

**The White Birch Lakes
Board of Directors Meeting Minutes
October 14, 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, Baker and Blaisdell also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent: None

Note: There were approximately 2 Members listening to the meeting through GoToMeeting and approximately 14 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. Yard Sale/Estate Sale- President Boos
- B. Email Blast-Director Baker

III. Approval of Minutes:

- (1) *Director Sherry moves to approve the minutes from the September Board Meeting as presented, 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 September as presented, subject to the Auditor's approval, 2nd by Director Dombrowski. All Ayes, motion carried.*

There were no Payables at this time

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

“Color is upon us and camping is coming to a close. However, we have more activities to enjoy. Halloween and Bingo to name a few.

The playscape is completed between the Gazebo and the clubhouse, including posts to protect the area. A good addition for our members with their kids to enjoy.

Lincoln Township has replaced the White Birch Lake Recreational Association sign on the north bound Old State Road. We thank Lincoln Township for an impressive display.

A reminder, as of October 31, vacant lots need to remove recreational vehicles and camping accessories. Please refer to White Birch C&R's.”

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

“There are a few reminders please do not blow leaves into the roadway, and please do not just dump leaves in the driveway of the old maintenance building. They should be dumped close to the existing piles. Someone has made a large pile of wood in the old maintenance yard, if anyone needs wood for campfires or such, please take some or all of it. We are not able to burn that. The front entrance asphalt repair should be completed this week, the plan is they will do one side per day. I asked the contractor to let me know a day ahead of when he

will here so we can notify the membership via FB because they will shut down one lane to complete the tasks. Storage has been a big priority this month. We were able to make 4 more longer spots to accommodate the bigger rigs. I have 3 storage spots left that will accommodate twenty-foot trailers. The cold weather is sneaking in and maintenance will start getting ready for Winter.”

VII. Committee Reports:

(3) Director Dombrowski moves to accept the addition of Cheryl Constantino and Kylie Stanley to the Activities Committee and Donnie Stanley to the EPC Committee. 2nd Director Baker. All Ayes, motion carried.

Activities Committee: Director Blaisdell reported the following:

September Bingo, we had 14.

Plant Exchange on Sept. 30th, Rose Boos had 15 people. It was a nice afternoon of fellowship and learning about plants and gardening tips to make things easier to care for plants. She had muffins, hot chocolate, and cider for refreshments. Thank you Rose and others who helped or brought plants.

The Halloween festivities will be starting at 3 p.m. on Oct. 21 at the Campground Pavilion. Trunk or Treat will last until candy is gone. Prizes will be awarded at 5 p.m. For best costume and best decorated trunk. Winners need to be present to win. There will be Pumpkin painting and games until 6 pm. (Pumpkins are being furnished for it). There will be carnival games with prizes besides. Hot dogs, chili, chips and water will be provided. Please bring a dish to pass. Thank you to Christine Litten for volunteering to organize and plan this. She still needs more volunteers to help. One person per game is needed plus others to help with food and the pumpkin painting. There will be children’s meals certificates for Texas Roadhouse and Clare Big Boy given out. We had some left from the Easter Egg Hunt without expiration dates. Please sign up on the bulletin board or contact Christine to help out.

The next Bingo will be on October 28th from 1 pm to 3 pm. Please join us for an afternoon of fun and fellowship. Candy and chips for prizes. Hope to see you there.

No Bingo for November.

The Thanksgiving dinner will be on November 18th at the clubhouse at 4:30 p.m. Turkey, Ham, Coffee, Plates, Napkins and Cutlery will be provided. A sign-up sheet is on the bulletin board. We will need to know how many are coming so we have enough meat etc. and tables set up for everyone. Please indicate on the sign-up sheet what dish you are bringing so we don’t end up with all the same dishes. Please let Marney know if you can help set up, clean up etc. Questions, please call Marney at 248 320 1089. Thank you.

There is also a request for a New Years Eve party again at the Clubhouse. All members are welcome to come and ring in the New Year, details to follow although it would be similar to last year. Jeff Simons would chair this activity.

(4) Director Blaisdell moves to approve up to \$350 for the New Years Eve Party. 2nd Director Baker. President Boos, Director Holzer, Director Dombrowski, Director Baker, Director Sherry, and Director Ostrowski Ayes, Director Blaisdell Nay, motion carried.

C&R and Policy Committee: Director Sherry stated that there will be a meeting today after the Board Meeting.

Campground Committee: Deb McDonald the following:

“First, I would like to thank Kim Mitchell for coming down and getting stakes up because I was getting a little frustrated and my husband for raking a lot of leaves in order to do those lines, which I am looking at something different because they don’t stay and they disappear and they are small. So, I am trying to investigate that. And for the winter I am looking into getting more picnic tables made. Finding out cost wise and for getting us screens for the fireplace down there because we have had a couple of gathering down there last winter and it was kind of iffy when the logs started rolling. Other than that, it is ready to go. I just hope everyone clears their lots like they are supposed to and nobody gets in trouble this year.”

