

White Birch Lakes
Board of Directors Meeting Minutes
April 11, 2015

I. Call to Order:

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

Board Members present: President Bridges, Directors Bryant, Pryde, Holzer, and Allen; also Secretary/Treasurer McClusky and Supervisor VanBennekom.

Board Members Absent: Director K. Dombrowski and B. Dombrowski; excused

The Invocation was given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

Committee Reports:

Director Pryde – C & R's added to EPC Committee Reports

New Business:

Director Holzer – Mother's Day Breakfast, Garage Sale & Ugly Sweater Party

Closed Session:

Director Holzer – Offer for Sale of Lot 901

III. Approval of Minutes:

(1) Director Allen moves to approve the March 14, 2015 meeting minutes, 2nd by Director Holzer with the EPC Committee report to be worded as follows per Vicky's correction:

{Director John Pryde reported 1 (one) contiguous lot approval for Lots 894 and 895 which was presented in 2014 but was not approved until Assessments were brought current in February of this year. The contiguous status was approved to start as of March 1, 2015.}

NOTE: The above report has been revised in the March minutes.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

(2) Director Holzer moves to approve the financial reports for March 2015 as presented, subject to the Auditor's approval, 2nd by Director Allen.

All ayes, motion carried.

(3) Director Allen moves to pay the bills for April 2015 as presented, 2nd by Director Holzer.

All ayes, motion carried.

V. President's Report:

President Bridges reported the following:

“At our last meeting the Board requested that the Supervisor contact a Boiler Inspector to make recommendations regarding our boilers. They were installed in 2000 with one being replaced in 2004. The Inspector who does our required yearly inspections reported that the boilers were in good shape and we should be able to use them for another 10 to 15 years with regular maintenance which we do perform.”

“We have 2 (two) Real Estate companies that have received our approval to sell White Birch Lakes owned properties and they came in and drew numbers for the lots that we have so they know which ones they will be selling and marketing. Their contract begins April 1, 2015 and runs to April 1, 2016. We will be having a Real Estate Fair on Sunday, April 26, 2015 and Dawn will talk a little bit more about that later. We have invited companies from Clare, Farwell, Harrison, Mt. Pleasant and Gladwin. We expect to introduce them to the wonderful Association that we live in and they will receive copies of our C & R’s and By-Laws. They will also receive a brochure with pictures that they can copy and pass out to their clients. They also will receive in their packets a little refrigerator magnet with the WBLRA logo on it. This is an effort to not only sell our properties but also if Members are selling their lots, we are hoping it can create an interest in this area. Many Real Estate Agents don’t really understand what White Birch is all about and maybe haven’t even been in here. We will be taking those who have an interest on a tour of our properties so if anybody wants to help take them around with a golf cart or a car, let us know. The Real Estate Fair will be from 1 pm to 4 pm.”

VI. Supervisor’s Report:

Alice reported the following:

“It’s nice to see some of our Snow Birds returning for the warmer season and hopefully we will have warmth to welcome them with. Our summer camping seasonal Members won’t be too far behind. It is always exciting to see them especially after the long cold winter we had this year.”

“There was a camper broken into back on Plum Terrace within the last week or so. The door had been forcefully opened and pulled off the hinges. The Member has been notified but if any of you seen any suspicious activity, please report it to the Sheriff’s Department.”

“The electrical work has been completed in the Campground Bathhouse for the ventilation fans and motion sensors. Jeff and Tom will need to install the connecting duct work and the system will be up and running. We expect to have this completely finished before the Bathhouse is open for the summer camping season.”

“We have piles and piles of wood chips at the old Maintenance building. These are ideal for any planting beds or landscaping needs. They are free to any Member. Please take as much as you want. We would appreciate that.”

“Jeff is beginning to get the roads graded and back into shape after the winter. He is going to be putting gravel down where needed and getting them prepped for brine. We do have the first brine scheduled this year for earlier in May. Hopefully this will prevent the dust problem over the Memorial Holiday weekend that we had last year. We got rained out and didn’t have time to get it rescheduled so we’re hoping that by moving it up, we’re going to prevent those problems from happening.”

