

White Birch Lakes  
Board of Directors Meeting Minutes  
August 9, 2014

**I. Call to Order:**

President Bridges called the meeting to order at 10:00 a.m.

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

Director Holzer: Budget Request

**III. Approval of Minutes:**

*(1) Director Treppa moves to approve the June 2014 meeting minutes, 2<sup>nd</sup> by Director Holzer.  
All Ayes, motion carried.*

**IV. Income Statements-Treasurer Reports:**

*(2) Director K. Dombrowski moves to approve the financial reports for June 2014 as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Treppa.  
All ayes, motion carried.*

*(3) Director Holzer moves to approve the financial reports for July 2014 with the following amendment, 2<sup>nd</sup> by Director Allen:  
Amend "Legal fees" expense line item to "Attorney fees" and add "Professional Service fees" as an expense line item. Also reallocate the \$1,625.00 payment to Lapham Associates from Legal Fees to Professional Fees expense line item.  
All Ayes, motion carried.*

*(4) Director Treppa moves to pay the bills for August 2014, 2<sup>nd</sup> by Director Bryant.  
All ayes, motion carried.*

**V. President's Report:**

President Bridges welcomed everyone present in supporting the White Birch Board of Directors. She stated appreciation for Member support and presence and that this means a lot to the Directors. The last meeting was the Annual Meeting and it was well attended. The registration for voting and to establish a quorum was implemented and it allowed a more organized count and voting procedure. This set a tone for the whole meeting which was friendly and organized. There were a slate full of Members willing to participate in running for the Board and it was refreshing to see that many people who were interested. President Bridges went on to say that the Members returned the existing Board giving a vote of confidence and thanked everyone for that. A wonderful picnic was served after the meeting by Big R's and the food was great and it was estimated there were more than 250 people served.

President Bridges stated there have been reports of dogs running loose and complaints of people almost hitting them. A reminder was stated that there is a leash law and dogs need to be tied or kenneled and, if out walking, they need to be on a leash. This is for everyone's safety including the dogs.

Another complaint she stated is, when you are in the Clubhouse looking at the large framed map, there is a small rectangular piece of land adjacent from the Campground property as well as a large tract of land that does not belong to White Birch Lakes which is signified with green stars. This property is privately owned and the property owners are not happy that people are trespassing on it. The owners of these properties have cut trees down across the trails to keep people from going through there but the trees are cut up and moved. More trees have been put down over the past couple of weekends and while there doing that a lady was approached by someone on a quad telling her she couldn't cut the trees down. This lady proceeded to tell him she could because it is private property. The man on the quad started yelling at her and swearing, becoming very threatening. The man would not give his name. The property owners have made a formal complaint to the Clare County Sheriff's Department and they are prepared to prosecute to the fullest extent of the law regarding trespassing. President Bridges stated this problem has happened in the past and directed Alice to come up with something to post on the bulletin boards and in the Clubhouse regarding trespassing on private property and also stated that Members have 33 miles of roads to travel on in White Birch.

President Bridges stated the bottom line is let's be kind to our neighbors, each other and each other's property, and remember why everyone came to White Birch. Let's continue to make it a wonderful place to live and play.

Later in the meeting, President Bridges asked that the following be added to her report:

The pipeline property is also considered a trespassing area.

The dumpsters at the Campground are for garbage and household waste only. It is not for building materials, paint cans, tires, water heaters, etc. Hydrochloric acid was placed in the dumpster and one of the sanitation workers had his gloves eaten off of his hands. It is dangerous for people and everyone needs to think about others.

## **VI. Supervisor's Report:**

Alice stated it is great to see the results of the Board of Director's elections and to see the participation from the Members because she knows it has been a problem in the past. Alice looks forward to lots of good projects and results going forward working with all of the Directors. The new boat slots at White Birch's Lost Park and Timber Lake have been built. Everyone on the waiting list has been accommodated with spots still open. If anyone is interested please see Alice and she can give you a spot. The tennis courts have been resealed with excellent results. The Putt Putt Golf Course refurbishing should be started within the next week or so.

Alice stated this past week Jeff cleaned out and excavated around the boat launches at White Birch and Holiday Lake because there were problems with the shallowness of the water. Hopefully this will help with that issue. Tom has been working hard at getting the storage area cleaned during the annual scheduled cleanup the first two weeks of August. He has it looking really nice with just some finishing touchups needed. She also stated Jeff is beginning to get the roads prepped for the brine that is scheduled before Labor Day. The work on clearing the roads and easements of trees, branches and brush is an ongoing project with the guys working on it as time permits. This project will be going on for the next several years if not longer.

Alice mentioned the Association has a new Clubhouse Attendant, Shaina Tiszai. Shaina has been working a few weeks now. She asked the Members to please introduce themselves to her when you see her. Josh Schaeffer who was working during the meeting is going to be leaving in September. Alice stated Josh has been working for a couple of years now, has done a great job and will definitely be missed. Bob Pelfery continues to do an outstanding job in patrolling the Association and helping wherever he is needed. Claudia Pelfery does the thankless job of keeping the Campground bathhouse cleaned. Alice stated you would be appalled and amazed at the messes she deals with on a daily basis.

Alice also stated the Association has a great group of employees and personally thanked them for the wonderful work they do for the Association. Jeff and Tom in Maintenance; Josh, Pamala, and Shaina as Clubhouse Attendants; Bob as Safety; and Claudia at the Campground.

## **VII. Committee Reports:**

### Campground report:

Fred Witchell explained his drawing for recommendations of the Campground area where the post project and the new walking trails would be located to extend the present trail. This drawing is posted at the Clubhouse for a few days if you would like to view the plans. The proposed post project would make it a lot safer for everyone who likes to sit in the area next to the pavilion and for the kids who like to play at the playground. Fred stated it would cost approximately \$350.00 for posts to finish the project this year. He also stated that next year he would like to extend the trail all the way down to Holiday Lake through the existing woods. There wouldn't be anything destroyed or trees taken down, only clearing of ferns, sticks, etc. Fred also asked the Board to consider purchasing 3 (three) signs that state "Walking trail only" and no ATV's would be allowed on the trail. Fred stated he would get some volunteers to help put up the new post fence but also stated Maintenance would have to help with digging the holes for the posts with the post hole digger. Fred also suggested putting up signs that state "You are now leaving White Birch Property" along the area where people are trespassing on private property in an effort to try to help prevent the problem. He told Alice he would need at least a dozen signs.

### EPC Committee:

Chick Witchell reported there have been letters sent out about dogs chasing people on Mockingbird, a camper too close to the road on Red Fox Run, and a letter to a Member on Cherry and Elkhorn Way for a camper that is damaged.

### Activities:

Dorothy Nalepa Lot 1133 stated there will be a Bonfire and Hot Dog Roast at the Campground on August 30th at 7:30 pm and also a Holiday Ornament and Cookie Exchange along with a potluck at the Clubhouse on December 13th at 4:30 pm. Dorothy stated she had presented the Board with a Budget Request for these events. Director Holzer reported the fall Garage Sale is on August 30th from 9 am to 5 pm and also the Plant Exchange will be on October 4th at 1 pm at the Campground.

### Election Committee:

Pat Graham reported the Committee will be meeting again very soon and at the September Board Meeting the Committee will have a proposal for the Directors to look over and decide about items that were thought about from previous years and this year.

No other committee reports were given.

