

**The White Birch Lakes  
Board of Directors Meeting Minutes  
November 11, 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, 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 12 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. Winter Hours

**III. Approval of Minutes:**

*(1) Director Holzer moves to approve the minutes from the October Board Meeting as presented, 2<sup>nd</sup> by Director Sherry. All Ayes, motion carried.*

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

Lisa had included a copy of WBL's revised collection policy and requested that it be added to our webpage. Director Holzer stated it had been on the previous page. No vote was needed and she was instructed to add that to the webpage.

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

**There were no Payables at this time**

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

“Camping season has ended and we thank the staff for their efforts in making this another memorable season. Smokey the Bear is in need of a caretaker. He needs to have the appropriate fire sign as needed. If you would like to volunteer contact Michelle. Thank you, Kim Mitchell, for taking care of Smokey last year. A member asked about the cost of the improvements to WBLRA. A motion was passed \$55,000 to pave the parking lot, repair the lights at the front entrance, seal coat the tennis court, and in the spring, seal coat the front entrance. Our accrual cost plus the estimate for the spring project, totals \$ 50,238 leaving a remaining \$ 4,762.00.”

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

“Thank you for attending the meeting today, Happy Veterans Day.

Please remember the clubhouse will be closed on Wednesday, Nov 22 & Thursday Nov 23 for Thanksgiving.

We only saw a couple of hiccups with the renumbering of storage sites this fall. Also, if you have anything of value in the storage area that is not secured – please get the items locked or take them home. Let's make theft less attractive.

Mild temperatures have given us a couple of extra weeks to have the water on in the campground.

Jess, Mark & Joe continues to work on getting ready for winter – road grading, pushing leaves back, cutting up trees that fall on our

roadways, maintaining the equipment and the list goes on. I would like to thank our employee Joe Worrall for his ingenuity and fabricating skills for hooking up our blower to the truck so they can blow the leaves off the road before its graded. Joe is also rebuilding the cylinders on the John Deere tractor saving White Birch money on needed repairs. I also want to say thank you to Mark Mozek for his continued employment – he just celebrated his one-year anniversary with WB.

The company that works on our gate contacted me about our phone unit that runs our gate access control. The unit will not be supported by Vant-Hof after the new year. After a few emails back and forth they stated the AT&T phone line will someday go away. So, many businesses are switching to VOIP controls.

Because we do not have internet fiber running near our location, hopefully AT&T doesn't go away very quickly. I have asked their integration specialist what their suggestion would be for our special situation. They are looking into different options”.

## **VII. Committee Reports:**

**Activities Committee:** Dawn reported for Tina Litten,

“I am not feeling well today and am unable to attend the meeting but would like to take time to mention the volunteers that helped with the Halloween Party, Judy Whidden, Sandy Simmons, Marty Perkins, Belinda Wilson, Tim Case, and Paula Briggs. They all did an amazing job and the party was a success. Just wished that more main members would have shown. But who showed up had a wonderful time with zero complaints and all comments were nothing but how great it was.”

Marney Frank reported the following,

“October 21<sup>st</sup>, Christina Litten Chaired the Halloween Event at the Campground. Thank you, Christina, for stepping up and doing Halloween. I also want to thank those who participated and those who helped her on this event.

October 28<sup>th</sup> was Bingo. We had 15 that attended. A good time was had by all. It was nice to meet members we hadn't met before. The next Bingo will be on Jan. 20<sup>th</sup>.

Thank you to Erin Blaisdell and Laura Mitchell for their help putting up the Thanksgiving Decorations and to the Jess and Mark for getting them out of storage for us.

November 18<sup>th</sup> will be the Thanksgiving dinner at the clubhouse at 4:30 p.m. Turkey, Ham, Coffee, Plates, Napkins and Cutlery will be provided. A signup 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. If you can't get up to the clubhouse to sign up, please let Marney know and she will sign you up. Questions, please call Marney at 248 320 1089. Thank you.

A big thank you to Carol and Dick Hassberger for donating new bingo cards, plastic tablecloths and skirting.

December 9<sup>th</sup> will be the Christmas Party from 4:00 to 6:00 p.m. at the Clubhouse with a Sing a Long following. If you would like to help out, please let Marney know.”

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

“It is going good back there; we did have some vandalism. Someone took an ax to a couple of the art poles, trees and some signs. It is very frustrating. People worked hard on that stuff and Mike and Marsha Manchester did such a good job making sure it was all blown out. It is sad. But everything is going good down there and we are working on some more improvements and hoping to get the costs for picnic tables so we can figure out how many tables they may be able to make over the winter.”

