

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

I. Call to Order:

President Boos called the meeting to order at 11 :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: None

Note: There were approximately 1 Members listening to the meeting through GoToMeeting and approximately 5Members 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. Pool Pump Repair
- B. Grader Repair
- C. Technology
- D. Safety Locks

III. Approval of Minutes:

- (1) *Director Sherry moves to approve the minutes from the November Board Meeting as presented, 2nd by Director Holzer. President Boos, Director Sherry, Director Holzer, Director Dombrowski and Director Baker Ayes, Director Ostrowski Nay. Motion carried.*

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

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

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

“Pat and Stan Graham, who were members here for many years, both passed away in November. Our thoughts and prayers are with the family.

The decorations in the Clubhouse creates a good Christmas atmosphere. Thanks to all involved. Rember the Christmas party is this afternoon.

Mark Mozek, a member of our maintenance staff, has taken another position. Mark was with us for over a year and we thank him for his service and dedication to White Birch. A replacement has been hired. Michelle will give an update in her report.”

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

“I would also like to thank Mark for his tenure with WB this past year. Everyone can welcome our new employee, Dave Usher. He is not a

WB member but lives close by. Give him a wave when you see him out on the roads.

Last month I brought information about the gate company letting us know that ATT would at some point do away with landlines. I spoke with their technician and he stated ATT is not moving quickly on this so we have time to decide what avenue we want to take. Hopefully the cable internet will get run down Old State this year and that problem will be solved.

I contacted 3 lock companies about the double doors having a buzz in type of lock. One company I spoke with does not do that type of work and I received one quote from Gilboe's Lock & Safe out of Mt Pleasant for \$1716.16. The other company forgot about the quote and is supposed to give that to me this coming week.

County Wide came out to run a snake with a camera on it to look at the condition of our drains. They did not find anything to be concerned about. We also had them look in the wall near the hallway. We have been seeing a wet spot under the radiator. Trouble shooters have been out the check the radiator and it is not showing any leaks. There was no leak that could be seen inside or down the wall. We continue to monitor the spot. If it continues, we will have to go through the wall to look deeper.

I have a flyer outlining legislation being introduced called The Boost Act. The short version is: a tax credit for rural areas that do not have access to cable internet, WB falls in the proposed area eligible for the credit. Let you congress people know you are for the legislation."

VII. Committee Reports:

Activities Committee: President Boos is going to be the Board Liaison until a New Board Member can be appointed.

Activities Committee: Mamey reported as follow.,

We had about 60 people for the Thanksgiving Dinner. There was Turkey, Ham, Stuffing, Mashed Potatoes and gravy, green bean casserole, roasted veggies, corn just to name a few of the foods. There were salads, breads, rolls and many yummy desserts. We had a wonderful variety of delicious foods. WB has many good cooks. Thank you to everyone who helped set up, brought dishes to pass, cleaned up, showed up and helped in any way. It was greatly appreciated.

A Big Thank you to the following people who helped me put the Christmas Decorations up and take the Thanksgiving ones down: Nancy Buchholz, Debbie McDonald, Erin Blaisdell, Dawn Holzer, and Kim Mitchell. Also, a big thank you to Laura and Tom Mitchell for hanging the ornaments on the front gate.

Dec. 9, today, from 4 p.m. – 6 p.m. will be the Christmas Party. We will be setting up after the board meeting for it. Please feel free to stay after the meeting and help set up. We will be having Swedish Meatballs, BBQ Cocktail Franks, Macaroni and Cheese, Potatoes Au Gratin, Honey BBQ Boneless Chicken Bites, Vegies and Dip, Mini Cheesecakes, Mini Eclairs, Subs and Punch. If you want to bring a dish or desert to share, please feel free to. We will not be having a Sing a Long following. Instead, we will be having some Christmas Games to play with full size candy bars for prizes. Come eat and have some fun. Hope to see you there.

The next Bingo will be held on January 20th from 1 pm to 3 pm at the clubhouse. Bingo is free. Full size candy bars and chips are the prizes. Come have an afternoon of fun and fellowship.

On January 27th will be the Chili Soup Cookoff from 4 pm to 6 pm at the clubhouse. Even if you are not entering a chili or soup, please come, taste and vote for your favorite one. It is a fun time tasting everyone's chili and soups and visiting with other members. Come and ENJOY!

EPC Committee: Director Holzer reported the following:

"There were 3 tree removal requests and 1 carport request. There were 8 trailers that were sent violation letters at the beginning of November around the week of the 9th. 3 are still left on the properties and have been turned over to the township. All of these trailers had gotten 2nd letters as well on the 2nd week of November. There were 39 letters sent out for camping accessories, 6 for temporary structures and 2 homes received letters. On the email, because there was an email address on all of these letters, I only had 2 contact me because I had the wrong lot # and I wanted be to take pictures of what was the violation and the other one wanted to let me know that they had removed their camper. So, it went very well. Also, on these letters I added lines to put what was on your lot or what was left, from last years problems with the letters, that seems to be the consensus. I do appreciate that work and effort that EPC did last year to get that clarified."

Comments from the Floor:

1. Jim Ostrowski, Lot #246, "I would just like to clarify my vote for the minutes, this is the email I passed on to the board on why I would be voting no, but I will read it because I would like it to be part of the record. After reviewing the minutes presented, I am unable to support them as written. Unfortunately, as we all know things got out of hand and personal feelings seemed to become apparent. After discussion of the Proposed Application and rules for activities was completed a personal verbal attack was made on the record by one board member questioning the motives, credibility and integrity of another board member but all that is reported is "There was discussion". Later in public comments an audience member furthered that verbal attack on the board member

because he felt his credibility was being questioned and he referenced the board member who made the original comments during his discussion twice. This was detailed verbatim in the minutes. I have been asked by members who were not there "What Happened" they all deserve to know what takes place at the Board meetings. Maybe when they see the divisiveness that still seems to exist, they will become more involved and we can get back to the task of making this a "community" again. I would personally add that I was quite bothered by last months meeting and some levels of unprofessionalism that were displayed on a lot of different topics and the membership elected a Board member, that Board member decided to resign. I think the membership who voted him in deserve to know why and I think that was what I was trying to clarify."

2. Laura Mitchell, Lot# 589, "I agree with Jim, I had to come in and listen to the meeting to find out what happened because other members referenced what had happened and on the minutes it just wasn't clear. I think that that whole thing should have been in the minutes."
3. John McDonald, Lot # 38, "I am wondering if the pool is ready to go now?"
4. Kevin Dombrowski, Lot# 1209, "Per Roberts Rules, meeting minutes are a documentation of actions or what has been done. It is not a documentation of what was said. If we documented everything that was said in a meeting, we would have pages and pages. But that is very clear in Roberts Rules that it is documentation of what was done not a documentation of what was said."
5. Jenny Baker, Lot #731, "I am going to try and be as articulate as I can. But as you all know; diplomacy is not my strength. But last month and I will say this so it is on the record, I did in fact question one of our Board members timing of a proposed proposal. And I did call out Phil because he was the one that had said no the previous meeting and then with the timing immediately after. So, I could not (it felt weird to say) one of the Board members. Anyways, that is just me and my lack of diplomacy. But anyway, I was not meant to be a personal attack. However, it was questioning the motive, yes. That being said, if any of us including you guys question another Board members motive, I think we should hold each other accountable. I owe that to the membership too. So, it was not meant to be a personal attack. I have no regret of bringing it up. But I will say that I do regret is hurting Phil, because I really did not have that intention. But there are people, there is a group out there, that likes to have a say in things. And I just want to make sure that we are considering everyone and just not one group that is the most vocal. So again, I just want to apologize to Phil for hurting him and it sounds like he had something going on personally and that just made it worse. I am not a terrible person, as much as everyone thinks I am. Please hold us accountable, Jim is holding me accountable and that is fine. That is what we are here to do. But I just want to make sure that I put my part of the story in there so it doesn't look like I am just attacking and that I just go out and attack people because I don't. And I am sorry that you see it that way."
6. Marney Frank, Lot # 227, "I feel bad that Phil resigned. I felt he did a lot for White Birch and the Board and it is a shame that that happened. And what he did, in my eyes was greatly appreciated."

X. Unfinished Business:

In regards to Agenda item "C& R Discussion," Director Sherry presented changes and the Board went over all the proposed changes. Director Sherry will make the necessary changes and send to our attorney for review before presenting to the membership.

In regards to Agenda item, "2024-2025 Budget Review," Director Holzer stated that the Budget was ready 2024-2024 Budget was ready for approval at this time.

(4) Director Holzer moves to accept the 2024-2025 budget as presented with projected total income at \$508,547.00 and the projected total expenses to run the association at \$508,547.00. 2nd Director Ostrowski. All Ayes, motion carried.

In regards to Agenda item, "Electrical Escrow Account Discussion," There has been no response from the lawyer and this topic will be tabled until next month.

In regards to Agenda item "Annuity Discussion," Director Holzer spoke to our representative about moving these funds out of the annuity and what the penalty is. It was discussed and it has been decided that the Treasurer will look for a different bank or financial institution to house these funds.

(5) Director Sherry moves to liquidate the Annuity and that the Treasurer and or Finance Committee will identify the appropriate investment vehicle. 2nd Director Ostrowski. All Ayes, motion carried.

A recess was taken at this time 12:19 pm

Return from recess 12:25 pm

XI. New Business:

In regards to Agenda item, "Policy Manual Approval," President presented the revised Policy Manual, the board reviewed and made a few corrections.

(6) Director Baker moves to approve the Employee Manual with the corrections to be made. 2nd Director Sherry. All Ayes, motion carried.

In regards to Agenda item, "Tax Tribunal" Director Sherry went over the letter and recommendation from our Attorney. It was decided by the Board that we would not appeal the decision from the Tax Tribunal.

(7) Director Dombrowski moves to inform the attorney of the decision to not appeal the tax tribunal results. 2nd Director Sherry. All Ayes, motion carried.

In regards to Agenda item, "Broken Treadmill," Director Ostrowski discussed the broken treadmill in the Clubhouse. The treadmill is not repairable and will be removed. Jim Ostrowski has donated a treadmill from his home and maintenance will pick it up from his home.

In regards to added Agenda item, "Pool Pump Repair" Michelle stated that circulation pumps needed to be replaced as well as the thermostat that is hooked into those circulation pumps.

(8) Director Holzer moves to approve pool pump repair bill up to \$1500. 2nd Director Baker. All Ayes, motion carried.

In regards to added Agenda item, "Grader Repair." Michelle stated that we had our 1000-hour maintenance on the Grader a few weeks ago, they found a leak in the transmission. AIS came out and looked at it and is getting us an estimate on the costs of repair. It was decided that this will have to be a n email motion once we find out costs because the grader cannot be used until it is repaired.

In regards to added Agenda item, "Technology" Director Ostrowski called someone in the sales department at Point Broadband and they said yes, it is true it is coming summer 2024. A crew will be out and he suggested that they contact WBLRA residents as many would be interested.

In regards to added Agenda item, "Safety Locks," Michelle stated that she has gotten some quotes for the buzzer locks for the doors.

(9) Director Sherry moves to approve funds not to exceed \$2000 to come out of Capital Improvement for the installation of buzzer security locks for the doors. 2nd Director Baker. All Ayes, motion carried.

XII. Additional Comments from the Floor:

7. Jim Ostrowski, Lot #246, "I have one given to me by my wife so I am going to make it, Chloe Ostrowski Lot 246. Can someone possibly consider putting a rail up along that ramp out there from the handicap? You know we had that guy that was building a lot of that metal stuff, I am thinking that is gone with Mark being gone. But something to consider, she and a couple of her friends discussed that it would be a nice plus to have a rail down that ramp for those that need some assistance that can't use the stairs. Can we look into that? I don't think it would be a major expense."
8. Marney Frank, Lot # 227, "For the C& R vote, I know if you are a homeowner and you have a contiguous lot, you only get one vote, which I would say a majority of homeowners have contiguous lots. This puts the campers and people who just own lots period and don't even camp on them at the advantage because we cannot say what is happening in our own community if we don't get a vote per lot."
9. Laura Mitchell, Lot# 589 "This is more of a question and I apologize if I missed it but I know you talked about adding to the C&R's 1 house or camper per lot. Was that decided on what you were going to do?"

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

Meeting Adjourned 1:06 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer