

White Birch Lakes
Board of Directors Meeting Minutes
June 14, 2014

I. Call to Order:

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

Board Members present: Directors B. Dombrowski, Bridges, 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:

President Bryant – School Bus

Director Bridges – Guard Rail

III. Approval of Minutes:

(1) Director Bridges moves to approve the May 2014 meeting minutes, 2nd by Director Holzer. Director Treppa asked that the wording in Motion #14 be revised as follows for clarification:

Director Treppa moves to purchase 2 culverts from Cadillac Concrete, Pipe & Culvert at a cost of \$2,218.00 plus tax, delivered, to put one new culvert at Lake and Laurel and replace one culvert at Holiday Lake and to extend it by 30 feet.

Note: Motion #14 in the May minutes has been changed to the wording above for clarification.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

(2) Director Bridges moves to approve the financial reports for May 2014 as presented, subject to the Auditor's approval, 2nd by Director Allen.

All ayes, motion carried.

(3) Director Holzer moves to pay the bills for June 2014, 2nd by Director Treppa.

All Ayes, motion carried.

V. President's Report:

President Bryant stated he wants to make it totally clear that what he is about to say is not the opinion of the Board, it is his opinion as President, hence President's report. He reported he thinks it is important as he has been saying for the past few months that more Member involvement is needed. He went on to say that as you all know the Association is currently in a lawsuit, that lawsuit seems to be going nowhere except to paying Attorneys and it is risked that a Judge is making decisions for us that may greatly effect how White Birch continues on in the future. He said he can't stress it enough that involvement is needed and he thinks his personal opinion is that there are very few people opposing us in the lawsuit, approximately but don't quote him on this but, half the number that initially started the lawsuit no longer own property in White Birch. He stated he is talking about a very small number. He asked if folks want to have a dozen people change the way White Birch is. If not, step up, be a part of the solution and it is his recommendation that time is spent trying to address the issues that we have to unite the property owners as a whole and to pass some new C & R's to clearly identify what authority the Board has to run the Association. He stated there is a need for clarification in the C & R's which would require changes in the C & R's specifying a number of issues and the only way that can be done

is to have a majority vote of those that can vote to make those changes. If this isn't done, a lot of money will be spent on Attorney fees and then maybe all parts will end up losing, this doesn't make sense. Adjustments need to be made to the C & R's so that operating the Association can clearly be done the way it should be operated and that is by the majority views of the Owners.

President Bryant went on to report that a new grader has been purchased, the tractor is fixed, and that Jeff and Tom are working hard to catch up from the late spring and broken equipment. He also clarified that during the Memorial Holiday the roads were horrendously dusty but it was not the fault of anyone sitting at the table. Brine was ordered and the days were scheduled way in advance but there were 2 inches of rain on the one day and 1 inch of rain on the other. Had brine been put down at that time, \$9,000.00 would have been spent for not. He stated that he doesn't like the dust anymore than any of you, it was awful, we tried to get the schedule adjusted, everybody and their brother wants brine before the holiday, but there is only so many people that do it and only so many trucks available. Every effort was made that could be made to get brine before the holiday. There was an opportunity to possibly get the brine on the Saturday of the holiday weekend but that was the garage sale date and there wasn't any way to get the trucks around with vehicles setting all over the roads. President Bryant stated that on behalf of him and the Board, he apologized for those conditions but it was completely unavoidable.

VI. Supervisor's Report:

Alice reported the swimming pool is open every evening now except Wednesdays for the summer and it is hoped that lots of Members will come in and take advantage of those extra hours. She stated that Dorothy MacMillan, one of the Clubhouse attendants, is going to be leaving soon. Alice thanked her for the great job she has done over the past few months. As Steve mentioned, we have the new road grader. Jeff absolutely loves it and he is getting used to his new little toy. You have probably seen him out and about and Jeff thinks it is going to do a fantastic job for the Association. You will probably see him with a big smile on his face.

Alice also reported that the culvert at Holiday Lake has been installed and the road is open. The finishing touches need to be finished but it is open. The culvert at Lake and Laurel is next on the installation schedule. The boat rack at Holiday has been built and all Members on the waiting list have been offered a slot. There are still a few extra slots available and if anyone is interested, let her know. The racks at White Birch and Timber Lakes should be built within the next couple of weeks. The lakes were treated this past Thursday and you probably have seen the signs. The weeds really haven't been too much of a problem this year because it has been so cold and the water hasn't had a chance to warm up. She then thanked her employees for the fantastic work they do; Josh, Pamala and Dorothy in the Clubhouse; Bob in Safety, Claudia at the Campground Bathhouse; and Tom and Jeff in Maintenance. Lastly, she wished a Happy Father's Day to all of the White Birch Lake fathers.

