

White Birch Lakes
Board of Directors Meeting Minutes
June 13, 2015

I. Call to Order:

President Bridges called the meeting to order at 10:04 a.m.

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

Board Members Absent: Directors B. Dombrowski and Allen, excused.

The Invocation was given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

Closed Session:

Director Pryde – EPC Issue

III. Approval of Minutes:

(1) Director Pryde moves to approve the May 9, 2015 meeting minutes, 2nd by Director Bryant.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

(2) Director K. Dombrowski moves to approve the financial reports for May 2015 as presented, subject to the Auditor's approval, 2nd by Director Bryant.

All ayes, motion carried.

(3) Director Bryant moves to transfer \$130,000.00 from Mercantile Bank into the best available interest bearing account, 2nd by Director Holzer.

All ayes, motion carried.

At this time, Vicky stated that an amount of \$21.34 was received from the Class Action Settlement between CE Design, Ltd., v. Matrix LS, Inc. that was on the September 2014 Board Meeting Agenda.

(4) Director Bryant moves to pay the bills for June 2015 as presented, 2nd by Director K. Dombrowski.

All ayes, motion carried.

V. President's Report:

President Bridges reported the following:

“Well here I am again on what should be the obvious. While I was watching the Memorial Day Observances on TV someone said that this holiday was to honor and respect others. This seems to be something that is lacking in our society today. We started losing respect in the 60's (yes, I was there) with the “Me First” generation. Whatever feels good do it, who cares how it affects others. It's all about me and what I want. This is not what this land of the free and the home of the brave is all about. During this beautiful summer season, we have three holidays that honor the ideals and service of our forefathers, and if we are to survive, we MUST remember and comply.”

“This past Memorial Day weekend, we had a grass fire which got away from a Member. The fire burned a large area and threatened a home where a frail elderly gentleman lives with his wife. Thanks to neighbors, who using a garden hose, rakes and shovels, stopped the fire from advancing too

fast before the fire department arrived. The fire department's response time was about twelve minutes which is very good for a volunteer department. The fire department and the Association would like to give thanks to those who assisted in containment of the fire. The Member whose campfire got out of control was ticketed by the DNR and a \$500 fine was levied. I would like to remind everyone that DNR requires an approved fire ring, a shovel and a bucket of water nearby a campfire. Please let us keep ourselves and the community safe."

"It has also been reported that Members have a fire burning and leave it unattended. Members are responsible for their guest's behavior. If a guest leaves the Association with a campfire burning, the Member is still responsible to inform their guest to put the fire out before they leave. Campfires should have water nearby along with a rake or shovel to put the fire out. This is only common sense."

"In my May President's report, I spoke about fire safety and watching SMOKEY at the front gate regarding the DNR's status on burning. We will be publishing these guidelines and they are on the website. Please post them in your homes or campers, please adhere to the guideline for your and everyone's safety."

"To further illustrate our total lack of respect for others, I will report other events that have happened. At the campground bath house, a fecal deposit was left in a hot dog bun for the attendants to clean up. We have had other instances in the past of this animalistic behavior; oh wait, animals don't know any better, HUMANS DO."

"To the many new Members and families who have joined our community this past year, WELCOME, we really are good people, friends and neighbors who all want to enjoy this beautiful area. There are many, many more good stories about the fun, relaxation and true enjoyment here. Please join us in getting involved to keep WBLRA the wonderful place that it is. If you don't help to fix the problems, you can't complain. And remember, life is all about RESPECT."

VI. Supervisor's Report:

Alice reported the following:

"It's nice to see our summer Members return, especially after the long, cold, hard winter we've just gone through. I'm happy to report that all campers that were in the campground for winter storage were removed prior to the May 18th deadline. I'd like to thank the Members who were using a site for cooperating and helping in getting their campers moved out in a timely manner."

"The Memorial holiday weekend garage sale was a great success with more than 35 Members participating in the sale. We had lots and lots of people here shopping for bargains. Unfortunately, as President Bridges reported, a Member had a fire get out of control. We also had a Member leave their lot with an active fire burning. Please use extreme caution if you're starting a fire and refer to the fire danger ratings to see if a fire or debris burning is even permitted."

