

**The White Birch Lakes
Board of Directors Meeting Minutes
September 9, 2023
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

I. Call to Order:

President Boos called the meeting to order at 10:01 am.

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

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: Director Baker

Note: There were approximately 1 Members listening to the meeting through GoToMeeting and approximately 10 Members in Attendance at the Clubhouse.

The Invocation was given by President Boos.

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

II. Additions to the Agenda:

- A. Lincoln Twp Master Plan Update- Director Sherry
- B. Update on Clare County Sheriff Meeting Presentation- Director Ostrowski

III. Approval of Minutes:

Director Holzer would like it added on motion 8 of the minutes that there were 3 bids obtained for the post card mailings. One was \$800 and the other two a little over \$500. We went with Lisa and volunteers due to time constraint issues.

(1) Director Holzer moves to approve the minutes from the August Board Meeting with the additional information added, 2nd by Director Ostrowski. All Ayes, motion carried.

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

- (2) Director Holzer moves to approve the financial reports for August as presented, subject to the Auditor's approval, 2nd by Director Dombrowski. All Ayes, motion carried.*

Director Sherry mentioned that she felt it was important to mention that staff (Lisa) has done a great job collecting these back assessments. Director Holzer stated that so far this year we are \$24,132.00 above our 22-23 Assessments.

- (3) Director Dombrowski moves to approve the September Payables as presented, 2nd by Director Sherry. All Ayes, motion carried.*

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

“Labor Day weekend has passed, and many had a good time at White Birch. Keep in mind camping season has not ended. There are many more weeks to enjoy the grounds and activities.

“The beautification project at the front gate has been completed. The Board approved \$1500.00 and \$953.47 was spent. Thank to Kim Mitchell and volunteers for their dedication and hard work.

Labor Day weekend someone put a connection link on the gate to the old maintenance area to prevent anyone from entering the area. The link was removed. This is against Board Policy to prevent the use of common properties.

Jeff Wheeler a long-time employee of White Birch Lakes wife passed away Aug 22, 2023 and our heartfelt condolences are extended to him and his family.”

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

“I would like to thank all the employees for all their hard work during the holiday weekend. It was a very busy weekend. The lights are fixed at the front gate. The generator had its annual maintenance last Thursday, the battery had some corrosion and was cleaned but we may have to think about replacing the battery next year.”

VII. **Committee Reports:**

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

EPC & Conservation / Grounds Committee: Steve Biechele

C & R and By-Law and Policy and Procedure Committee: Theresa Thompson added and Ron Youngblood has resigned from the committee due to personal reasons.

Finance Committee: Theresa Thompson

(4) Director Holzer moves to accept the Committee appointments as listed. 2nd Director Blaisdell. All Ayes, motion carried.

b. **Committee Reports:**

Activities Committee: Director Blaisdell reported the following:

Director Blaisdell stated that before he gives the September report that there was a question of how we are operating the Activities Committee. As everyone knows we did not get an official chair this year. So, what we decided was to restructure the activities committee because we are noticing and have heard from other members is that the way it was being operated was creating, it seemed like a whole lot of division instead of unity on the way different activities were being ran. One thing that we heard a lot about was homeowners vs campers which Director Blaisdell did not necessarily think it was but more generational. For example, Baby Boomer generation is really all about the food and socialization and a lot of the younger generation are more about entertainment. They would rather see entertainment than they would food which we saw an example of in the Labor Day celebration. They wanted to use the money for a DJ or a band and brought in a food truck and said Hey everyone buys your own food. But it was more focused on the entertainment portion. So, what we have come up with is instead of having one chair that runs everything, we would set each individual event and anyone who wants to chair the event could then sign up for it. If a member has an idea for an event, they can bring it to the board and discuss it and we can add it to the event schedule.

August Bingo, thank you Mamey Frank for chairing this event. There were members in attendance. It was reported a few did not attend because of walker needs with the parking lot being worked on for paving and they didn’t want to take the chance of having to come from the spillover parking lot. Budget is \$90.00 and actual was \$92.44.

Fishing Contest, thank you Fred Witchell (non-member) for chairing the event and Bob Mitchell for helping. There were 9 children that participated with 3 winners. Nolan Cornelius, Lucas Teeter and Landon Gruber. One in each age bracket. Budget was \$100 and actual spent was \$77.00. We hope to get more participation next year.

