

White Birch Lakes  
Board of Directors Meeting Minutes  
May 10, 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. Clare County Sheriff's Informational Meeting:**

An open meeting with the Clare County Sheriff's Department was held for Members to voice their opinion or ask questions in regards to implementing Uniform Traffic Code Enforcement within the Association. Representing the Sheriff's Department were Under Sheriff Dwayne Miedzianowski, Lieutenant Bailey, and Sergeant Garchow. (This part of the meeting was recorded and placed on a CD that will be kept in the Secretarial Office.)

**III. Additions to the Agenda:**

Unfinished Business:

Director Bridges: Neighborhood Watch Program

New Business:

Supervisor VanBennekom: Tractor Repair

Director Allen: Sheriff Department

Director K. Dombrowski: Wireless Microphone System

Closed Session:

Director Bridges: Employee Evaluations

**IV. Approval of Minutes:**

*(1) Director Treppa moves to approve the April 2014 meeting minutes, 2<sup>nd</sup> by Director Allen. Director Holzer asked that the wording in Motion #26 include (upon their anniversary date).*

*All Ayes, motion carried.*

**Note: Motion #26 in the April minutes has been changed to include the wording above for clarification.**

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

*(2) Director Bridges moves to approve the financial reports for April 2014, subject to the Auditor's approval, 2<sup>nd</sup> by Director Holzer.*

*All ayes, motion carried.*

*(3) Director Holzer moves to pay the bills for May 2014, 2<sup>nd</sup> by Director Treppa.*  
*All Ayes, motion carried.*

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

President Bryant gave condolences to the family of Sandy Smith who passed away recently. He stated that the weather continues to wreak havoc on the roads and equipment breakdowns have made Jeff and Tom's jobs very difficult. Some equipment needs to be replaced and a grader has been found to purchase. The tractor is in for repairs and a bid has been received for the repairs. This is a continuation of where the \$375.00 Assessment fee goes to maintain the equipment so the facility can be maintained. The pool was closed for a few days due to the pump needing to be replaced. Repairs have been made and it is now working better than it was with the old pump.

President Bryant stated the Annual Meeting is quickly approaching and that he is urging all Members to attend and offer opinions to help guide the Board in making decisions to favor the Membership. He also stated that he urges more Members to attend the monthly meetings and express comments on the agenda items, and also for the good of the order, to help the Board in making decisions. He reminded all present that there will be a picnic immediately after the voting and stated this is an effort to try to get more Members to show up for the Annual Meeting so a quorum can be established and a second mailing and so forth can be avoided to hold another meeting.

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

Alice reported it is great to see lots of our summer people coming back and it is a busy weekend with campers going back to the lots. Campers were allowed to go back as of yesterday, May 9<sup>th</sup>. She welcomed everyone back.

The road going to Holiday Lake has been closed due to a culvert washing out under the road and asked all to stay away from that area due to safety reasons. Repairs are expected as soon as possible but it will not be an insignificant repair. The roads are getting prepared and ready for brine but the rain has slowed down the progress. There are a lot of pot holes and wash outs from the winter that need to be taken care of but the rain and equipment breakdowns have contributed to the delays. She assured the Members that they will be taken care as quickly as possible.

Alice stated she is happy to report all the boat slots available have been renewed and paid and that the March 1<sup>st</sup> deadline was a great idea. She thanked the Directors for their decision in making the deadline. She also stated that more boat slots will be built at all three lakes: White Birch, Holiday and Timber; and asked if anyone is interested in a slot to let her know so you can be added to the waiting list. At this time, all Members currently on the list will be given a slot as soon as they are built.

Alice reported the summer swimming pool hours will be starting on Sunday, June 8<sup>th</sup>. Hours will be added for Monday, Tuesday and Thursday evenings until 7:30 p.m. and hopefully Members will enjoy these extra hours.

Alice gave special thanks to Fred Witchell for putting on the Mother's Day breakfast scheduled for May 11<sup>th</sup> and that she greatly appreciates his efforts to keep this event going. She then acknowledged her employees for the fantastic work they do; Tom and Jeff in maintenance, and Josh, Pamala and Dorothy in the Clubhouse.

## **VIII. Committee Reports:**

### Campground report:

Fred Witchell reported there will be a Mother's Day Breakfast on Sunday, May 11<sup>th</sup>. He also reported the picnic tables and fire rings will be placed in the campground as of the holiday weekend. He presented the quotes for picnic tables and fire rings so the Board can make decisions later in the meeting and stated he needs 5 picnic tables and 6 fire rings to complete his project in providing enough tables and fire rings for the campground sites. He also stated he would need 1 gallon of paint/stain because tables are non-painted and not treated.

### EPC Committee:

John Pryde reported the following requests were made and approved:

Lot 1172 - Accessory Building

Lots 842, 1210, 1083/1084, 14, and 792 – Tree Removal

Lot 679/680 – Contiguous Status

John also questioned the Board as to whether motions that are made at meetings can supersede the Covenants & Restrictions and asked about what EPC can do in regards to blight.