"White Birch, Holiday and Timber Lakes were all recently stocked with catfish, minnows and bluegills. Our lakes were recently surveyed and received their first treatment of the season. PLM Lake Management reported that all our lakes are in good shape; mostly "good" plants that are necessary for the health of the lakes and fish. None of the invasive, non-native Eurasian milfoil was found. Teal Pond was treated last year and again this year for phragmites, an invasive grass that can take over a lake. The treatments have already had a visible effect."

"I'd like to thank Mike Graham for volunteering his time and equipment to spread gravel at Angel Beach. It's great to have Members helping with projects. Thank you, Mike!"

"The campground ventilation project has been completed and we've had nothing but positive responses from Members with the humidity and moisture dramatically reduced."

"We have a sign-up sheet posted on the bulletin board for volunteers for a celebration on the 4th of July. We'd like to continue these fun events, but it seems the same few people volunteer time after time. We need more people and help. If you're interested, please sign up."

"Jeff and Tom have been working on getting the road easements, campground, storage, clubhouse and common areas mowed as well as all the other daily projects that need their attention."

"As always, a big thank you to our employees; Pam, Shaina, Bob, Claudia, Jeff and Tom. Happy Father's Day!"

VII. Committee Reports:

Safety: Bob Pelfery stated Memorial Day weekend during the garage sales there was an incident where a car backed into another car on Mockingbird Circle. He also stated people have been stopping him and complaining about people running stop signs and there was a Member who almost got hit by an ATV that didn't stop at a stop sign. He reported there were a couple of ATV's in here tearing up the roads which were stopped and one was asked to load it back up because it was a guest of a Member in which compliance was noted. There was another incident with a car in the sand area by the Clubhouse in which the person stated there wasn't a sign on the side where he went in. Director Bryant stated that he observes people at high rates of speed going in and out of the entrance gate and that there needs to be something put in the paper about obeying the stop signs. Bob Pelfrey also stated that he had a car try to go through the gate before it was opened for the garage sale and when he yelled they stopped. Otherwise they would have damaged the gate.

Campground: Fred Witchell stated the campground is in great shape right now. The walking trail still needs to be gone through. He is planning on doing that this coming week. He also stated that the signs at the campground and the sand area should state "No Motor Vehicles". Fred also mentioned that the DNR has stated the sand area is considered a Wetland area. President Bridges told Alice wording would be given to her so signs can be made accordingly and Director K. Dombrowski would help her with that. Director Holzer asked Fred if the canvas had been replaced on the playscape at the campground and Fred told her he would be working on that soon.

Director K. Dombrowski stated he went through the campground on Friday and someone had propped up the cover at the dump station again with a stick and there was blue standing water in there. Jeff told Kevin he was going to come up with some sort of a solution so this activity ceases. Kevin also stated he went into the Men's room at the campground and was extremely impressed with it looking like it was brand new in there. He thanked Bob and Claudia for all they do. Fred also stated he has had many comments on how clean the showers are.

EPC Committee: Director John Pryde reported the following approvals:

2 Contiguous Lot approvals; Lots 920-921 and 705-706
1 Tree Removal approval; Lots 1129-1130
1 Tree Removal/Driveway approval; Lots 121-122
1 Tree Removal/Garage approval; Lots 992-993-994
1 Tree Removal/Fence approval; Lots 331-332
1 Driveway approval; Lot 973
1 Drain Field approval; Lot 598
1 Accessory Building; Lots 726-727 (approval denied)
1 Garage approval; Lot 294

Election Committee: Chairperson Pat Graham reported the Committee met last week and made changes and additions to the sample June Birch Bark for the Board to approve. The letters of intent from the Candidates were discussed and one was rejected which are being presented to the Board. The sample ballot was approved as printed for the Board's approval. Also some matters are being clarified better in the Election Policy and will be presented to the Board after the Committee's fall meeting for approval. Pat also thanked all the Committee Members.

At this time, Director Holzer thanked Mary Alice Harrington for organizing the Garage Sale. President Bridges also thanked all the people who volunteered their time and efforts in making White Birch cool.

Director K. Dombrowski asked Alice how many campsites were reserved for Memorial Day weekend and she answered that there were 18 reservations. President Bridges asked about family reunions scheduled for this year and Alice responded there are a total of 3 pavilion rentals for the next three weeks and 3 rentals for August scheduled right now.

