to receive the absentee ballots for the annual election, 2nd by K. Dombrowski.
All Ayes, motion carried.

(10) Director Bridges moves to appoint Phyllis Willoughby and Pat Graham, to the Teller Committee, and for President Bryant to appoint any additional Members who may sign up in addition to those named above, with Koren Treppa to be the Board Liaison, 2nd by Director Holzer.
All Ayes, motion carried.

(11) Director Bridges moves to have a meal catered for the Annual Meeting with the cost not to exceed \$3,000.00 and money to be taken from the savings account, 2nd by Director Holzer.
All Ayes, motion carried.

(12) Director Allen moves to have Big R's Hogs and Dogs cater the Annual Meeting meal with the exception of providing hamburgers and hot dogs as the Entrée, 2nd by Director Bridges. Roll call vote,
Ayes – Directors Holzer, Bridges, K. Dombrowski, B. Dombrowski and Allen
Nays – President Bryant and Director Treppa
Motion carried.

(13) Director K. Dombrowski moves to implement the Registration Procedures for the Annual Membership Meeting that was presented with the suggested changes, 2nd by Director Bridges.
All Ayes, motion carried.

(14) Director Holzer moves to implement the Summer Holiday Pool Hours for 2014 as presented, 2nd by Director Allen.
All Ayes, motion carried.

(15) Director Allen moves that campers may be moved to lots starting May 9th, 2014 under a blanket permit from the campground and the storage area. Also, all campers must be removed from the campground by May 19th, 2014, 2nd by Director K. Dombrowski.
Ayes – Directors Holzer, Bridges, Bryant, K. Dombrowski, B. Dombrowski, and Allen.
Nays – Director Treppa
Motion carried.

(16) Director Allen moves to accept the recommendations from the Supervisor for the Protocol for Moving Campers in May and August, 2014 with the noted changes, 2nd by Director Holzer.
All Ayes, motion carried.

(17) Director Holzer moves to ratify the email vote for the sale of Lot 1032, 2nd by Director Treppa.
Ayes – Directors Holzer, Bridges, K. Dombrowski, Allen and Treppa
Director B. Dombrowski abstained and President Bryant recused voting.
Motion carried.

At this time, Director Bridges stated information about a recycling program for consumer electronics through Lincoln Township. A notice will be in the Birch Bark as to the date and time.

The board directed Vicky to reinstate the lien process as dictated by Section I, Paragraph C, No. 3 of the Amended Declaration of Restrictions recorded September 30, 2002.

(18) Director Holzer moves to accept Fisher Sand and Gravel's bid for the 2014 gravel at \$9.45/ton, 2nd by Director Treppa.
All Ayes, motion carried.

(19) Director Holzer moves for Fred Witchell to get 3 bids for the purchase of fire rings and picnic tables with the cost not to exceed \$900.00, 2nd by Director Allen.
All Ayes, motion carried.

(20) Director Allen moves to have a 2 day garage sale, May 24th and 25th, from 9 a.m. to 5 p.m., 2nd by Director Holzer. Roll call vote,
Ayes – President Bryant and Director Allen
Nays – Directors Holzer, Bridges, K. Dombrowski, and Treppa
Director B. Dombrowski abstained.
Motion failed.

(21) Motion by Director Holzer to hold the garage sale on Saturday, May 24th from 9 a.m. to 5 p.m., 2nd by Director K. Dombrowski. Roll call vote,
Ayes – Directors Holzer, Bridges, K. Dombrowski, B. Dombrowski, and Treppa
Nays – President Bryant and Director Allen
Motion carried.

(22) Director Bridges moves to have a Mother's Day Breakfast on Sunday, May 11th from 8 a.m. to 11 a.m. with the cost not to exceed \$200.00, 2nd by Director Treppa.
All Ayes, motion carried. (A sign up sheet for volunteers is on the bulletin board in the Clubhouse)

XI. Comments from the Floor (For the Good of the Order): Available for viewing in the office

(23) Director Bridges moves to adjourn to closed session at 1:55 p.m., 2nd by Director Holzer.
All Ayes, motion carried.

XII. Closed Session:

NOTE: Director Allen was not present for Closed Session.

*(24) Director Holzer moves to finish the Foreclosure process based on information via her email dated March 28, 2014, 2nd by Director Bridges.
All Ayes, motion carried.*

*(25) Director Holzer moves to give Vicky, Alice and Jeff a 1 ½% raise on their Anniversary date, 2nd by Director Bridges. Roll call vote,
Ayes – Directors Holzer, Bridges, B. Dombrowski, and K. Dombrowski
Nays – President Bryant and Director Treppa
Motion carried.*

*(26) Director Holzer moves for Alice to give up to a 1 ½% raise to her employees pending approval of the Board upon their Anniversary date. Roll call vote,
Ayes – Directors Holzer, Bridges, B. Dombrowski, and K. Dombrowski
Nays – President Bryant and Director Treppa
Motion carried.*

XIII. Adjournment:

*(27) Director Bridges moves to adjourn the meeting at 3:10 p.m.
All Ayes, motion carried.*

Submitted by,

Vicky McClusky
Secretary/Treasurer