EPC Committee: Director Holzer reported the following:

“There were 6 tree removal requests and 1 addition that was approved last year but was expired.”

Safety Committee: Bob Pelfery reported the following:

“Everything is looking pretty good here, we did have one incident here where we had an ATV get hit. It was a truck and an ATV last Tuesday. Wish everyone luck.”

Steve Biechele reported the following,

“I would like to take this opportunity to wish Bob a good winter in Florida. For the months of Aug and Sept Clare County Sheriff Department incident reports, Ambulance and Rescue Aug 18 Sept 21. General Assistance Aug 12 and Sept 17. Property Check Aug 115 and Sept 11. Traffic Patrol Aug 31 and Sept 40. Traffic Stops Aug 15 and Sept 46. Animal Control Complaints Aug 9 and Sept 13 and Obstructing Justice Aug 8 and Sept 11.”

IX. Comments from the Floor:

1. Deb McDonald, Lot #38, “I forgot to add, I want to thank Jess and crew they are going to help me out this month with covering the signs and redoing some lines because I am having sinus issues and it sounds like I am supposed to go and discuss my options. My husband said they told him I was a candidate for surgery. So, they are going to help me out for the rest of this month.”
2. Jeff Simons, Lot # 290, “Question on the front entrance, I was wondering if we are still going to be able to get that asphalted this year? Another thing I saw on the agenda something about the fire side room at the campground, it has been starting to be used more the last couple of years, it has been nice to see. One of the things, a lot of comments that I have heard people say that during the winter when they try to get out of the weather it turns into a wind tunnel so it is hard to keep any type of heat in. Those glass brick would be a nice addition to it, some kind of curtain to close in there to keep the heat in. If that is something that you are thinking about and you go down that road, I would be volunteer to get those quotes and things like that.”

X. Unfinished Business:

In regards to Agenda item “C& R Discussion,” Director Sherry stated we received the comments from the survey the committee will meet and bring a final report back to the board. The voting process will be in the report.

In regards to Agenda item, “Attorney Update,” President Boos stated, we have not received a call back from any attorneys that we have tried to contact and when doing research, the attorney we currently have meets all of our qualifications. We will stay with the attorney we have at this time.

In regard to Agenda item “Parking Lot Lines,” Director Blaisdell stated that most members he spoke with wanted the lines. There was a discussion about lines and bumpers. It was decided that we would put gravel around the edge of the parking lot and have lines put in.

(5) Director Ostrowski moves to complete the parking lot project with lines up to \$400. 2nd Director Blaisdell. All Ayes, motion carried.

In regards to Agenda item, Road Maintenance/Identify Needs and Costs,” Michelle stated that Maintenance has drove around and identified roads that needed to be repaired and they have determined that Elm from White Birch to Laurel. The price approximately for next year would be \$20 a ton for gravel and we will need approximately 973 tons. We would also need to put in a culvert on Ivy and the dead end of White Birch so we could control the water flow a little more. The estimate on the culverts is about \$3,500 so we are looking at \$30,000.00 to do just that one part. This price is for supplies, maintenance will have to do the work. This is in the discussion process at this time.

XI. New Business:

In regards to Agenda item “Electrical Escrow Account Discussion,” Director Dombrowski stated that we have an Electrical Escrow account (an account that was set up when the original developers went bankrupt of designated funds to finish electricity installation in White Birch) it was last accessed in 2003. The funds we have is not enough to fully install electrical access for all areas. What are the options for these funds? It was suggested to contact Consumers to get pricing and to contact the attorney to see we can do with the funds. There will be more research on this and bring this back next month.

In regards to Agenda item, “EPC Discussion Number of Members and Who”, there was discussion on the C&R rules for EPC Committee and not having enough people on the committee and not having a chair. What are the options in the future?

(6) Director Sherry moves to approve Director Holzer as the chairperson for EPC. 2nd Director Ostrowski. All Ayes, motion carried.

In regards to Agenda item, “2024-25 Budget Review” Director Holzer stated that the financial committee meet and still have a few questions. A budget will be presented at the November Board meeting.

In regards to Agenda item, “Fireside Room at Campground”, Director Holzer suggested the need to fix up the fireside area and do something to block off the area from the elements in the winter. This subject was discussed and tabled until next board meeting.

In regards to Agenda item, “Winter Hours for Monthly Meetings”, There was discussion on changing the hours for the monthly meeting to start later in the Winter months, it was decided to keep the hours as they are.

In regards to Agenda item, “Winter Sand/Salt Pricing”, Michelle stated this is a budgeted item, the salt prices this year is \$82.75 per ton plus tax. We usually order a 50-ton order for the first order. A lot of times that will get us through the season. The price would be just under \$4500. The ice control sand that we mix with the salt (2/1). We usually get 100 tons of the and that price is \$9.86 a ton which would be just under \$1100 for the first initial load.