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

IX. ManagerPlus Report:

Alice went over the May ManagerPlus reports as presented to the Board and answered questions that were asked in regards to the Work Order Summary. President Bridges stated that for the benefit of the Audience the Work Types are Preventative, Inspection, Routine Maintenance and Repairs also stating that this month's report doesn't have any Repairs listed. Director Pryde explained that Repairs will not be listed on the Work Order Summary. Alice explained that if repairs are needed a new Work Order is created detailing the work that needs to be done. President Bridges explained that this is part of the Master Plan to make sure that the Board and Staff are operating the Association in a systematic, documented and accountable manner and this particular program is helping them to do this.

X. Unfinished Business:

President Bridges reported the following in regards to Ongoing Clubhouse Repairs:

Ball park estimates and suggestions are being gathered from Contractors in regards to the exterior walls of the Clubhouse for repairs and/or replacement of the deteriorating wood. Alice reported an estimate for painting without any repairs or replacements was slightly less than \$6,000.00. Byler Builders will be providing a gestimate for pole barn siding versus regular siding applications for the Board to consider. President Bridges asked Director Bryant to get with Jerry Bridges to see what repairs are needed and report to Alice so she can get estimates from contractors. It was also suggested that some applications be presented at the Annual Meeting for Members to provide input as to what they would like to see on the Clubhouse.

At this time, Chairperson Pat Graham went over the suggestions from the Election Committee in regards to printing a special Election Birch Bark for June instead of a regular issue.

*(5) Director Holzer moves to approve the June Special Election Birch Bark with the recommended changes from the Election Committee and include the insertion of the President and Supervisor Reports, 2nd by Director Bryant.
All Ayes, motion carried.*

*(6) President Bridges moves to ratify the email vote to accept Big R's Hogs and Dogs to cater the Annual Members Meeting not to exceed \$3,000.00 with the cost taken from the General Checking Account and to be posted under the Special Event Account, 2nd by Director K. Dombrowski.
All Ayes, motion carried.*

XI. New Business:

At this time the Board discussed having Directors K. Dombrowski and Pryde recuse from voting on the Agenda Item for the approval of the Letters of Intent. All Board Members present were in agreement.

*(7) Director Holzer moves to accept the Letters of Intent as reported by the Election Committee according to the Election Policy, 2nd by President Bridges. Roll call vote,
Ayes- Directors Holzer and President Bridges
Nays – Director Bryant
Recused – Directors K. Dombrowski and Pryde
Motion carried.*

(8) Director Bryant moves for the two candidates on the ballot to recuse from voting on the Agenda Item of Proposed Election Ballot, 2nd by Director Holzer. Roll call vote,
Ayes – Directors Bryant, Holzer and President Bridges
Recused – Directors K. Dombrowski and Pryde
Motion carried.

(9) Director Holzer moves to approve the Election Ballot as presented with the addition of the word “Incumbent” behind the names of Kevin Dombrowski and John Pryde and also to include the By-Law Amendment, 2nd by President Bridges. Roll call vote,
Ayes – Director Holzer and President Bridges
Nays – Director Bryant
Recused – Directors K. Dombrowski and Pryde
Motion carried.

At this time, President Bridges read the names which will appear on the ballot as being: Kevin Dombrowski, John Pryde and Fred Witchell along with the By-Law Amendment.

(10) Director K. Dombrowski moves to ratify the telephone and email vote for Lot 1107, 2nd by Director Pryde.
All ayes, motion carried.

(11) Director Holzer moves to accept the offer for the sale of Lot 1344 via email vote, 2nd by Director Pryde.
All ayes, motion carried.

(12) Director Bryant moves to accept the bid from Rabbit Web Design as the Website Host for an amount of \$180.00 which covers a period of three years, 2nd by Director K. Dombrowski.
All ayes, motion carried.

(13) Director Holzer moves to place a 1/8 page ad for the Clare County Sheriff’s Reserves Country Music Spectacular at a cost of \$85.00, 2nd by Director Pryde.
All ayes, motion carried.

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

(14) Director Bryant moves to adjourn the meeting at 1:05 pm to closed session, 2nd by Director Pryde.
All ayes, motion carried.

XIII. Closed Session:

An EPC issue was discussed with no motions made.

XIV. Adjournment:

Meeting was adjourned at 2:45 pm with all Board Members voting Aye.

Submitted by,

Vicky McClusky
Secretary/Treasurer