No other committee reports were given.

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

## **X. Unfinished Business:**

*(4) Director Bridges moves for Fred Witchell to purchase 5 picnic tables from Miller's Woodworkings and 6 Fire Rings from Ace Hardware in Clare not to exceed the prices he provided earlier in the Campground Report, 2<sup>nd</sup> by Director Allen. Roll call vote, All ayes (President Bryant did not vote), motion carried.*

*(5) Director Bridges moves to have the Auto Sticker Committee make a presentation, 2<sup>nd</sup> by Director Treppa. Fred Witchell, Chairperson of the Committee, presented the Board with an information packet on stickers which the Board discussed and it was deemed that this was for information only. A vote on the motion was not taken.*

*(6) Director Bridges moves to rescind the motion of the Memorandum of Understanding from Lincoln Township in regards to the brine company, 2<sup>nd</sup> by Director Holzer. Roll call vote, All Ayes, motion carried.*

*(7) Director Holzer moves to use Beckman Production Services, with mineral brine, for the 2014-15 season not to exceed the budget amount of \$19,850.00, 2<sup>nd</sup> by Director Allen. Roll call vote, All Ayes, motion carried.*

*(8) Director Allen moves to accept the bid from AIS Equipment to purchase a road grader at a cost of \$109,600 plus tax, less \$20,000.00 for the present grader trade in allowance, and payment to come from the First Money Gold account, 2<sup>nd</sup> by Director Holzer. Roll call vote, All Ayes, motion carried.*

(9) Director Treppa moves **not** to accept the Road Grader Maintenance program bid from AIS Equipment, 2<sup>nd</sup> by Director K. Dombrowski. Roll call vote, All Ayes, motion carried.

(10) Director Bridges moves to appoint Pat Graham as the Election Committee Chairperson and also to appoint Kathleen Kozlowski and Al Isaac to the committee if they are willing to accept, 2<sup>nd</sup> by Director Holzer. Roll call vote, All Ayes, motion carried.

**XI. New Business:**

(11) Director Holzer moves to purchase coal from K & W Feeds at a cost of \$930.00 including tax for 3 pallets, 2<sup>nd</sup> by Director Allen. Roll call vote, All Ayes, motion carried.

(12) Director Allen moves to accept bid from County Wide to provide Portable Toilets for the 2014-15 season at a cost of \$120.00 per month for two units, 2<sup>nd</sup> by Director Treppa. Roll call vote, All Ayes, motion carried.

(13) Director Holzer moves to get 3 bids to refurbish the Putt Putt course and ratify the cost by email vote with the work to be done by July 4<sup>th</sup>, 2<sup>nd</sup> by Director K. Dombrowski. Roll call vote, All Ayes (President Bryant did not vote), motion carried.

(14) 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, 2<sup>nd</sup> by K. Dombrowski. Roll call vote, All Ayes, motion carried.

(15) Director Holzer moves that the money for the culverts, labor and materials be taken from the Development Fund, 2<sup>nd</sup> by K. Dombrowski. Roll call vote,  
Ayes – Director Holzer  
Nays – Directors B. Dombrowski, Bridges, K. Dombrowski, Allen, Treppa, and President Bryant  
Motion failed.

(16) Director K. Dombrowski moves to have the Holiday Lake culvert repair cost come from Maintenance Fund and the culvert repair cost for Laurel and Lake come from the Development Fund, 2<sup>nd</sup> by Director Bridges. Roll call vote, All Ayes (President Bryant did not vote), motion carried.

(17) Director K. Dombrowski moves to purchase 2 additional 25 foot culverts with connecting bands for the project at Laurel and Lake for a cost of \$541.50 plus tax from Cadillac Concrete, Pipe and Culvert, 2<sup>nd</sup> by Director Bridges.

Roll call vote,

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

Nays – Director Holzer

Motion carried. (President Bryant did not vote)

(18) Director Allen moves to have Bader & Sons repair the tractor at a cost of \$1,966.51, 2<sup>nd</sup> by Director Holzer.

Roll call vote,

All Ayes, motion carried.

(19) Director K. Dombrowski moves **not** to have Clare County enforce Uniform Traffic Code in the Association, 2<sup>nd</sup> by Director Allen.

Roll call vote,

All Ayes, motion carried.

(20) Director K. Dombrowski moves to spend \$250.00 maximum, including tax, to purchase a 2 Channel Wireless Microphone System for the Annual Meetings and/or social events, 2<sup>nd</sup> by Director Allen.

Roll call vote,

All Ayes, motion carried.

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

**XIII. Closed Session:**

1<sup>st</sup> Vice President, Sharon Bridges, reviewed the evaluations that were completed for Vicky and Alice with the rest of the Board. The evaluations were signed by all the Board Members per President Steve Bryant's request.

**XIV. Adjournment:**

The meeting was adjourned at 3:20 p.m.

Submitted by,

Vicky McClusky  
Secretary/Treasurer