“Also, please remember that Vicky, our Secretary/Treasurer, is the only one who can answer questions on your Assessment balance and update your Member in Good Standing status. No one else has that confidential information. We do continue to have problems with Members being turned away and becoming angry because they are not allowed to use the amenities. Unfortunately, we can’t help you with your past due Assessments.”

“Jeff and Tom are replacing some of the bent and worn stop signs and posts with bright beautiful new shiny ones. If you put a flyer up on one of the posts we are asking you to please remove the nails and tacks so they don’t build up over a long period of time. We are trying to keep them as nice as possible, as long as possible.”

“Boat slot payments were due as of March 1st and most of our Members have already responded with their payments. Thank you for that. If you have a boat slot and haven’t renewed, please get this taken care of as soon as possible. I will be calling Members who need to renew who have not yet.”

“I would like to thank our employees, Pamala and Shaina here in the Clubhouse, and Jeff and Tom in Maintenance as they continue to do great work for us.”

VII. Committee Reports:

Campground Committee:

Director Allen reported that he drove around the Campground and everything looked good and he didn't see anything wrong to report. Fred Witchell reported he is going to try to get some of the brush taken out of the Campground areas before Members start removing campers. The other thing he is requesting is that he be allowed to replace the canvas that has deteriorated on top of the play area. Fred was authorized by the Board to go ahead and take care of that.

At this time, Fred Witchell announced that a Mother's Day breakfast will be scheduled for May 10th, 2015 from 8 am to 11 am. He is asking for an allocation of \$200.00 to be authorized for this event.

Election Committee:

Director Holzer reported she has been working on wording (along with Kevin Dombrowski) for the ballot to allow a By-Law change if there should be a tie in the election because currently there isn't any direction as to what will happen if there is a tie in the By-Laws. She wanted the Board and Members to be aware that this will be presented for the ballot this year.

At this time, Director Holzer stated that the Easter Egg Hunt was a great success. They had about 15 adults and 20 children. She thanked Pam, her daughters Shaina and Chelsea, Pam's husband and father-in-law for getting the pizza and anyone else who helped. It went over very successfully and the kids found 180 eggs with money, candies, prizes, all kinds of things in them.

Director Holzer also thanked Mary Cox-Perkins for all the hard work she did with all the suggestions and things that were presented for the brochure.

EPC Committee:

Director John Pryde reported there was 1 (one) tree removal approval for Lots 1236-1237, 1 (one) garage approval for Lots 660-661, and 1 (one) contiguous lot approval for Lots 115-116.

Director Pryde stated his concerns and suggestions in regards to the Quonset type structures that Members are requesting. He asked the Board to consider following wording in the C & R's or Lincoln Township Ordinances.

(4) Director Pryde moves that the C & R's and/or the Township Ordinances will be accepted from the EPC standpoint when it comes to the regulation of Accessory Buildings on single family dwelling lots, 2nd by Director Bryant. Roll call vote, All Ayes, motion carried.

*(5) Director Pryde moves to accept Quonset type structures as Accessory Buildings on lots as long as the Township guidelines are followed for single family dwelling lots, 2nd by Director Allen. Roll call vote, Ayes – Directors Bryant, Pryde, Holzer and Allen
Nays – President Bridges*

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

IX. Unfinished Business:

(6) Director Holzer moves to rescind the 2 (two) Closed Session motions that were made in the March 2015 meeting, 2nd by Director Bryant.. All Ayes, motion carried.

Director Bridges reported that Phase I has been completed as far as Ongoing Clubhouse Repairs is concerned. Phase II is the pool room insulation which has been postponed until fall.

(7) Director Pryde moves to ratify the email vote to go with Exede Internet for the Public and Office Internet Upgrades with costs to be \$74.99 for the public internet and \$89.99 for the office internet per month, 2nd by Director Allen.
All Ayes, motion carried.

(8) Director Bryant moves to accept the Preventative Maintenance Program for the Road Grader from AIS Equipment as presented for a total amount of \$7,640.00 for 4 (four) 500 hour service levels, 2nd by Director Allen.
All Ayes, motion carried.