Labor Day Bash, thank you Lisa Cooley for chairing the event. Lisa reports Twin Turbo BBQ food truck served a constant line of people from 5:00 pm to 7:15 pm. Big Easy DJ and karaoke entertained us and both vendors said they would be happy to come back for other events in White Birch. The gathering had a great turnout. The guests enjoyed the food, karaoke, cornhole boards and playground. We had karaoke singers from 5 to 75 years old. A member contacted Michelle and offered to bring some items for the children. The kids loved it. I was not able to get the generous couple’s name, but they deserve a big shout out. Thank you

for helping to make the event special. Thank you to all who brought desserts, helped prep the pavilion and helped clean up afterwards. We had a \$400 budget and we spent under \$350.00.

Upcoming events are September Bingo Saturday Sept 16, Marney Frank is the chair. It is always a good time and a chance to meet other members and usually everyone who participates take home a prize. Budget is \$90.

Plant Exchange is Saturday September 30 1-3 in the Campground. Rose Boos is the Chair and Dawn Holzer will be helping. There are prizes, and indoor and outdoor plants. You do not need to bring a plant if you don't want to. There will be lots of advice and ideas to share. Budget is \$100.

Halloween Party/Trunk or Treat Budget is \$350.00. Tina Litten has agreed to chair this event. It was agreed that the event will be changed to Saturday Oct 28 and will be at the campground. More information will follow.

Campground Committee: Director Holzer reported for Deb McDonald the following:

There has been a volunteer, a boy scout, Landon Gruber. He has been the back area storage and has done a wonderful job getting the area ready for mowing and striping. Also, John McDonald and Kevin Dombrowski have repaired the back fence as well. John McDonald, Mike and Marsha Manchester have been doing a wonderful job cleaning up the walking trail and lining it with down trees. Dawn and Deb will be looking at the area to starting a first garden but not sure where. Director Dombroski added that Landon Gruber has done more that clean out that area he also painted the picnic tables and signs in the campground as well as by the tennis courts.

EPC Committee: Director Holzer reported the following:

There were 4 tree permits, 1 driveway, and 1 contiguous lot. Dawn put together a list of things that should be removed at the end of the season from properties. It was determined that a list will be put together and forwarded to be posted on different outlets. It was discussed what should be done if we do not have three members for EPC committee as required by the C&Rs, and that discussion included that board members would have to step up and that the board liaison should not be the same person as the chair.

Finance Committee: Director Holzer reported the following:

In regards to streaming the audit that we talked about last month, Director Holzer contacted Dorothy Howard our auditor and she had streamlined this current audit. Dorothy will be sending a new invoice for this revised version. Instead of \$4,000 it will be \$2,500. We said we would do this for a one-year term. She also stated that Dorothy agreed that for the audit part of pulling checks and etc. should not be done by anyone on the Finance Committee and should be an audit team. It only needs to consist of two people and she will still come in to guide them.

Safety Committee: Bob Pelfrey reported the following:

"Labor Day was a mess sometimes and sometimes it wasn't. We need to block off the area by the emergency exit as people were coming through there. I had about 7-8 people from Bertha Lake in here, I escorted them to the front gate. It was 3 ATVs and a big machine. Overall, pretty good, still people don't stop for stop signs. I understand people want to have a good time but when they leave here, they don't care if they have torn up the roads. They are just guests. It isn't everybody just a few.

IX. Comments from the Floor:

1. Kevin Dombrowski, Lot#1209-1210, "I took note of the road activity over the holiday weekend and even my wife had commented that what she had noticed in general and I am not disagreeing with you but, everyone was pretty **cognizant** of the rules of the road up to the point that there were families wearing helmets. People were doing a pretty good job from what I had seen. Now, I don't stay up late and when it is dark, I am on my lot. But during the day when everyone is riding around, I think everyone did a pretty darn good job."

X. Unfinished Business:

In regards to Agenda item "C& R Discussion," Director Sherry stated that we finished all 4 of our meetings and had about 50 people. The first virtual was not attended well with power outages from the storm. Marie has a survey that she would like to put out for member input. It

was determined that the presentation would be put on the website. Next steps are to get the C&R committee together and go through the recommendations. We will contact the attorney once again to review his interpretation of the voting process as the attorney opinion and the C&R policy last page does not coincide. There was further discussion on when the mailing to notify when a vote would take place would be. And discussion on verification of the interpretation of members in good standing. More information will follow as it becomes closer.

