

White Birch Lakes  
Board of Directors Meeting Minutes  
March 8, 2014

I. **Call to Order:**

President Bryant called the meeting to order at 11:15 a.m.  
Board Members present: Directors Holzer, Bridges, Bryant, Dombrowski, Allen, Treppa,  
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: Income from Foreclosures  
Director Bridges: Clare County Sheriff's Department  
Director Dombrowski: Resignation and Posting of Open Board Seat

III. **Approval of Minutes:**

*(1) Director Allen moves to accept the February 2014 Board Meeting minutes with a correction to #10 being made by Director Holzer to clarify expenses in the amount of \$364,345.00 with \$12,000.00 going into the Development Fund (\$1,000.00 per month) for a total of \$376,345.00. See February 8, 2014 Meeting Minutes for corrected motion.*

*All Ayes, motion carried.*

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

*(2) Director Bridges moves to approve the Treasurer reports for February 2014 subject to Auditor's approval,  
All ayes, motion carried*

*(3) Director Treppa moves to pay the bills for March 2014,  
All Ayes, motion carried.*

V. **President's Report:**

President Bryant reported we have had an extremely harsh winter as some of you may have recognized and he thanked Jeff and Tom for the great job they have done on the roads. He reminded everyone to use extreme caution while driving in the Association due to the high snow banks at the intersections and also at individual driveways. For the next month or so he anticipates that the roads may be a little slippery at times and cautioned everyone to slow down, stop at the stop signs, and to use some additional caution during this period. He stated it has been the coldest winter that he could remember and he has

lived here all his life. He stated that this is what used to be a normal snow fall but he doesn't think there has been more than three days since November 17<sup>th</sup> that have been above 32 degrees. He stated that hopefully we are over that hump and we can get back to enjoying our beautiful surroundings.

President Bryant read the following note that he requested from the Attorney in layman's terms concerning the lawsuit so it can be put in the Birch Bark and everyone can understand it better:

"On January 28<sup>th</sup>, Judge Mienk entered his final order in the case before him. The order was consistent with his earlier rulings. It held that the plaintiffs' campers and trailers are to be removed from October 31<sup>st</sup> through the following Memorial Day weekend, but continued his ruling that camping and usage of recreational vehicles, campers, trailers, or other camping accessories is not limited to one such item per lot. In response, the Association has filed an appeal in the Michigan Court of Appeals asking it to reverse Judge Mienk's ruling that the Association does not have the ability to make rules limiting camping and recreational vehicles to one per lot, while the Plaintiff's have sought Judge Mienk's reconsideration of the January 28<sup>th</sup> final order. No further court dates have been set."

President Bryant stated he was sorry to announce that Bob Briggs, due to family situations, has resigned his position on the Board and action will be taken to accept that resignation later in the meeting. He expressed his sympathy for the loss of Bob's mother and problems or issues that are with his wife Jeanne and hopes for her to recover quickly.

President Bryant stated in regards to the budget he is pleased to announce that at the end of the fiscal year 2013-14 we ended up under budget by approximately \$25,000.00. He stated that we have continuously been able to increase the number of people paying their assessments and that there has been a great deal of money spent in the past few years repairing items that have been so long ignored. There are some major considerations coming before us, a person from AIS came in and looked over the road grader which is going to need somewhere in the neighborhood of \$50,000.00 to \$60,000.00 to bring it up to snuff. President Bryant has requested a price on newer graders both to purchase and/or a lease situation so the Board can consider that. He stated that he doesn't think they want to spend anywhere that amount of money on the present grader because parts are not available for it. He plans on having that information for the next meeting. Since 2006 there has been an increase in the number of Members paying their Assessments from last year being approximately 811 Members last year to 964 Members this year. This is due to the collection efforts, foreclosures and so forth. He stated that we are now in the position to be able to look at things as far as making some repairs to the Clubhouse, buying a different grader and so forth due to having cash monies to pay for things and a need for special Assessments will not be required. He gave thanks to this Board and previous Boards in the last 5 or 6 years and stated the Association is in a lot better position then it was. He also expressed thanks to all those involved. In closing President Bryant mentioned the beautiful paint job in the Clubhouse fireplace and meeting rooms by the volunteers that participated; Dawn Holzer, Donna Cross and Sally Keillor. Also, that there will be new lighting shortly in the meeting room.