**EPC Committee:** Director Holzer reported the following:

“There were 6 tree removal requests and 1 septic field request.”

**Technology Committee:** Director Blaisdell reported the following,

Director Blaisdell stated he had received an email from Carol Majewski he wanted to pass along. “I have good news to share! I am in receipt of an application for broadband permit, aka a Metro Act Permit. This is not the ROBIN project; this is the area school's project. They are hooking up Farwell Area Schools and Harrison Area Schools, which is why it will travel through Lincoln Township. I have spoken with Point Broadband and while I do not have a map yet, the route goes down Old State past WBL's. I spoke with him specifically about WBL and the huge need for internet access there. How many structures are there in WBL and how many lots? I am not 100% sure yet if this application will come before the Planning Commission. We will have it on our agenda for our November meeting and I have the question in to LARA about that. At any rate, it is good news and we all need a little of that.” Director Blaisdell did answer the questions.

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

For the months of October Clare County Sheriff Department incident reports, 18 Ambulance and Rescue. 13 General Assistance 129 Property Check 24 Traffic

Patrol. 67 Traffic Stops 9 Intimidation/Stalking and 10 Paper Service.

**Comments from the Floor:**

1. Deb McDonald, Lot #38, "I just want to remind people to not blow leaves into the road not only for Jess's sake but for our own sake because when they do that it covers up the holes that Jess may not have been able to get to yet. It is not fun because then we still have the bumps, please don't do that."
2. John McDonald Lot # 38, "When a tree has fallen down in the road is it ok to call Michelle?"
3. Jeff Simons, Lot# 290, "Just really quick on the vandalism, I don't know if everyone is aware there has been some sightings of some individuals, young folks outside of White Birch. They will be walking in small groups, there have been some folks that have had some encounters with them. Just don't be afraid to kind of stop them if you feel uncomfortable. The reason I am bringing it up, is to let people know there are people coming in and it is most likely not our people, the ditched a bicycle, and they were knocking on a couple doors asking about food. Whether they were really looking for food or seeing if someone is home. I don't know maybe there are some folks out there in really bad shape."
4. Kevin Dombrowski, Lot# 1209, "I wasn't going to say this but when I showed up yesterday and after I opened up, I uncovered my golf cart (which is chained to the back of my trailer) and on the bench seat was a pair of bolt cutters, yellow rubber latex gloves, a fishing reel that was broken, a candle and a key (the key I won't mention what it fits) but something is going on. Thanks for the new bolt cutters by the way."

**X. Unfinished Business:**

In regards to Agenda item "C& R Discussion," Director Sherry reported that there were no updates as there was no meeting. Director Sherry will have something for the board meeting in December.

In regards to Agenda item, "2024-2025 Budget Review," Director Holzer stated that the Finance Committee has had two meetings and she has met with Lisa and Michelle for recommendations. Dawn then went through what she has at this time. There was discussion. Director Holzer is requesting that the board review it and possibly have an approval at the December Board Meeting.

In regards to Agenda item "Fireside Room at Campground," Director Holzer stated that it was previously requested that we purchase some kind of curtains to enclose the Fireside Room in cooler months. The fireplace has been repaired and the cement has been repaired. At this time any improvements or repairs have been done with materials we already have. There were options for curtains presented and Director Holzer is asking for approval to make a purchase.

*(3) Director Baker moves to approve the purchase of curtains for the Campground Fireside room up to \$125.00, 2<sup>nd</sup> Director Sherry. All Ayes motion carried.*

In regards to Agenda item, "Electrical Escrow Account Discussion," Director Dombrowski stated that he did have some additional information as he had made contact with a person at Consumers. There was discussion on pricing. Director Dombrowski would like an attorney's opinion and what we can legally do with these funds. What are the options? It was instructed that a letter would be drafted to the attorney for clarification and options.

**XI. New Business:**

In regards to Agenda item, "EPC Discussion," Director Holzer presented 3 letters for approval to send to members in violation. There was discussion and a few changes made to the letters and will be sent to the Board via email for approval due to time sensitivity.

A recess was taken at this time 11:20 am

Return from recess 11:30 am

In regards to Agenda item, "Employee Gift Cards for Christmas"

*(4) Director Ostrowski moves to approve a purchase of Gift Cards to recognize the service the employees have done throughout the year in the amount of \$100 for each employee working for us at this time. 2<sup>nd</sup> Director Blaisdell. All Ayes, motion carried.*

In regards to Agenda item, "Annuity Discussion", Director Shery requested some clarification on the annuity, what our options are to invest in something a little different. Director Holzer will reach out and get more information on penalties and reinvestment opportunities and bring it back to the Board.