In regards to Agenda item, "Holiday Lake/Lake Levels, Director Blaisdell stated that there has been a lot of concern about the lake level at Holiday Lake. And after some research with Lincoln Twp and the drain commission, it was determined that there are many steps and this would be a costly process. A 6 inch well would be \$25,000-\$30,00 and the three-face power could be up to \$60,000, and additional costs will occur with an engineering study and court costs. The information will be compiled and made available to members.

In regards to Agenda item, "Attorney Update," President Boos stated that Director Holzer contacted a previous attorney that is now the attorney for Lincoln Twp and would be a conflict of interest. President Boos and Director Dombrowski have both contacted attorney and are waiting for calls to be returned. They are still in the information gathering stage and will keep everyone updated.

In regard to Added Agenda item "Lincoln Twp Masterplan," Director Sherry asked if Director Blaisdell had any current information at this time. Director Blaisdell stated that there was a survey and on August 22 the planning commission had a visioning workshop with Wade Trim who is the consultant that is doing the whole project. Wade Trim has sent the results and were sent to the Twp. The information from the survey and visioning workshop will be posted on the Lincoln Twp website this week. In October they will be putting a draft together with all the information and will be presenting that at the meeting in October. When they finish the Masterplan, the public has to see it for 60 days before they can finalize it.

In regards to Added Agenda item, Update Clare County Sheriff Report," Director Ostrowski stated that he had spoken to the twp. about his disappointment with the fact that although part of our taxes goes to fund the police dept they would not enforce ordinances. Director Ostrowski discussed with Lincoln Township the report made that the CCSD would not enforce Township ordinances but that information was incorrect. He was informed that Lincoln Township does have a contract with the CCSD and they will enforce all Police Action Ordinances of Lincoln Township when called. But they will not enforce any zoning ordinances.

XI. New Business:

In regards to Agenda item "Fall/Winter Clubhouse/Pool Hours, "

(5) Director Dombrowski moves to approve the Fall/Winter Clubhouse/Pool Hours as presented, 2nd Director Sherry. All Ayes, motion carried.

In regards to Agenda item, "Ratify Failed Email Motion for Parking Lot Lines, there was discussion on why Board members voted the way they did and it was determined that this will be added to the next Board Meeting agenda to discuss openly.

(6) Director Holzer moves to approve the ratification of the failed motion for parking lot lines, 2nd Director Dombrowski. All Ayes, motion carried.

XII. Additional Comments from the Floor:

2. John McDonald, Lot #38, "There was used to be a sign on Old State for White Birch and I thought it was White Birch that had removed it but it was the Twp?" EPC the people that were doing it last year did not feel that there was a way to enforce anything which is why they didn't come back."
3. John Lieblich, Lot # 1297-1298, "Not to beat a dead horse on the parking lot but we spent a fair amount of money on it and most parking lots are not completed or finished until the lines are put on. I have heard costs; I have heard we don't want it to look like a Walmart parking lot. The intent of a parking lot line is to line vehicles up and looking out today they are pretty lined up. But again, this not only makes things look professional and not some gypsy doing a parking lot. I think it is important and if these yellow lines are too bright for the people who don't want to park in a Walmart parking lot flip it to white. Years and years ago it was very rare that we were painting a white stripe. Now it is almost half and half at least that is what we used to do. It is important for the

aesthetics of it from looking professional to a dirty, dirty parking lot. For the stripes to stick we do not need to power wash the entire parking lot, just a brush and a kid with some elbow grease.”

4. Steve Brandle, Lot# 1369, “One part of the parking lot project that I haven’t heard anything about was the retaining wall replacement. Is anything going to be done?”
5. Laura Mitchell, Lot# 589, “I wanted to ask about the playground equipment. Was that going to be installed?”
6. Marie Sherry, Lot # 713-714, “The yellow stoppers we should paint them white.”

(17) Director Ostrowski moves to adjourn the meeting at 11:50, 2nd by Director Sherry. All Ayes, motion carried.

Submitted by,

Lisa Trojanowski Secretary/Treasurer