

**White Birch Lakes**  
**Board of Directors Meeting Minutes**  
**August 12, 2023 (Meeting conducted through GoToMeeting.com and**  
**at the Clubhouse)**

**I. Call to Order:**

President Boos called the meeting to order at 10:00 am.

Board Members Present: President Boos; Directors Sherry, Ostrowski, Holzer, Dombrowski and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: Director Blaisdell

**Note: There were approximately 4 Members listening to the meeting through GoToMeeting and approximately 27 Members in Attendance at the Clubhouse.**

The Invocation was given by President Boos.

The Pledge of Allegiance was recited by all present and listening.

- (1) *Director Ostrowski moves to accept the newly elected and appointed Members to the Board, 2<sup>nd</sup> by Director Holzer. All Ayes, motion carried.*

**II. Additions to the Agenda:**

- A. Labor Day Activities – Director Dombrowski
- B. Minutes on the Website – Director Holzer
- C. Email Blast- Director Baker

**III. Approval of Minutes:**

- (2) *Director Sherry moves to approve the minutes from the June Board Meeting, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*

**IV. Secretary/Treasurer's Report: Lisa Trojanowski reported the following:**

There was a mailing of post cards to update members on C&R virtual and in person sessions to be able to share information and get input on the changes before putting it to a member vote. Approximately 879 post cards were sent out. I would like to thank Kim Mitchell, Linda Boos, Rose Boos, Marsha Manchester and Nancy Buchholz for stamping, labeling and sorting the cards. I really appreciated your help.

- (3) *Director Holzer moves to approve the financial reports for June and July as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*
- (4) *Director Ostrowski moves to approve the August Payables as presented, 2<sup>nd</sup> by Director Dombrowski. All Ayes, motion carried.*

**V. President's Report: President Boos reported the following:**

I would like to thank all the members that attended the Annual Meeting. The Staff and Volunteers did a great job, it is appreciated.

Georgia Romine has again volunteered to do the bus stop this year taking care of our “precious children”.

There were several motions made at the Annual Meeting, infant changing tables, tires for the grill, blacktop at the bathhouse, all will be addressed after feasibility and cost are determined.

A motion was also made to stop the paving project at the Club House.

In May 2023, the Board approved blacktopping of the parking lot and removal of one tree at the club house. This would provide better accessibility for the handicap and general safety for others during the winter months. After reviewing a legal opinion from 2010 that stated a motion made by a member at the annual meeting does not supersede the legal authority of the board, and due to the financial and professional commitment we've already made with contractors, the board has decided to proceed with the blacktop project as planned.

The other issue at the annual meeting was road improvements. This is being address under new business.

“White Birch Lakes Needs You!” post cards have been mailed to all members. Try to take advantage of a meeting in regards to the information on the proposed C & R' S.

The committee signup sheets are posted in the hallway. The Activities and EPC committees are in need of volunteers.

**VI. Manager's Report:** Michelle Waters reported the following:

Dates to remember:

Star link is up and running – Thank you to Mark for getting it set up on the roof for the best connection!

Just a reminder that the school kids will be back to school August 21<sup>st</sup>. Please be careful when driving in the early mornings, some kids walk to the bus stop.

And a big thank you to Georgia for volunteering at the bus stop!

I am currently contacting members on the waiting list for storage spots that have come available.

Thank you to Deb McDonald and her campground crew for getting the new numbers up in back storage and finding a couple of new spots for additional storage.

PLM lake treatment tentative date: 8/21 for a weed and algae treatment The next brine is scheduled for 8/24.

We had a technician from Van't Hoff come out to check out the yelp feature on the gate system – we also had a problem a couple of weeks ago with the gate getting stuck open and I had a report that the gate wouldn't open for a motorcycle going out. He replaced on component and turned up the sensitivity, so hopefully this takes care of these issues.

The campground septic system alarm sounded a few weeks ago. County Wide came out and found bad connector. Replaced connector pulled pump found a rag in the pump causing amps to be too high – blown breaker. Suggested having the tank pump because the sediment was too high so we had it pumped. I suggest we have the septic pumped two times per season.

It is time to order an allotment of gravel for road repairs and improvements– this is in the budget – the lowest price for per ton was given by Fischer Transportation at \$16.61. the cost with tax for \$100T will be \$1760.66. We are looking for a volunteer to take care of the smoky sign at the front gate.

*(5) Director Holzer moves to approve purchase of gravel up to \$2,000.00 from Fischer Transportation for road repairs and improvements, 2<sup>nd</sup> Director Sherry. All Ayes, motion carried.*

**VII. Committee Reports:**

**a. Appointment of 23-24 Committee Members:**

**EPC & Conservation / Grounds Committee:** Director Holzer Board Liaison

**Election Committee:** Teresa Stephens -Chairperson, Director Ostrowski-Board Liaison, Sandy Getz, Willa Coombe, Marney Frank and Cheryl Constantino.