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

Alice reported the following:

Our maintenance crew, Jeff & Tom, have continued to be busy with the non-stop snow storms we are experiencing this winter. It definitely has been a long one! Our roads are taken care of the best in the area; our postman remarked that the roads in our Association were the best he traveled on throughout his route. I know, from my personal experience, this is true. Jeff & Tom deserve a big "shout-out"!

I did receive one complaint from a member who thought the guys should remove the snow from the end of her driveway. She felt her assessment dollars should pay to have the end of her driveway plowed by our guys, since the snow was a result of their plowing. I explained they plowed the very best they could & tried to avoid piling snow too deeply anywhere, but this was not always possible. She was not very happy with my explanation.

The fire department re-certification training, scheduled for Sunday, February 9, 2014, was cancelled due to the instructor's illness.

Last month, I reported one member not current with his assessments, which affected his boat slot amenity rental. I am happy to report this has been taken care of & the member is now "in good standing".

In the spring, we are planning on building more boat slots at White Birch, Timber & Holiday Lakes. If you are interested, please let me know so your name can be added to the waiting list. The cost remains the same: \$10.00 per fiscal year.

We had one camper in the campground with a bent frame & door that wouldn't close from the weight of snow on the roof; another in the storage area was just found with a collapsed roof. A camper, on a lot for the winter, has completely collapsed on one end from snow also. I called & notified the member of this.

A special thank you to Dawn Holzer, Donna Cross & Sally Keillor for volunteering their time in getting supplies, prepping, cleaning, scrubbing & painting the fireplace & dining rooms here in the Clubhouse. They were definitely in need of some TLC.

The maintenance wish list item, approved last month, has been taken care of. The dump box for the pick up truck has been installed; Jeff & Tom are excited at all the possibilities of using it.

Vicky & I would like to thank these people for helping with the assessment invoices: Dawn Holzer folded all the inserts; Dorothy MacMillan, Donna Cross & Dianna Calandro helped stuff, address & stamp approximately 875 envelopes. Thank you ladies!

I would like to thank all my employees for the outstanding jobs they continue to do for us: Josh, Pamala & Dorothy here in the Clubhouse & Jeff & Tom in maintenance. This is Dorothy's first weekend working; please introduce yourselves to her.

I would also like to thank my Directors for their willingness to look at the major items that need attention here. Many of these items have been in need of updates for a long time & it's nice to know they are now under discussion.

## **VII. Committee Reports:**

Campground report given by Richard Allen:

He reported that other than the camper Alice reported above, everything looked okay and there weren't any footprints around the campers. He also reported that there definitely needs to be some tree removal of dead trees, etc. when the weather breaks.

EPC report:

No one was available for a report. Vicky reported that there were a couple of Contiguous Lot approvals and also one addition to a home approved pending the required permits are presented when the Member receives them. Director Dombrowski asked if an RV is being lived in on Red Fox. It was answered that the Member is building a home.

No other committee reports were available.

At this time, President Bryant introduced Roger Carey, Lincoln Township Zoning Administrator. Mr. Carey reported there have been changes to the Zoning Complaint form so the person can remain anonymous and also there have been changes to the Zoning Permit form to clarify the set-back wording. The new wording states, the set-back is from the lot line to the drip edge and/or structure. He also stated he added that he be allowed three days to process the permit and a place for the resident to sign allowing him

to enter the property only to inspect the reason the application was submitted for. Mr. Carey left a copy with Vicky so they will be available for Members, if needed, in the Clubhouse.