In regards to Agenda item, "Proposed Application and Rules for Activities Committee Chair ", Director Blaisdell proposed that because we do not have a regular chair for the Activities Committee that we may want to have an application with all the information about the activity such as costs, number of members etc. There was discussion. It was decided to turn this over to the Policy Committee.

In regards to Agenda item, "Employee Safety," Director Blaisdell stated that he had received a call questioning the Boards roll in keeping employees safe in the work place. Lisa and Michelle explained a current situation happening that has made them fearful enough to call law enforcement. The employees are asking for a policy to be written addressing consequences for harassing/threatening behavior. This matter was discussed, different options were discussed. Michelle was instructed to look into the costs of a door buzzer.

In regards to "Winter Hours,"

*(5) Director Dombrowski moves to approve for the months of Dec, Jan, Feb and March Board meetings will began at 11:00 am, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

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

5. Lisa Cooley, Lot # 419, "I like the talk about safety for the ladies, I think there should be a policy just for the employees so not everyone has access to it. If they are here by themselves the door should automatically be locked. I would also like you guys to consider changing to make housing 750ft as the going size. I think it is more inviting to people and I don't think it would be a big problem."
6. Jeff Simons, Lot # 290, "#1 maybe I must have misunderstood or maybe I made an assumption when we were doing the project at the gate about fixing the lights. I assumed that we may actually replace those faded out lenses and whatnot. They have a terrible haze on them, they are yellow and need to be looked at. Maybe we can when we finish the project in the spring, I guess the time would have been when the electrician was here. The other thing is with the past due assessments, we talked about taking members to small claims court if they owe \$1000 or more. I would encourage you to make a motion and actually put those members in a list and it goes out it the Birch Bark. Peer Pressure can be a great thing, no one wants to see their name on that lists that they haven't paid. It may help you save some court costs and get some money. Just a suggestion, I think it's a great idea and really it should be like that. If we were a public entity, it would be the Freedom of Information Act any ways but we are not. We are not titled like that but use it as a tool. I will say this the New Years Eve party if anyone has a bone to pick about it, please come see me. We will have a discussion, when I asked for those funds for that it was very specific and the Board approved those funds on those specifics that I gave. Water, snacks and decorations. Now to hear what is going on, Jenny thank you. I felt that that was a personal attack on my creditability and I will take it that way. But you have it happen in this format I won't be as politically correct as Jenny but if you don't have the balls to come talk to me and you want to bring it here then the heck with you anyway. That is how I feel about it and for some to say, I will just say Phil to sit here this summer earlier on and say what a success that was and almost take credit for it as the Board for the New Years Eve party, you sat here in this room in a board meeting and talked about how successful that was and at that moment I thought well maybe I will do it again. Now to have my credibility taken into question when I was very specific what funds I wanted and what they would be spent for. It is already on record. If you would have approved me just saying give me \$350 for a party, then shame on you. A policy that covers everything. These are the guidelines, if somebody comes here and doesn't know anything and what to ask for it would be right there.
7. Phil Blaisdell, Lot #225, "This is specifically for Jeff, Jeff I don't have anything personal against you and I don't know where this is coming from other than the fact of the timing. But there seems to be a (and I feel like it is one-sided) that I have some kind of hidden agenda. I have never had a hidden agenda in my life. I am a Board member, and I am trying to protect the board. It had nothing to do with your party. Now, when I said no the reason why I said no was because we had a vote before you stood up and talked about the party. I didn't know what it was for. I didn't know anything about it, other than the fact that it was for New Years Eve. I made the motion only because I am on the activities committee and everyone looked at me and said make a motion but I didn't really know what it was all about, other than the fact that you wanted \$350. When you stood up after the fact, then that was when you described what was going on than it made sense. But, at the moment it did not necessarily address what the \$350 was for. That was my only reason why I said no."
8. Kevin Dombrowski, Lot #1209, "If we are going to buy new picnic tables, we did this in the past, there was a branding iron made out of metal. You would heat it up and it had big letters WBLRA and we burned them right into the tables. I also just got a text from a member that the aerators need to be looked at."

9. Bob Cooley, Lot # 419, “There is a lot of picnic tables in that pavilion and when there is an event you have to take some of them out. Is there some of them that you could utilize somewhere else? Do we have to have that many tables in the pavilion? If they are all in there you can’t even use them properly. May be there would be some extras there that can be spread about to make it easier for events and easier for the budget.”

Break Taken 12:30 pm

Closed Session 12:35 pm

## **XII. CLOSED SESSION**

Personnel Manual

Return to open session 1:20 pm

*(10) Director Dombrowski moves to adjourn the meeting, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

Meeting Adjourned 1:20 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer