

White Birch Lakes
Board of Directors Meeting Minutes
January 9, 2016

I. Call to Order:

President Bridges called the meeting to order at 11:02 a.m.
Board Members present: Directors Pryde, Bryant, Holzer, Dombrowski and Allen; also Secretary/Treasurer McClusky and Supervisor Lubs.
Board Member(s) absent: Director Witchell
Invocation: Dawn Holzer
The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

Old Business:

Director Holzer: New scanner and computer expenses

III. Approval of Minutes:

*(1) Director Holzer moves to approve the December 2015 Meeting Minutes as presented, 2nd by Director Bryant.
All Ayes, motion carried.*

IV. Income Statements-Treasurer Reports:

*(2) Director Allen moves to approve the financial reports for December 2015 as presented, subject to the Auditor's approval, 2nd by Director Dombrowski.
All Ayes, motion carried.*

*(3) Director Allen moves to pay the bills for January 2016 as presented, 2nd by Director Holzer.
All Ayes, motion carried.*

V. President's Report:

President Bridges reported the following:

“Another year down and new one started. Right now things are moving slowly planning for next year's season of Members coming for fun and recreation.”

“Most Members removed their campers from their lots as ordered in the Circuit and Appellate Courts. After October 31st, there were 29 campers left on lots, some that moved off by the next weekend. 19 Members received letters to remove their campers which some Members complied with and only five (5) people were contacted by our Attorney for further legal action.”

“Much was done over the past year which had previously been reported as far as improvements to some of the facilities and amenities here. There are some plans for amenity improvements for 2016 in the works. Carpeting is one in the Clubhouse and painted areas that have not been painted for several years. We are waiting to evaluate heating costs for the pool area to see if major renovation is required there. The outside of the Clubhouse needs repair and update, a decision has not been made on that course of action. More on these events as the year goes on.”

“Day to day operations continue, handled competently by the Secretary/Treasurer and Supervisor. Jeff continues with maintaining the roads in great shape and will be busy again with the winter storm expected tonight.”

“Many of you know that my husband had surgery in December and I would like to thank John Pryde, who is the 1st Vice President, for stepping in and assisting with the duties of the President while I was committed elsewhere.”

VI. Supervisor's Report:

Scott reported the following:

“Happy New Year!! Our much anticipated winter has finally arrived. As always Jeff and Tom are up in the early morning hours to get the snow removed for your morning commute but please be patient and take it slow as conditions can often change and become slippery especially at our front gates.”

“As our lakes begin to freeze please keep in mind that no ice is safe. Always practice caution when approaching ice covered water.”

“On Monday, the 11th of January, we will be receiving a 500 gallon diesel tank at no cost to the Association from our fuel provider. This will replace the 300 gallon tank and make diesel fuel utilization more efficient as our current heavier equipment uses predominantly diesel fuel.”

“As always our many thanks to Jeff and Tom in Maintenance, and the Clubhouse Attendants Steven, Georgia and Kay in keeping us up and running.”

VII. Committee Reports:

Activities: Director Holzer reported that the Ugly Sweater Party that was put on by Mrs. Getz was very successful. There were probably 25 people in attendance and Fred Witchell won the prize. Vicky also thanked the Getz family for bringing in all the donations for the Hats, Scarves, Mittens/Coats, Boots, and Clothing Tree which have been going to the Farwell school system.

President Bridges thanked Dawn Holzer and Dorothy MacMillan for removing the Christmas decorations.

Campground Committee: Director Allen stated he did not have a report due to the roads being icy.

EPC Committee: Director Pryde reported there was one (1) Contiguous Lot approval and he just received one (1) Tree Removal application for approval.

VIII. Comments from the floor (Agenda Items): No comments were made.

IX. ManagerPlus Report:

Scott reported that he is now receiving the email notifications again after his telephone meeting with ManagerPlus and inspection schedules and work orders are starting to be generated again.

X. Unfinished Business:

Ongoing Clubhouse Repairs:

Scott reported that he has received one bid and can now contact other companies for additional comparable bids to replace the carpeting in the Clubhouse and Secretary's office. He will receive additional bids and report further at the next meeting.

Director Bryant reported he is working on the specifications for repairs/replacement regarding siding for the outside of the Clubhouse and will report further at the next meeting.

*(4) Director Holzer moves to transfer \$2,500.00 from the Capital Improvement Fund to General Checking for the new computer and scanner expenses, 2nd by Director Dombrowski.
All Ayes, motion carried.*

XI. New Business:

(5) Director Holzer moves to ratify the email vote for the Offer of the sale for Lot 670, 2nd by Director Allen.
All Ayes, motion carried.

(6) Director Dombrowski moves to approve the Realtor Bid letter for 2016-17 as presented, 2nd by Director Holzer.
All Ayes, motion carried.

(7) Director Bryant moves to approve the 2016-17 budget as presented with an amount of \$389,765.00 for Income and Expenses which includes a \$500.00 monthly transfer to the Capital Improvement Fund, 2nd by Director Pryde.
All Ayes, motion carried.

Director Pryde and Vicky thanked Director Holzer for the many hours she spent in preparing the Proposed Budget and also to the Finance Committee for their time.

(8) Director Holzer moves to set the Annual Assessment fee for 2016-17 at \$375.00 noting there hasn't been an increase since 2002, 2nd by Director Allen.
All Ayes, motion carried.

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

(9) Director Allen moves to adjourn the meeting at 12:30 pm to closed session, 2nd by Director Dombrowski.
All Ayes, motion carried.

XIII. Closed Session:

An employee matter was discussed with no motions made.

The Board returned to open session at 1:30 pm.

XIV. Adjournment:

Meeting was adjourned at 1:35 pm with all Board Members voting Aye.

Submitted by,

Vicky McClusky
Secretary/Treasurer