

White Birch Lakes
Board of Directors Meeting Minutes
June 11, 2016

I. Call to Order:

President Bridges called the meeting to order at 10:01 a.m.

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

Board Member(s) absent: Director Dombrowski

Invocation: Dawn Holzer

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

President Bridges: Nitric Acid 42 Baume Disposal

Director Bryant: Old Maintenance Building Area

Director Holzer: Extra Porta-Jon for Holiday Lake-4th of July and Labor Day Weekends

Closed Session:

President Bridges: Legal Matter

III. Approval of Minutes:

(1) Director Bryant moves to approve the May Meeting Minutes as presented, 2nd by Director Witchell.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

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

All Ayes, motion carried.

(3) Director Witchell moves to pay the bills for June as presented, 2nd by Director Allen.

All Ayes, motion carried.

V. President's Report:

President Bridges reported the following:

“Thank you to Jeff and Bob for working so hard to open up our roads after the recent wind storm. Also, thank you to all who started their chain saws to help. The roads were completely opened by early evening. There was a large tree on Mockingbird Circle which had to wait until the next day while we waited for Consumers to remove live wires.”

“Again, I would like to ask Members to attend the Annual Meeting on Saturday, July 16th. It is an opportunity to have your voice heard, meet neighbors, have a good meal and perhaps win a door prize. It is only a few hours out of your day and it is a fun experience.”

VI. Supervisor's Report:

Scott reported the following:

“Happy Father’s Day!! Due to the recent wind storm we once again have additional trees and debris all over the sides of roads. If you need any of this for firewood, please feel free to pick it up. Please be aware that there may be trees weakened by the recent storm so please don’t hesitate to mention any of them that look like they might have to be cut down, especially along the sides of roads or in the Campground. Our Maintenance team appreciated all of the assistance from Lot Owners who chipped in to help with the cutting of those downed trees, especially Ken Alles.”

“Brining will continue at the end of the month as the first round has held up really well. We are planning this brining to take place on the 22nd and 23rd of June. Our lakes will be treated for weeds this month as well.”

“Your pool hours have been extended into the evening on Mondays, Tuesdays and Thursdays for the summer so please enjoy. On behalf of your WBLRA staff, please have a safe and enjoyable summer.”

VII. Committee Reports:

Election Committee: Claudia Pelfery, Chairperson, stated the meetings are set up for Absentee Ballots and Election Documentation is in the Director’s packets for approval later in the meeting.

Policy and Procedure Committee: Carolyn Neal explained the purposes of the Committee in regards to getting all the policies and procedures not found in the C & R’s into order. She would like to see an index in the policy book and she also stated the time frame for the Committee will be 2-3 months starting in July or after approved by the Board of Directors.

Safety: Bob Pelfery stated that everything went pretty smooth over Memorial Day weekend except for a couple of issues in which the Sheriff was in here for. A Member got upset and was shooting a shotgun in the air and there was a possible break in back on Oak, but that wasn’t confirmed as a break in or just a door left open.

Campground Committee: Director Witchell reported everything is going well but there seems to be quite a few more campers left in the Storage Area this year than in the past.

EPC Committee: Director Witchell reported the following for Chick:
There was 1 lot improvement approval, 3 tree removal approvals, 1 new camp site on Lot 650 and 1 Contiguous Lot Status Approval (new Owner transfer only). Chick is also working with the Health Department on 5 lots that have been reported to have porta johns of some type on them.

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

IX. ManagerPlus Report:

Scott presented the Directors with copies of Work Orders for equipment pertaining to the gate that need to be looked at to make it operational. He has a call into Reliable Gate to come in and take a look at it.

X. Unfinished Business:

Ongoing Clubhouse Repairs:

Scott stated he has 2 RSVP’s for the walk around on June 18th for the Clubhouse exterior remodeling project from Beaumont Builders and Design Builders. Steve (Bryant Builders) said he would also be there.

Director Witchell gave the Board an update on the Playhouse outside the Clubhouse stating that it really needs to be replaced due to the amount of repairs that will be needed to keep it safe and secure.

*(4) Director Holzer moves accept the bid from Miller's Woodworking of Clare for \$2,575.80 to replace the current Playhouse and for the money to be transferred from the Capital Improvement Fund, 2nd by Director Bryant. Roll call vote,
Ayes – Directors Bryant, Pryde, Allen, Holzer, Witchell and President Bridges
Nays – None
Motion carried.*

The Agenda Item of Holiday Lake Dock Replacement has been tabled until the August meeting pending further information and price quotes.

*(5) Director Holzer moves to approve \$750.00 for additional costs beyond the catering fees for the Annual Member's meeting, 2nd by Director Allen.
All Ayes, motion carried.*

XI. New Business:

*(6) Director Allen moves to ratify the email vote to accept the offer for the sale of Lot 1243, 2nd by Director Witchell.
All Ayes, motion carried.*

At this time, President Bridges stated there are three candidates listed on the proposed ballot for the Election as follows: Richard Allen, Sharon Bridges and Frank Getz. Also there will be By-Law changes on the Ballot for Member's approval.

*(7) Director Witchell moves to accept the Letters of Intent as recommended by the Election Committee, 2nd by Director Bryant.
All Ayes, motion carried.*

*(8) Director Pryde moves to accept the proposed Election Ballot as presented with the addition of the By-Law changes, 2nd by Director Allen.
All Ayes, motion carried.*

NOTE: There will be 3 pages to the ballot this year due to the By-Law Changes being presented for approval by the Members.

*(9) Director Holzer moves to approve the Special Election Birch Bark with the addition of a notice urging Members to attend to establish a quorum, 2nd by Director Allen.
All ayes, motion carried.*

*(10) Director Witchell moves to approve the Agenda Item of "Election" to be placed before "Committee Reports" on the Annual Membership and Election Meeting Agenda, 2nd by Director Bryant.
All ayes, motion carried.*

*(11) Director Allen moves to approve a 1/8-page ad for the Clare County Sheriff's Reserves Country Music Spectacular at a cost of \$105.00, 2nd by Director Witchell.
All ayes, motion carried.*

The Agenda Item of "Excessive Trash Solutions" was discussed and tabled pending further information.

*(12) Director Bryant moves to ratify the email vote for the tractor to be repaired by Red's Repair, 2nd by Director Allen.
All Ayes, motion carried.*

The Agenda item of “Portable Sign for Advertising” was tabled until the August Board Meeting pending further information.

*(13) Director Bryant moves to approve \$626.76 for the disposal of the Nitric Acid 42 Baume keg, 2nd by Director Allen.
All Ayes, motion carried.*

After much discussion, Scott was directed by the Board to get 3 bids to clean up the present debris problem at the Old Maintenance Building area.

*(14) Director Holzer moves to have an extra Porta John at Holiday Lake for the 4th of July Holiday and Labor Day Holiday weekends at a cost of \$65.00 per weekend, 2nd by Director Witchell.
All ayes, motion carried.*

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

*(15) Director Bryant moves to adjourn the regular meeting at 12:59 pm to Closed Session, 2nd by Director Holzer.
All Ayes, motion carried.*

XIII. Closed Session:

Two legal type matters were discussed with no motion made.

XIV. Adjournment:

Meeting was adjourned at 1:45 pm with all Board Members voting Aye.

Submitted by,

Vicky McClusky
Secretary/Treasurer