VII. Committee Reports:

Campground report:

Kevin Dombrowski reported he drove through there this weekend and there were 4 or 5 campsites being utilized. He also reported that everything looks great; Fred is doing a bang up job as always. The bathrooms are nice and clean, and as Alice reported, he thanked Bob and Claudia. Director Allen added that a fantastic job was done at the Holiday Lake access road and the building of the new boat rack.

Carolyn Neal reported the White Birch plant exchange will be Saturday, October 4, 2014 at 1:00 p.m. and she needs approval of \$150.00 for gifts, doughnuts, coffee, etc.

EPC Committee:

John Pryde reported the following requests were made and approved:

Lot 763- Tree removal and septic

Lot 317-318 – Tree removal and septic

Lot 297 – Deck and Accessory Building

Lot 1110-1111 – Accessory Building and Tree Removal

Lot 754 – Accessory Building and Tree Removal

A request for an Accessory Building on Lot 1317 was rejected because there isn't a single-family dwelling on the property.

Director Holzer thanked Mary Alice for doing such a good job on the garage sale flyers and ads. It was very successful. She estimated there were about 35 garage sales.

Election Committee:

Chairperson Pat Graham reported the first meeting was June 2, 2014 and all the Members of the Committee were present except for Tammy Hall. Nine (9) Members were approved that submitted their names as Candidates and it is her understanding that one (1) removed herself from running for nomination. There was heavy discussion during the meeting regarding Roberts' Rules and disclaimers. The Board has the Proposed Ballot and Letters of Intent for approval. She also reported that all the Committee Members were very respectful of each other during the heavy discussions. She also stated that Vicky is doing a fantastic job.

No other committee reports were given.

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

IX. Unfinished Business:

(4) Director Holzer moves to accept proposal from Josh Bryant for the Putt Putt Course in the amount of \$9,750.00 using the amount of \$1,518.46 that was earmarked for this project and the remaining balance of \$8,231.54 to be taken from the Money Gold Account, 2nd by Director Allen. Roll call vote,

All Ayes, (President Bryant recused himself from the vote), motion carried.

(5) Director Holzer moves to replace the flags and cups for the Putt Putt Course at a cost of not more than \$500.00 and money to be taken from the Money Gold account, 2nd by Director K.

Dombrowski. Roll call vote,

All Ayes, motion carried.

(6) Director Bridges moves to ratify the email motion for the installation of the culverts in the area of Holiday Lake and also Lake and Laurel at a cost of \$11,170.00, 2nd by Director Holzer. Roll call vote,

Ayes – Directors B. Dombrowski, Bridges, K. Dombrowski, Allen, Treppa and President Bryant

Nays – Director Holzer

Motion carried.

The tree removal on Lot 98 was tabled pending more information.

(7) Director Bridges moves to hire a Structural Engineer to evaluate the Clubhouse roof and insulation issues not to exceed a cost of \$3,000.00, 2nd by Director K. Dombrowski. Roll call vote,

All Ayes, motion carried.

(8) Director Holzer moves to have the Structural Engineer also evaluate the Campground bathhouse ventilation system, 2nd by Director Allen. Roll call vote,

All Ayes, motion carried.

X. New Business:

*(9) Director Allen moves to accept the Letters of Intent as presented, 2nd by Director Treppa.
Roll call vote,
Ayes – Directors Bridges, K. Dombrowski, Allen, and Treppa
Directors B. Dombrowski, Holzer and President Bryant recused.
Motion carried.*

*(10) Director Bridges moves to accept the proposed ballot as printed with the elimination of #2
(letter of intent was withdrawn by Candidate), 2nd by Director Treppa.
Roll call vote,
Ayes – Directors Bridges, K. Dombrowski, Allen and Treppa.
Directors B. Dombrowski, Holzer and President Bryant recused.
Motion carried.*

The Board instructed Alice to send a letter to the Member who parks a school bus on her lot as it is in violation of the C & Rs.

Installation of guard rails at the culvert area of the Holiday Lake access has been tabled until the project is completed.

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

XII. Adjournment:

*(11) Director Allen moves to adjourn at 12:20 p.m., 2nd by Director Bridges.
All ayes, motion carried.*

Submitted by,

Vicky McClusky
Secretary/Treasurer