X. New Business:

(9) Director Holzer moves to accept the offers to purchase Lot 115 and 320, 2nd by Director Allen.
Ayes – Directors Pryde, Holzer, Allen and President Bridges
Director Bryant recused voting.
Motion carried.

(10) Director Allen moves to accept the bid from County Wide Septic Tank cleaning for the Clubhouse Drain Camera Survey with the bid to include a statement that WBLRA is not responsible for any equipment damages, 2nd by Director Bryant.
All Ayes, motion carried.

(11) Director Allen moves to accept the bid from Fisher Sand and Gravel for the 2015 summer season gravel at a cost of \$10.00 per ton, 2nd by Director Pryde.
All Ayes, motion carried.

(12) Director Allen moves to accept the bid from County Wide Septic Tank Cleaning to provide 2 (two) Portable Toilets at a cost of \$130.00 per month, 2nd by Director Bryant.
All ayes, motion carried.

(13) Director Bryant moves to accept the bid from K & W Feeds for Rice Coal at a cost of \$305.00 per pallet, 2nd by Director Holzer.
All Ayes, motion carried.

(14) Director Holzer moves to accept the bid from Mid-Michigan Pest Control for pest treatments in the Clubhouse at a cost of \$60.00 per month from April through October, 2nd by Director Allen.
Ayes – Directors Pryde, Holzer, Allen and President Bridges
Director Bryant recused voting.
Motion carried.

(15) Director Allen moves to approve May 8, 2015 as the date for campers to move back to lots without the necessity of a permit, 2nd by Director Holzer.
Ayes – Directors Allen, Holzer and President Bridges
Nays – Directors Pryde and Bryant
Motion carried.

The date and protocol for campers to be removed from winter storage in the Campground Storage Area were deemed as an Administrative decision.

Summer swimming pool hours was also deemed as an Administrative decision.

Alice explained the April Work Orders for ManagerPlus that were in the packets and stated these would be provided in the packets monthly for the Board Members to review.

*(16) Director Bryant moves to accept the proposal from Brady's Business Systems for the 2015-16 copier maintenance program, 2nd by Director Allen.
All Ayes, motion carried.*

At this time, Director Pryde asked for the Contiguous Lot item under Closed Session to be moved up into New Business. President Bridges stated it would be added at the end.

*(17) Director Holzer moves to approve up to \$200.00 for the Mother's Day Breakfast event, 2nd by Director Pryde.
All ayes, motion carried.*

*(18) Director Holzer moves for a 1 (one) day Garage Sale to be held Saturday, May 23, 2015 from 9 am to 5 pm, 2nd by Director Pryde.
All Ayes, motion carried.*

*(19) Director Holzer moves to approve up to \$200.00 for an Ugly Sweater event to be held on Sunday, May 24, 2015 from 1 pm to 4 pm at the Pavilion, 2nd by Director Allen.
Ayes – Directors Pryde, Holzer, Allen and President Bridges
Nays – Director Bryant
Motion carried.*

Director Pryde discussed his concerns in regards to Members in Good Standing as versus Members not in Good Standing for Contiguous Status lots with the rest of the Board.

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

At this time the meeting was adjourned to Closed Session.

XII. Closed Session:

1. Clarification of the C & R's in regards to motors on the lakes was discussed. No motions were made.

2. Purchase offer for Lot 901 discussed with the following motions being made:

*(20) Director Holzer moves to reverse the motion made in February 2014 to not pay property taxes on Lot 901, 2nd by Director Allen. Roll call vote,
All Ayes, motion carried.*

*(21) Director Holzer moves to accept the purchase offer for Lot 901, 2nd by Director Pryde. Roll call vote,
All Ayes, motion carried.*

3. Employee compensation was discussed. No motions were made.

At this time the Board returned to regular session.

*(22) Director Allen moves to ratify the above motions made in Closed Session, 2nd by Director Holzer.
All Ayes, motion carried.*

XIII. Adjournment:

*(23) Director Allen moves to adjourn the meeting at 2:10 pm, 2nd by Director Pryde.
All ayes, motion carried.*

Submitted by,

Vicky McClusky
Secretary/Treasurer