**Safety Committee:** Steve Biechele-Chairperson, Director Ostrowski -Board Liaison, Bob Pelfery.

**C & R and By-Law and Policy and Procedure Committee:** Marie Sherry-Chairperson, Director Holzer -Board Liaison, Ron Youngblood, Steve Biechele, and Tim Vajcner.

**Finance Committee:** Dawn Holzer-Chairperson, Director Marie Sherry -Board Liaison, Dick Hassberger, Michael Manchester and John Pryde.

**Campground Committee:** Debra McDonald-Chairperson, Director Dombrowski-Board Liaison and Dawn Holzer.

**Activities Committee:** Director Blaisdell- Board Liaison.

**Volunteer Committee: Chair-** Sandy Getz, Director Baker- Board Liaison and Rose Boos.

*(6) Director Baker moves to accept the Committee appointments as listed. 2<sup>nd</sup> Director Dombrowski All Ayes, motion carried.*

## **b. Committee Reports:**

**Activities Committee:** Marney Frank reported the following:

Bingo was June 17<sup>th</sup>. We had a nice turnout (around 25 people) and everyone had a good time.

July 1<sup>st</sup> was the 4<sup>th</sup> of July Parade. There was a nice turnout for it. Thank you to Dawn Holzer for being in charge of that.

Also, on July 1<sup>st</sup> was the July Fest Meal. Hot dogs, chips, & water were provided. We had about 195 people that ate. Unfortunately, not many brought a dish to pass, maybe at the most, 15 people brought something to share. We ran out of food. A special thanks goes to Jan Preston and her daughter Cheryl Constantino for their help as well as Marty Perkins for helping set up, Bob Pelfrey for his assistance so we could get the tables, coolers etc. from the locked closet at the bath house and being there so we could lock them back up afterwards. Thank up to Jim Ostrowski and Bill Coombe for cooking the hot dogs and Debbie McDonald for making the baked beans. Also thank you to Willa Coombe, Laura and Tom Mitchell, Kim Mitchell, John and Bill Frank for all their help setting up, hauling things to the campground and back, serving and every thing they did. Without them, we wouldn't have been able to have it.

Next Saturday, August 19<sup>th</sup>, will be our next Bingo from 1 p.m. to 3 p.m. There is no charge for Bingo and everyone is welcome. Prizes are candy bars and chips. It is an afternoon of fun and fellowship. Hope to see you there.

There will be a Children's Fishing Contest on Saturday, August 26<sup>th</sup>. from 10 a.m. to Noon. For Ages 7 and under, 8 – 10, 11 -12, 13 – 14. Prizes will be awarded at Noon. Fred Witchell will be handling this activity. Hopefully there will be others to volunteer to help measure fish etc. The children will fish from White Birch Lake Shore.

This past year I was very fortunate to have a wonderful committee that stepped up and helped with all the activities. They did a wonderful job. I can't thank them enough for all their help throughout the year. Thank you to Willa Coombe, Char Lieblich, Chloe and Jim Ostrowski, Kim and Bob Mitchell, Laura and Tom Mitchell as well as Debbie and John McDonald, John and Bill Frank who were there always for me. Thank you to Dick Hassburger and Nancy and Carl Buchholz who made the Hay Ride a success. We were blessed to have so many members to help. I hope this coming year, there are people to volunteer and keep the activities and other committees going.

The more volunteers, each committee gets, makes it easier for everyone to do what needs to be done. Many hands make light work. WE all need to do our share and work together to make White Birch the best it can be.

**Campground Committee:** Deb McDonald reported the following:

“We got the new signs up, we no longer have alphabetical out there it is all numbers, 1-205. Hopefully, it will not be confusing anymore. Maintenance has gone out and did some mowing. We were hoping that people would do what they were supposed to do and remove their trailers for the first 2 weeks of August but that did not happen. We are working on fixing the fence back there, everything is going well. Hopefully, by the end of September we will go back and put lines in the back and then when we can do the campground area, we will do that.” Director Dombrowski expressed that there are a few campers that need to be moved in order to fix the fence. Michelle is working on a solution at this time.

**EPC Committee:** Bob Mitchell reported the following:

“First off all I would like to thank Bill Frank, Deb McDonald and John Lieblich for all their hard work working on EPC they did a lot. 11 tree permits, 2 driveways, 2 wells, 2 contiguous lots and 1 septic. Everything is current as of 8/11/2023”.

**Safety Committee:** Steve Biechele reported the following:

June 2023 Clare County Sheriff Incident reports, 27- Ambulance & Rescue, 11- Animal Control, 13-General Assistance, 10- Paper Service, 65- Property Check, 11- Traffic Patrol and 24- Traffic Stop.