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

IX. **Unfinished Business:**

*(4) Director Bridges moves to accept bids from Condell Wonder Land Realty and Statewide Real Estate of Clare as our two realty companies for WBLRA owned lots that we work with effective April 1<sup>st</sup> for a one year period and the real estates will draw lots to divide them for listing purposes. Roll call vote,  
Ayes-Directors Holzer, Bridges, Dombrowski, Allen, and Treppa  
Nays-President Bryant  
Motion carried.*

The “Major Items that will Require Attention” list was reviewed and prioritized as requiring attention or as only maintenance items. No motions were made.

*(5) Director Holzer moves to purchase a Free Standing Water Fountain from Home Depot in the amount of \$579.00 plus tax with free shipping. Roll call vote,  
All Ayes, motion carried.*

X. **New Business:**

*(6) Director Bridges moves to accept the Supervisor’s recommendations for changes in the wording of the Campground Storage Agreement as Modifications to the Campground Storage Agreement. Roll call vote,  
All Ayes, motion carried.*

*(7) Director Bridges moves to get a Debit Card for use of items that need prepayment for the Supervisor or Secretary/Treasurer to use with a \$1,000.00 limit in a separate account and also a \$500.00 limit being set per item per occurrence. Roll call vote,  
Ayes-Directors Holzer, Bridges, Dombrowski, Allen, and Treppa  
President Bryant abstained.  
Motion carried.*

*(8) Director Holzer moves to accept Beckman Production Services bid for the 2014-15 brining using mineral brine at a cost of \$.14 per gallon. Roll call vote,  
Ayes-Director Holzer  
Nays-Directors Bridges, Dombrowski, Allen, Treppa and President Bryant  
Motion failed.*

(9) Director Treppa moves to accept bid from Michigan Chloride Sales for \$.1475 per gallon partnering with Lincoln Township for 2014-15 brining. Roll call vote, Ayes-Directors Bridges, Dombrowski, Allen, Treppa and President Bryant Nays-Director Holzer Motion carried.

(10) Director Bridges moves to have Lincoln Township provide a contract between Lincoln Township and WBLRA for brining subject to approval by WBLRA's attorney. Roll call vote, All ayes, motion carried.

(11) Director Holzer moves to post the amount collected from Foreclosures in the Birch Bark along with the expenses of Foreclosure and Attorney Fees monthly. All ayes, motion carried.

(12) Director Bridges moves to have an open meeting announcement published in the Birch Bark and Website to inform Members of discussion for the Clare County Sheriff's Department to implement Uniform Traffic Code Enforcement inside the Association at the May Board Meeting. Roll call vote, All ayes, motion carried.

(13) Director Allen moves to accept Robert Briggs' resignation from the Board and post an Open Seat Notice in the Birch Bark and Website to fill in for April, May, June and July with a deadline for Letters of Intent to be received by April 4<sup>th</sup>. Roll call vote, All ayes, motion carried.

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

(14) Director Allen moves to adjourn to closed session at 2:40 p.m. All Ayes, motion carried.

XII. **Closed Session:**

(15) Director Bridges moves to do evaluation of the Secretary/Treasurer and Supervisor one month prior to their anniversary date and request the Supervisor do evaluations on those she supervises then provide to the Board one month prior to their anniversary date. The Board will then review the Supervisor's evaluations and recommendations for approvals. Roll call vote, All ayes, motion carried.

(16) Director Holzer moves to give three paid holidays for those who work 30 hours or more for Thanksgiving, Christmas Day, and New Year's Day. They must work their regularly scheduled day before and after the said holiday. Holiday pay will be on an occurrence basis and upon separation of employment; all remaining annual holidays will

*be forfeited. Holiday pay dates will be reviewed annually based on the Financial Strength and Stability of the Association. Roll call vote,  
Ayes-Directors Holzer, Bridges, Dombrowski, and Allen  
Nays-President Bryant and Director Treppa  
Motion carried.*

*(17) Director Bridges moves to ratify the motions approved in closed session.  
Motion carried.*

**XIII. Adjournment:**

*(18) Director Bridges moves to adjourn the meeting at 3:50 p.m.  
All Ayes, motion carried.*

Submitted by,

Vicky McClusky  
Secretary/Treasurer