

White Birch Lakes
Board of Directors Meeting Minutes
October 11, 2014

I. Call to Order:

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

Board Members present: President Bridges, Directors B. Dombrowski, Bryant, K. Dombrowski, Holzer, and Allen; also Secretary/Treasurer McClusky and Supervisor VanBennekom. Director Treppa was absent.

Invocation given by Director Holzer.

The Pledge of Allegiance was recited by all present.

II. Additions to the Agenda:

New Business:

Supervisor VanBennekom: School Bus/Entrance Gate

Director K. Dombrowski: Board Member Resignation Acceptance

Posting of Open Board Seat

Director Holzer: EPC Updates

Closed Session:

Supervisor VanBennekom: Employee Compensation

III. Approval of Minutes:

(1) Director Holzer moves to approve the September 13, 2014 meeting minutes, 2nd by Director Allen.

All Ayes, motion carried.

IV. Income Statements-Treasurer Reports:

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

All ayes, motion carried.

(3) Director K. Dombrowski moves to pay the bills for October 2014, 2nd by Director Bryant.

All ayes, motion carried.

V. President's Report:

President Bridges reported that it looks like summer is over to be replaced by the beautiful colors of the season. The activity in White Birch has changed from play to school buses and raking. "Oh bother, soon the snow will fly."

She went on to say there was much confusion in last month's Birch Bark regarding the removal of campers from lots. She explained that initially the Association's Attorney stated that we could and should enforce the removal of campers from the lot rule but after looking at the Judge's written order, there were some questions and the Attorney was consulted. Because the order states "Landowner", there is not a clear understanding if that is a lot with or without a home. Upon the Attorney's reconsideration of the wording in the court order he changed his opinion and suggested that we not enforce the removal of campers from lots. This question will be cleared up in the appeal process. Because the enforcement of removal was in the President's report for the September minutes, it was printed like stated during the meeting. Another box was added to the Birch Bark informing Members of the new position of the Board. Hopefully this clears up the misunderstanding. If you have any questions feel free to contact

President Bridges of any other Board Member. Their email addresses are posted on the website and in the Birch Bark.

President Bridges reported with great regret that Koren Treppa has found it necessary to resign her position on the WBLRA Board of Directors. The official acceptance of her resignation will take place later in the meeting.

President Bridges stated that a Special Event sign up sheet has been on the Clubhouse bulletin board for a Halloween Party and no one has signed up. Her only suggestions are for the Members to take their children to the Lincoln Township Hall from 4:30 to 5:30 pm for a Trunk or Treat and there is also an Open House at the Lincoln Township Fire Station where doughnuts and cider will be served.

VI. Supervisor's Report:

Alice reported that she has been receiving lots of telephone calls and emails questioning the removal of campers from lots which has already been addressed in the President's report. Due to the status of ongoing litigation involving the camping regulations, we will not be requiring the removal of campers this year.

She went on to state that Jeff and Tom are getting the road grader, dump truck, tractor and other equipment ready for winter. The tire chains for the new grader were delivered last week and Jeff is very happy with them and they should definitely help with traction on the icy and snowy roads. The guys are also trying to keep up with leaves which is a task that is never ending this time of year. They are also getting back to clearing the roads with an easement of brush and trees as their summer duties have lessened with the time of year.

Alice also reported that the outside water at the Campground Bathhouse will be shut off next week. There have been too many cold nights to prevent the lines from freezing and being damaged. Water is available at the Clubhouse faucet just outside the double entrance doors. Hopefully the Bathhouse can be open until December 1st but a close eye will be kept on the temperatures.

A delivery of fish for restocking the lakes is expected later this month. Walleye and minnows are in this delivery. A very nice card was received about the nature trails that Fred Witchell has been working on and a lot of time and effort has been put into this. It is nice to see that his work is appreciated by the Members.

Alice stated that unfortunately the Association continues to have vandalism and theft. A Member had 2 kayaks and a lawn mower stolen off a lot and the breaker box at the campground pavilion was also vandalized with the commercial grade breakers stolen out of the box leaving bare wires cut and just hanging. This involves unnecessary time and expense of Association money that could have been used toward other projects. If anyone sees anything suspicious please report it.

Alice closed by thanking all her employees who continue to do a great job for the Association day in and day out; Claudia at the Campground bathhouse, Bob in Safety, Pamala and Shaina in the Clubhouse, and Jeff and Tom in Maintenance.

VII. Committee Reports:

Safety: Bob Pelfery reported that Alice already covered everything he has encountered except the windows of the house at the entrance were left open for a week.

Election Committee:

Director Holzer reported for Pat Graham that the committee met last Friday and recommendations in the existing policy will be discussed later in the meeting.

Conservation Committee:

Director Holzer, being the only person on the committee, reported that she and Mary Alice Harrington have been working for the Clare County Gypsy Moth Prevention Program and they are finding some new, but the majority are old, and the report will be given to the county next week. She will report next month on whether the Association will be sprayed or not.