**IX. Comments from the Floor:**

1. Debbie Gerish, Lot# 372, "I would like to know how much money does the Board members feel they need to spend in 2023 to keep our Association as a non-profit organization. And I would like to know why the driveway out here was planned to be asphalted and we didn't know about it? I have been here and you say that you talked about it for months and the contract was signed?" It was instructed that these were questions that can be asked after the meeting and this is the time for comments. "Does it say on the website that during 2023 we plan on spending this much money to keep our Association a non-profit organization? How much money do you guys' plan on spending?"
2. Bill Coombe, Lot# 232, "Thank you to the Board members for your willingness to service for 1 or 3 years. I know it is a big responsibility and a real chore for you and I appreciate it. But I am heartbroken about the condition of the lakes. I know that it is going to be a discussion item later. I park my car out here and look out at White Birch Lake and I see all the growth that is going on on the lake and that growth is eventually going to die and fill the lake up. I have seen this lake before it was a lake and it was just a swamp. I am afraid for our lakes. I feel that the board or someone has to take a long-range view of what we are going to do to maintain our lakes, keep them usable, keep them viable and don't let them get over grown and become a swamp again."
3. Chloe Ostrowski, Lot # 246, "I just want to know when the lights are going to be done at the gate?"
4. John Tanner, Lot# 270, "I haven't been to a meeting for quite a long time. One comment I have is it might be a good idea for each one of you folk to have a microphone, I am having trouble hearing anything that is being said."
5. Theresa Thompson, Lot# 752-753, "I signed up for a couple of committees right before the meeting so I was hoping that you could consider adding me to the finance and C&R." (It was noted and will be approved)

**X. Unfinished Business:**

In regards to Agenda item "C& R Discussion," Director Sherry began the discussion stating that postcards were sent out and basically using these meetings to share information and develop dialog. She will also develop a survey. She was able to reach out to the attorney and the review we received is nothing stopping us from having any informational meetings. The attorney did address the concern about how many votes were needed to change the C&R's, it was clarified that it is 50% of members in good standing. There was more discussion on voting policy and will be followed up on.

In regards to the Agenda item of "Common Property Taxes Update," Director Sherry stated that she had also spoke to the attorney on the status of this and the reasoning of not refiling every year, there was discussion and again we are waiting for a ruling from the courts and will make decisions after that. There was also discussion on getting those common properties platted if possible and will be followed up at a later date.

**XI. New Business:**

In regards to Agenda item, "Ratify motion to post Questions and Results of Meeting with Clare County Sheriff Dept,"

*(7) Director Ostrowski moves to approve the posting of the questions and results with the Clare County Sheriff Dept, 2<sup>nd</sup> Director Dombrowski. All Ayes motion carried,*

In regards to Agenda item, "Ratify Email Motion for Post Card Mailing," Due to the amount being over \$500 and needing to be approved by the Board. It is noted that 3 bids we obtained for this mailing. One was over \$800 and the others we approximately \$500. Because of time constraint it is recommended to use Lisa and some volunteers for this mailing.

*(8) Director Ostrowski moves to approve the mailing of post cards for C&R information, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

In regards to Agenda item, "Ratify Motion for funds for Candy purchase for 4<sup>th</sup> of July,"

*(9) Director Holzer moves to approve the purchase of candy up to \$125.00 for the 4<sup>th</sup> of July, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

In regards to Agenda item, "Plant Exchange," Director Holzer stated that the Plant Exchange will be at the Campground Pavilion on Sept 30, from 1 pm – 3 pm. You don't have to bring plants if you don't want to or you can bring plants, there will be snacks and prizes.

In regards to Agenda item Propane Bids,"

*(10) Director Dombrowski moves to accept the Coyne Oil propane bid at \$1.37.9 fixed rate from August 1, 2023 – July 31, 2024. 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In regards to Agenda item, New Attorney Discussion," Director Sherry proposed that we look for a new attorney that is more familiar with property owner associations. There was a discussion involving the pros and cons and was determined that a committee of President Boos, Director Holzer and Director Dombrowski would look into different attorneys.

*(11) Director Baker moves to have to Executive Committee will look into new attorney and provide feedback and an update by the September Board meeting. 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

In regards to Agenda item, Accountant Audit Discussion," Director Holzer stated that normally we have an audit done before the annual meeting and it is presented at the annual meeting. The auditor would like to streamline our audit process and the auditor would reduce our costs. The auditor has stated she will still come into the office and help with the process. There was a discussion on forming a new committee that does not include anyone on the board or office on the committee.

*(12) Director Dombrowski moves to streamline the audit process per Dorothy Howard, our auditor recommendations while maintaining and keeping accountability regarding checks and balances and keeping transparency of the process for a trial of one year. 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In the regards to Agenda item "Fall Garage Sale", it was determined that we would not have a Fall garage sale.

In regards to Agenda item "Holiday Lake/Lake Level,"- This item was postponed until September board meeting due to Director Blaisdell not in attendance today.

In regards to Agenda item "Road Maintenance/Identify Needs and Costs," President Boos stated that he thinks that the Board should give instruction to our staff to identify the needs and the costs to repair the roads and prioritize according to the most needs and then we do what we can afford to do. Michelle was given instruction to start looking into identifying the problems and move forward.

In regards to added Agenda item "Labor Day Event," Director Dombrowski turned over the floor to Lisa Cooley. It was presented a Labor Day event. A couple Halloweens ago we had Twin Turbo BBQ Food truck and it was amazing. He happens to have a truck available for Labor Day weekend. A DJ was found for karaoke, he will play from 6pm-10 pm, for \$300. Lisa is asking for \$100 more for snacks and etc. A total of \$400, which is in the budget. Director Dombrowski did get 3 bids for DJ and we went with the lowest bit. The food truck will ready to start serving at 5 and will stay as long as needed. Director Dombrowski added that we are also looking volunteers for security to help Bob patrol, Labor Day weekend, just stop by the office. There are magnetic Safety patrol signs that can go on a side-by-side or vehicle.

In regards to added Agenda item "Minutes on the Website," Director Holzer would like to see previous years minutes on the website. The staff will get the minutes off the computer and send them to our web controller to add the additional minutes.

In regards to added Agenda item, "Email Blasts," Director Baker stated that the subscription to Constant Contact is about to expire. It was determined that it would be renewed. Director Baker stated that she would like to do it more than once a month but is becoming quite busy and would like some help.

*(13) Director Sherry moves to renew the contract for Constant Contact for approximately \$300, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

## **XII. Additional Comments from the Floor:**

6. Julie Crankshaw, Lot 864, "I have a comment three questions. Is it a possibility or would you consider looking at a fee for boat rentals. I have talked to numerous people when I am at the beach that would love to put their kayak in and leave them down there and I think by looking around, I have lived up here for 26 years, I see a lot of boat slips that are never used. I think that the fact that we only charge them \$10, and I have one so I am not disputing that, I am just saying that the fact that we only charge them \$10 makes it so convenient for them to just pay it and never use it. I think that there are a lot of kayakers and other boaters that would love to have the opportunity to be able to put their kayaks down there, on the racks. The racks are empty and we have a lot of new members and a lot of kayakers out there and no where to put them. But if you look around there are all kinds of empty slots that never get used. What is going on with the burned-out house on Laurel?"

7. Bob Cooley, Lot # 419, "You are talking about streamlining the audit. At the UAW we did that too but we had trustees that was separate from everything else that once a year did the audit. That was an elected position, I don't know how you go about it with volunteers here but I suggest we look at trustees not anybody from the board or employees. Just to keep the transparency."

8. Bill Coombe, Lot 232, "Speaking about security. At the Annual meeting that we had there was a suggestion made that we consider having a hired security guard at the gate for these special holidays. I guess that idea has fallen on the floor. Is there any consideration for that It is something to be considered on special holidays of the year to have someone at the gate. I think that that would be a way to control our traffic situation. As far as evaluating the roads, I think that I would like to suggest that the consideration be the high traffic areas first. And that would be the main gate, White Birch Lane and Elm. Those corners are turning to sand, there is no gravel on some of those corners."

9. Marney Frank, Lot 227, "On the White Birch actually website, we should have the activities and other things posted, which a lot of times I do not see. I know a lot of people do not go to the Facebook page anymore."

10. Bob Pelfrey, Lot# 527, "I think that the 4<sup>th</sup> of July weekend with Dawn and those guys sitting out there and passed out that piece of paper, it did help. But we are going to have the same ones that are going to do the same things. Most of the time I find in here is the guests on holiday weekends. So, I commend her. As far as posting someone at the gate they are gonna get mad at you, they are gonna run over you. The guard house is on the wrong side of the gate anyways. The flyers did work, that is my opinion."

11. Deb McDonald, Lot #38, Way back, probably a few months ago someone suggested putting a rail along this ramp so that anybody when it is slippery can grab the rail. I like that idea, because I have personally seen 3 people fall. They are great at putting the salt out, but it does not get everywhere.

12. Mike Manchester, Lot # 101, "I must have missed something here but one thing on the agenda was Holiday Lake Level? Is there anything being done about it?"

*(17) Director Ostrowski moves to adjourn the meeting at 11:50, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*

Submitted by,

Lisa Trojanowski Secretary/Treasurer