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

### **IX. Unfinished Business:**

*(5) Director Bryant moves to accept the bid from Tommie Bauer Excavating in the amount of \$4,950.00 for tree removal on Lot 98, 2<sup>nd</sup> by Director Allen. Roll call vote, Ayes – Directors B. Dombrowski, Bryant, K. Dombrowski, Allen  
Nays – Directors Holzer, Treppa and President Bridges  
Motion carried.*

*(6) Director Bryant moves to table the Clubhouse roof and Campground ventilation Projects until the Engineer recommendations are received from Lapham Associates.  
All Ayes, motion carried.*

President Bridges removed the tabled item of Guard Rails for Holiday Lake Access from the Agenda at this time and withdrew her motion from the June Board Meeting.

(7) *Director Holzer moves to schedule 3<sup>rd</sup> brine on all the roads not to exceed a cost of \$7,400.00, 2<sup>nd</sup> by Director K. Dombrowski.  
All ayes, motion carried.*

**X. New Business:**

(8) *Director Bryant moves to ratify the Appointment of the Officers elected at the Annual Meeting to be Sharon Bridges, President; Steve Bryant, 1<sup>st</sup> Vice President; and Kevin Dombrowski, 2<sup>nd</sup> Vice President, 2<sup>nd</sup> by Director B. Dombrowski.  
All ayes, motion carried.*

(9) *Director K. Dombrowski moves to ratify a motion made via email to continue using Sheryl Judd for the Website Hosting service at a cost of \$45.00 for the year, 2<sup>nd</sup> by Director Treppa.  
All ayes, motion carried.*

(10) *President Bridges appointed the following Members and Board Liaisons to committees:*

**Campground Committee:** Fred Witchell, Chairperson and Directors K. Dombrowski and Allen as Liaisons

**EPC Committee:** John Pryde, Chairperson and Director Holzer as Liaison

**Activities Committee:** Sally Keillor as Coordinator and Director Treppa as Liaison

**By-Laws Committee:** Directors Bryant, B. Dombrowski, and K. Dombrowski as Liaisons

**Conservation Committee:** Directors Allen and B. Dombrowski as Liaisons

**Election Committee:** Pat Graham, Chairperson and Directors Holzer and Treppa as Liaisons

**Finance Committee:** Dorothy Nalepa, Chairperson and Director Holzer as Liaison

*President Bridges stated she has asked Director Holzer to be the Liaison for the Real Estate sales transactions of White Birch Lake owned properties.*

*President Bridges stated the above appointments include all those Members that are signed up on the Committee Sheets now or will sign up in the future. She also encourages everyone to sign up and tell your neighbors and friends.*

(11) *Director K. Dombrowski moves to approve the Committees as stated, 2<sup>nd</sup> by Director Holzer.  
All Ayes, motion carried.*

(12) *Director Allen moves for the Campground Post and Walking Trail Projects not to exceed \$500.00, 2<sup>nd</sup> by Director Treppa.  
All Ayes, motion carried.*

(13) *Director Treppa moves to update the Surveillance System at the Entrance Gate and a new system at the Campground, 2<sup>nd</sup> by Director B. Dombrowski. (This item was tabled pending further information being obtained by Alice as to what is needed at both places.)*

(14) *Director Bryant moves to provide pest control service at the Clubhouse not to exceed \$365.00, 2<sup>nd</sup> by Director Allen.  
All Ayes, motion carried.*

Vicky was instructed to obtain more information on submitting a claim for White Birch Lakes to be considered to receive part of the settlement regarding the CE Design, Ltd. v. Matrix LS, Inc. lawsuit and report further at the September Board Meeting.

*(15) Director Holzer moves to approve \$200.00 for the August 30th Bon Fire and Hot Dog Roast expenses and also \$200.00 for the December 13th Ornament and Cookie Exchange expenses, 2<sup>nd</sup> by Director Bryant.*

*All Ayes, motion carried.*

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

**XII. Adjournment:**

*(11) Director Bryant moves to adjourn at 12:40 p.m., 2<sup>nd</sup> by Director Treppa.*

*All ayes, motion carried.*

Submitted by,

Vicky McClusky  
Secretary/Treasurer