Campground Committee:

Director Allen reported everything looks good and there is only one camper in there. He also stated that Fred Witchell does a fantastic job. Director K. Dombrowski stated that the Bathhouse ventilation issue will be handled during the closed season.

At this time, President Bridges addressed the issue of the outside water being turned off and Supervisor VanBennekom stated she would discuss this with Jeff and Tom to see what can be done to handle the rest of the camping season.

Activities Report:

Carolyn Neal reported the plant exchange was a great success this year and there were 25 people with about 10 being new this year. A garden tour for spring is being discussed for anyone who would like to showcase their garden. For a map to the gardens they are discussing can good donations to help stock the food pantry. More information will be provided closer to spring. Director Holzer added that there were around 100 plants that were exchanged in addition to a Norfolk pine tree that Charles and Rebecca Hastings brought which has been placed in the Clubhouse.

EPC Committee:

John Pryde reported there were 5 applications for tree removal approved for Lots 94, 231, 1103, 570, and 1077-1078.

VIII. Correspondence Received:

Supervisor VanBennekom read an email that she and President Bridges received from Ron Perkins in regards to Homeowners running stop signs within the Association.

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

X. Unfinished Business:

*(4) Director Bryant moves to accept the bid from Fisher Roofing & Sheet Metal, LLC for the Clubhouse valley roof repairs in the amount of \$3,364.80, and to include an amount for unforeseen damages, with the total cost not to exceed \$8,000.00, 2nd by Director Holzer.
All ayes, motion carried.*

The Campground Bathhouse ventilation recommendations have been tabled pending further information.

The Entrance Gate and Campground Surveillance issue has been tabled pending further information and bids.

The vending machine repair/replacement issue has been tabled pending further information.

XI. New Business:

The school bus/gate issue was covered under Comments from the floor on Agenda items only.

(5) Director Holzer moves to accept the recommendations for the EPC updated forms as presented, to include the changes noted, 2nd by Director K. Dombrowski.

Ayes – Directors B. Dombrowski, K. Dombrowski, Holzer, Allen

Nays – Director Bryant

Motion carried.

(6) Director Holzer moves to ratify the email vote not to accept the purchase offer for Lot 320 of \$1,500.00 and to counter offer an amount of \$1,750.00, 2nd by Director K. Dombrowski.

Ayes – Directors K. Dombrowski, Holzer and President Bridges

Nays – Directors B. Dombrowski and Allen

Director Bryant recused.

Motion carried.

WBLRA Realtor Update was removed from the Agenda at this time. No changes are being made to the existing Realtors.

(7) Director Allen moves to change the starting time of the Monthly Board Meetings for December, January, February, and March to 11:00 am, 2nd by Director Holzer.

All ayes, motion carried.

Supervisor VanBennekom gave a report on Boat Slots as follows:

White Birch Lakes has 36 slots total which are all reserved

Lost Park has 12 slots total with 3 slots available which can be reserved

Timber Lake has 28 slots total with 7 slots available which can be reserved

Holiday Lake has 28 slots total with 4 slots available which can be reserved

(8) Director K. Dombrowski moves to accept the Supervisor's recommendation for the Swimming Pool to be open from 10:00 am to 2:30 pm on Thanksgiving Day, 2nd by Director B. Dombrowski. Roll call vote,

Ayes – Directors B. Dombrowski, K. Dombrowski, Holzer, and Allen

Nays – Director Bryant

Motion carried.

Storage refunds will be issued to anyone prior to utilization of the storage areas for the 2014-15 season if requested by November 1, 2014.

Election Policy updates has been tabled until next month to allow all Board Members ample time to review the changes and make comments at that time.

(9) Director K. Dombrowski regretfully moves to accept the resignation of Board Member, Koren Treppa, 2nd by Director Allen.

Ayes – Directors B. Dombrowski, Bryant, K. Dombrowski and Allen

Nays – Director Holzer

(10) Director K. Dombrowski moves to post an Open Board Seat Notice in the Birch Bark, on the website, and on the bulletin boards; 2nd by Director Allen.

Ayes – Directors B. Dombrowski, K. Dombrowski, Holzer and Allen

Nays – Director Bryant

Motion carried.

*(11) Director Bryant presented a motion to appoint John Pryde to fill the Open Board Seat position, 2nd by Director Holzer. Roll call vote,
Ayes – Director Bryant
Nays – Directors B. Dombrowski, K. Dombrowski, Holzer and Allen
Motion failed.*

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

XIII. Closed Session:

1. Deceased Member Assessment Collection was discussed. No motions were made.
2. Employee compensation was discussed. No motions were made.

XIV. Adjournment:

*(12) Director K. Dombrowski moves to adjourn the meeting at 1:35 p.m., 2nd by Director B. Dombrowski.
All ayes, motion carried.*

Submitted by,

Vicky McClusky
Secretary/Treasurer