(7) Director Sherry moves to approve the funds as presented for sand/salt purchase. 2nd Director Holzer. All Ayes, motion carried.

In regards to Agenda Item “Ratify Email Motion for Asphalt Repairs at Entrance”.

(8) Director Baker moves to approve the email motion to spend up to \$1000 for asphalt repair at the front entrance. 2nd Director Dombrowski. All Ayes, motion carried.

In regards to added Agenda item, “Yard Sale/Estate Sale”, it was explained that a member is having a Yard Sale and is requesting the gates to be open. It was discussed and decided that members have a 3-digit code that when pushed will go to a designated phone and a member can hit 6 and the gate will open. Push the #key. Keep pushing the #key and it runs through the membership in alphabetical order. If you hold the #key it scrolls through them quicker. Once your name comes up there is a 3-digit number assigned. If you are unsure of what number it is attached to a member could go to the gate and check or check with Michelle.

In regards to added Agenda item, “Email Blast”, Director Baker stated she would like to transfer the Email Blast for the office to take over. This was discussed and the office will be trained and will take it over.

XII. Additional Comments from the Floor:

3. Deb McDonald, Lot #38, “I like your idea Dawn but being the campground chair, I wish I would have been involved in that. A lot of things are happening down there that I don’t find out about until it is done. If I am the chairperson I should have a say, if not why am I the chairperson?”
4. Jeff Simons, Lot # 290, “Sometimes it is difficult when you are way back here and you have information to share and take up a 5 - 10 minutes conversation of you guys going back and forth and maybe it can be cleared up in 30 seconds, but here we are. One the Electrical Escrow account that you discussed; I think I have a contact for you. Two that person is newer some of the old quotes were outrageous high, if you challenged him, he would drop those rates the new person seems to be much more forgiving much easier to work with and the rates are significantly less than previously. I will send something to you soon Dawn. So, the EPC part, Dawn are you going to chair that I cannot chair that but I can volunteer to help. I don’t have time to chair but I will assist you on that. I know that the conversation was going to having staff do it. Please do not ever do that to our staff, if you like our staff at all don’t put them in the position to be on that EPC committee. They take enough abuse. That was how it was sounding from back here. There is only one staff member that is a member, I just wanted to clear that up. The Fireside room, you tabled that. I just wanted to point out you are tabling it for another month right when that room would be used for \$200. Come on folks. The other part is, the repair at the entrance, I am concerned that at the Annual meeting there was all a big discussion about the asphalt, parking lot and everything. And it was always said this is not just the asphalt it is the repairs at the gate the lights and things and the tennis courts. I

think you guys glossed over the fact that we went over and you are approving more money. We were told that it was all encompassing of the whole project. The fact that you are glossing over the fact that you went over the whole budget, I just wanted to point that out.”

(9) Director Sherry moves to approve Jeff Simons to be added to the EPC Committee. 2nd Director Dombrowski. All Ayes, motion carried.

5. Bob Pelfery, Lot# 527, “I just got one thing, Kevin when you are talking about the electricity back there, what it is the transformers that they have to pay to get. Because they can only fit so many people on one transformer. The transformer is what costs so much money.”
6. Jeff Simons, Lot# 290, “I am thinking Kevin if you get the attorney to change the language to allow camping lots to also use that fund to extend that line. It will only benefit someone down the road when they go to build a house. So, right now the only way to use that money is to build a house to extend those lines. If, we could change the language to somebody who has a camping lot down that road that has no power they may get three or four people to chip in together and get that 10 grand on their side and be able to use some of that money. It would still only benefit everybody whether you are going to build a house or not down the road.”
7. Bob Cooley, Lot # 419, “You are addressing the road conditions and rebuilding the road before we do that, we need to address the drainage. Because every time we get a gully washer all that sand in that ditch runs away. Phil puts barricades up at his lot to slow that water from going so fast. I have seen that MDOT does stones sometimes there to slow the water from taking the ditch downstream. I think you ought to address that before you pour stone on the roads.”
8. Mike Manchester, Lot 101, “I was told that there were going to be recommendations for three different locations on the roads. But I only heard the one that you decided you are going to do nothing about Mockingbird Circle or any other. So, what were the other two options that were options?”
9. Deb McDonald, Lot 38, “With roads stuff, my head is telling me that that culvert at Elm and Ivy. That has got to be repaired before the weather changes so the flow can get going better.”

Recess was taken 11:40 am

Closed Session 11:40 am

XII. CLOSED SESSION

Personnel Manual

Return to open session 12:10 pm

(10) Director Blaisdell moves to adjourn the meeting, 2nd Director Baker. All Ayes, motion carried.

Meeting Adjourned 12:11 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer