

THE BIRCH BARK



White Birch Lakes Recreational Association
 4730 Lake Road, Farwell MI 48622
 Office: (989)588-7169 Clubhouse: (989)588-2853
 Fax: (989) 588-4924 Web: www.whitebirch.org

March 2024

2023-2024 Board of Directors

President Tim Boos timboos@yahoo.com
 1st VP Dawn Holzer muleman2318@gmail.com
 2nd VP Kevin Dombrowski kd460@sbcglobal.net
 Director Marie Sherry marie4wblra@gmail.com
 Director Jim Ostrowski valmarco@charter.net
 Director Jenny Baker jen.e.baker@outlook.com
 Director Donnie Stanley Donovan.Stanley1987@gmail.com

WBL Staff

Manager	Michelle Waters	admin@whitebirch.org
Secretary/Treasurer	Lisa Trojanowski	ecoffice@whitebirch.org
Clubhouse	Georgia Romine	Kathy Jerred
Lead Maintenance	Jess Johnson	supervisor@whitebirch.org
Maintenance	Dave Asher	
Maintenance	Joe Worrall	
Safety	Bob Pelfery	Campground Claudia Pelfery

AFTER HOURS MAINTENANCE (989) 588-7066



YOU HAVE A

MEDICAL OR FIRE

EMERGENCY, PLEASE

CALL 911 IF YOU NEED TO

CONTACT THE SHERIFF'S

DEPARTMENT FOR ANY REASON

OTHER THAN AN EMERGENCY,

THE MAIN TELEPHONE NUMBER

IS, 989-539-7166



COFFEE TALK

Every Friday

In the
Clubhouse

9am to
11:00am

Donuts \$1.00



HOURS OF OPERATION WINTER CLUBHOUSE HOURS

Starting October 2, 2023

8:00 A.M. to 4:00 P.M. Monday, Tuesday & Thursday
 Closed Wednesday
 8:00 A.M. to 8:00 P.M. Friday & Saturday
 Noon to 4:30 P.M. Sunday

SECRETARY-TREASURER OFFICE HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday & Friday
 Closed Wednesday
 8:00 A.M. to 9:45 A.M. the 2nd Saturday of the month
 Closed Sunday

MANAGER HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday, Friday
 Closed Wednesday, Saturday & Sunday

SWIMMING POOL HOURS

9:00 AM TO 3:30 PM Monday, Tuesday & Thursday
 Closed Wednesday
 9:00 AM to 7:30 PM Friday & Saturday
 Noon to 4:00 PM Sunday



CALENDAR OF EVENTS

Board Meeting	March 9 & April 13	11:00 am Clubhouse
Bingo	March 16 & April 20	1:00 pm – 3 pm Clubhouse
Easter Dinner	March 23	4:00 pm in Clubhouse



Fire Danger

Please use extreme caution and follow the Danger Rating system posted by Smokey at the Entrance/Exit

Campfire and Seasonal Wood

If you see any downed trees or limbs on the side of the roads they can be taken by the Members for campfires or seasonal firewood. Please do NOT enter other Members lots unless you have permission from the owner.

Per WBLRA policies, Members must be “In Good Standing” (current on assessments) before using any of the amenities. If a Member is NOT in “good standing,” our employees with direction from the Board will turn them away. If a Clubhouse Attendant turns a Member away, it is based upon a list which is updated Every Friday afternoon before 4pm.

Trespassing

Please be aware that, by leaving WBLRA by any other means other than the Entrance/Exit, you are trespassing on private property. Please be aware that by opening trail, you are encouraging others who do not own property to come in on these unauthorized trails. The only lawful means of ingress & egress into our Association is the Entrance/Exit gates on White Birch Lane at the front of our Association. We encourage all Members to use the gates exclusively, as intended.



Recreation

A current copy of the DNR ORV handbook is available in the office. Let's all have a great time and enjoy ourselves, safely. Slow down at stop signs and watch for others. Remember children 15 and under must have adult supervision. Please refer to Michigan.gov/DNR.



“Slow down you move to fast, you gotta make the moment last.”



ATTENTION MEMBERS

Please mark your lots with the lot number to help other Members and/or potential Members to locate lots or in case of emergency such as fire or medical. If you need further information, please contact the office.

If you plan on Winter camping, please be sure to call the Clubhouse at (989)588-2853 during business hours (Monday, Tuesday, Thursday & Friday 8:00 AM to 3:00 PM) to arrange to have the power turned on to your particular site. Late calls will cost an additional \$25.00. **There is no one on duty evenings or weekends to turn it on.**

National Popcorn Day January 19

Whether you pop your own or buy a nice container from the store. Carmel, Salted, plain anyway way you enjoy it.

Have some popcorn, curl up with a book or a movie and just enjoy!!

**You deserve it on this cold day!
We are skipping March recipe!
Be back with a brand-new recipe next month.**

Happy New Year!!!!

Information Station

"Your Destination for Information"

This link should be good for all meetings! Also, because video takes too much data and we would like you to hear the meeting, our meetings are audio only.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/335630101>

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Reminder, you should be receiving your invoices for the 23-23 Season soon. Please be aware of the changes. 3% credit/debit card usage and an increase in the late charge/payment arrangement charge from \$21.00 to \$31.00

Late Payments are not accessed until April 1.

With the weather changes be aware that the roads get muddy and our road crew is working as best they can

*Drop your speed to match road conditions. For those in the back...
SLOW DOWN!!*

Sign up for Easter Dinner is in the Clubhouse

A friendly reminder, we all live and work here and we have noticed an increase in litter. Let's work together to keep our community clean!



**White Birch Lakes
Special Board Meeting
Saturday March 9, 2024
Purpose of Meeting: To interview applicants to fill Open Board Seat**

Board Members Present: President Boos, Directors Baker, Holzer, Dombrowski, Ostrowski and Sherry.
also, Secretary/Treasurer, Lisa Trojanowski and Manager Michelle Waters.
Board Members attending by Teleconference: None
Board Member Absent: None

President Boos called the meeting to order at 10:29 am

2 Letters of Intent were submitted.

Gwen Lorenc, Lot 480 was interviewed by the Directors.
Donovan Stanley, Lot 1150 was interviewed by the Directors.

Interviews completed at 10:50 am.

Discussion

Voting

President Boos called for a vote by show of hands

Gwen Lorenc- Director Sherry and Director Ostrowski- Yes
Donovan Stanley- Director Dombrowski, Director Baker and Director Holzer-Yes

*(1) Director Dombrowski moves to appoint Donovan Stanley to fill the open Board Seat from November 2023-
July 2024, 2nd by Director Baker.
All Ayes, motion carried.*

*(2) Director Dombrowski moves to adjourn the Special Meeting at 10:57 am, 2nd by Director Baker.
All Ayes, motion carried.*

Submitted by,
Lisa Trojanowski, Secretary/Treasurer

**The White Birch Lakes
Board of Directors Meeting Minutes
March 9, 2024
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

I. Call to Order:

President Boos called the meeting to order at 11 :04 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 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.

*(1) Director Baker moves to accept the newly appointed member of the board Donovan Stanley, 2nd Director Ostrowski.
All Ayes, motion carried.*

II. Additions to the Agenda:

- A. Add Valuations to Follow up Attorney/Plat Issues
- B. Playground Fund
- C. Change wording from Brining Quotes to Price

III. Approval of Minutes:

(2) Director Ostrowski moves to approve the minutes from the December Board Meeting as presented, 2nd by Director Baker. All Ayes, motion carried.

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

“The invoices for 2024-2025 were mailed on 1/16/2024. Approximately 1,147 invoices were sent out totally \$487,475.00 in potential income and 112 boat storages totaling approximately \$1,120.00 in potential income. A special thank you to Kathy and Georgia our Clubhouse attendants and Bob and Kim Mitchell for folding and stuffing over 850 envelopes and thank you to Craig and Karrie Davis for taking them to the post office. We did receive the annuity of \$111,864.54, we paid \$899.75 in taxes. I put the funds in a 12-month CD at 5% interest. I also put \$50,000.00 in Capital Improvement for any unknown expenses. We have received 2 judgements so far from small claims court, one for \$4675.00 and the other for \$5220.00. Arrangements for payments have been made.”

(3) Director Holzer moves to approve the financial reports for December 2023, January 2024 and February 2024 as presented, subject to the Auditor's approval, 2nd by Director Sherry. All Ayes, motion carried.

There were no payables at this time.

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

“Welcome back, since we cancelled the board meetings for January due to weather and February for lack of quorum, our agenda is lengthy today. Hope you brought a lunch. Daylight savings time starts tonight, so I will be getting up at 2 am to move our clock forward and let the dog out. Spring is starting March 19. Hopefully we can look forward to muddy roads instead of snow and ice. Thanks to our staff for getting us through another winter. April Board Meeting will start at 10 am.”

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

“Good morning! I’m not sure if we should call ourselves lucky with only having 3 snowstorms this season or not! We sure do need the precipitation for our lakes. I would like to thank Jess and Dave for working through the night to clear the roads. With this early thaw, maintenance has been able to get out and work on pot holes and intersections. Maintenance has also been working on painting ceilings vents, the tables on the pool deck, a few doors in the clubhouse and some drop ceiling rails. The new door lock has been installed on the double entrance doors. We were able to put a monitor in the clubhouse attendant’s office that is hooked up to the security camera in my office so they can see the front door and who is at it. I donated an extra monitor that I had sitting at my house so we did not have to purchase a new one. We now have a doorbell for members to ring when the door is locked. Kathy, our clubhouse attendant, told me that she feels much safer in the evenings and when she is cleaning in the shower rooms. There will be a sign posted at the door when the door is locked. I ask members to be patient with this new safety tool. The chairs on the pool deck have been slowly deteriorating due to chlorine – I have thrown out 6-7 chairs in the past 8 months. I was able to find chairs that are the same construction but a new color. We check old chairs regularly to make sure they are still safe to use. I have been looking into our Star link service. We have terrific Wi-Fi service-even when there are a lot of people on it. We have high speed, low latency internet, a computer network that is optimized to process a very high volume of data messages with minimal delay (latency). That is the standard plan we have. The only way to increase our network priority is to purchase the high-performance satellite for \$2500.00 and pay \$250/month. Hopefully the fiber gets run through our Association. I had Skip from Skips Pool Service come out to give us any recommendations for our chlorine and filter system to help cut down on the corrosion from our chlorine system. He told me that any chlorine system whether tablets or liquid will be corrosive. He would not change our system at this time. Everything works as it should and that system is still readily available and used by many hotels and recreational facilities. He gave us a couple of things we can do to help move the air flow in the room. Install a fan above the chemical dispenser and put the chlorine tank inside of a rubber made container. Which we will do. If the filter pump fails on us again, he does think we should put in different size pip that runs to the pump, so that it is getting a better flow of water. While looking at our set up I asked about the pool heater exchange unites because they had oxidized from the chlorine. He wasn’t familiar with those so we called Trouble Shooters to ask how they should be cleaned. I sent pictures and they advised that when we scraped the oxidation off, it could have pinholes. And sure enough they do. I am waiting for a price for the replacement. The heater exchanger is still working properly there is just a very small leak. When Spring really gets here, we have new tennis rackets if anyone would like to play tennis. The old rackets were actually racquetball rackets and a lot of them had broken strings.

VII. Committee Reports:

EPC Committee: Director Holzer reported the following:

“Since January there have been 6 EPC requests, and they have been completed. One trailer is left on the lot. That is in Dick Hassberger’s hands at this time but by the time they get the fine for it, it will be time to come back camping so it is kind of an on-going thing. Second of all, the house on Laurel Lane that burned down, I was reading over the C&R’s and it said that it had to be cleaned up with in 6 months. I sent a blight request to the gal that handles it with the township and it is in the process. It has not been overlooked.”

Finance Committee: Director Holzer reported the following:

“I handed out a new budget for you to review at the end of the fiscal year. We did have a surplus and it ended up with a surplus of \$ 56,088.00. We are right on budget there. I would like to thank the finance committee who volunteered to help me with the budget, Dick Hassberger, John Pryde, Mike Manchester and Theresa Thompson. Also, I would like to thank everyone for all the donations that were given to the Mitten Tree this winter at Christmas time. They were given to Farwell schools.”

Conservation Committee: Director Holzer reported the following:

“Spongy moth letters have been sent out. Everyone that owns property had one sent to them. We are going to be treated this year. White Birch as well as quite a few areas in Lincoln Township will be treated. There are maps on the Clare County Conservation website that shows all the maps of all the areas to be treated, if anyone wants to look at that. We are normally treated the end of May. If you have no problem and you want to be treated, don’t send the letter back in. Just to clarify, if you opt out there is a 100 feet buffer from the property line that will not be sprayed.”

Comments from the Floor:

1. Steve Brandle, Lot #1369, “In talking about redoing the pool in the future, I know last time we did this the water from the pool was drained into the lake. I was really shocked when they did that. And I would like to request that when it comes down to drain it, we find a different way to do that because that is very harmful to the fish and the wildlife and it messes up the chemicals and PH is not good. Just a request.”

X. Unfinished Business:

In regards to Agenda item "C& R Discussion," The Board reviewed the changes to the proposed changes to the C& R's discussed and tried to finalize the language. Changes will be made and will be reviewed by the attorney. Once reviewed the final copy will be presented. The board also discussed a tentative voting schedule and method. Director Sherry will research and get information and this will be discussed at the next meeting.

In regards to Agenda item, "Electrical Escrow Account Discussion," The Board has received the attorney opinion. We cannot break the original contract and will discuss different options in April at the next meeting.

In regards to Agenda item "Follow-Up Attorney/Plat Issues/Valuations," Director Sherry received the valuation statements on the parcels and needs to go over them with another knowledgeable person to get more information on the structures before going in front of the board of review by Tuesday for an appeal. The board will discuss the platting of White Birch properties at a different meeting.

A short recess was taken at 12:24pm – 12:35 pm

XI. New Business:

In regards to Agenda item, "Clubhouse Floor Fireplace/Dining Area Discussion," Director Holzer would like to get the floor replaced and will get some quotes and come back next month with prices.

In regards to Agenda item, "Update Lincoln Twp Master Plan," Director Ostrowski stated that the public Lincoln Twp hearing for the approval of the Master Plan is Tuesday. The plan may be approved at that time.

In regards to Agenda item, "Ratify Email Motion Tires for the Dodge,"

(4) Director Baker moves to ratify the email on the emergency purchase due to the cancellation of the January meeting of tires for the Dodge for \$1250.00, 2nd Director Dombrowski. All Ayes motion carried.

In regards to Agenda item, "Spring Garage Sales,"

(5) Director Holzer moves to approve the Spring Garage sales to be Saturday May 25, 2024 (Memorial Day Weekend) from 9 am - 3pm, 2nd Director Sherry. All Ayes, motion carried.

In regards to added Agenda item, "Ratify Failed Email Motion for Robot Pool Cleaner," This motion did not pass due to lack of support because it was not an emergency and could wait for the next meeting.

In regards to added Agenda item, "Robot Pool Cleaner."

(6) Director Sherry moves to purchase a robot vacuum plus caddy for the amount not to exceed \$1700.00 with funds coming from Capital Improvement, 2nd Director Holzer. All Ayes, motion carried.

In regards to the Agenda item, "2024-2025 Insurance Quotes,"

(7) Director Holzer moves to renew the Commercial Insurance Package for 2024-2025 with Auto Owners Insurance Company through Schumacher Agency Inc. as presented in the amount of \$16,498.46 with the payment to be made in full, 2nd by Director Dombrowski, All Ayes, motion carried.

In regards to the Agenda item, "P. O. Box Rental for Election,"

(8) Director Dombrowski moves to allow Lisa to rent P.O. Box 839 for the 2024 election, 2nd by Director Bryant Sherry. All Ayes, motion carried.

In regards to Agenda item, "Return Campers Blanket Permit"

- (9) Director Holzer moves to allow campers to move onto their property to begin Friday May 10, 2024. 2nd Sherry. All Ayes, motion carried.

In regards to “Brining Price,”

- (10) Director Sherry moves to approve the purchasing of brine from Michigan Chloride Sales as set forth in their letter dated Feb 9, 2024, 2nd Director Holzer. All Ayes, motion carried.

In regards to “Restrictions on Construction per C&R’s,” This is on regards to Page 8 of the C&R’s Restriction Construction of Model Homes, etc. This restriction can be waived with Board approval.

- (11) Director Sherry moves to waive the 2-year sales requirement on lot# 363,362,365,366 because they are located on Old State Ave, with building to commence within one year. 2nd Director Ostrowski. Director Sherry, Director Ostrowski Director Holzer and President Boos- Aye Director Baker, Director Dombrowski and Director Stanley- Nay, motion carried.

In regards to added agenda item “Playground Fund”

- (12) Director Holzer would like to close the playground funds of \$946.12 and purchase a playscape up to \$1000.00 for Holiday Lake. 2nd Director Sherry. All Ayes, motion carried.

XII. Additional Comments from the Floor:

2. Kylie Stanley, Lot #1150, “Playground thing, great idea. But can I just say that all these playgrounds are great but they are based on the smaller children. My nephew who is 8 and here all the time, some of these playgrounds are kind of a little small for him. So, I just want to throw that out there that getting all these ones for these little tykes is great because there are a lot of little kids but there are also those kids in between the ages 8-12 that don’t really have the play equipment to play on they have the swing set and the merry go round. And the EPC and the dead trees, I think you are putting a lot on the EPC you are going to take away permission to ask for repairs but add on the dead trees to that. I think that is pushing it a little too far. If you want to take away from their duties but now you are going to add that extra in there. That still is a safety hazard if they are dead trees.”
3. Tim Vajcner, Lot # 34, “Kylie stole some of my thunder, but the current C&R’s do not require EPC approval to cut down standing dead trees. The proposed C&R change is going to require that. Now, the purpose is that we want a wooded environment. We don’t want clear cutting. Let’s not get hung up over the interpretation of whether one or two trees is dead. It is not worth pursuing. The key is if someone comes in and takes out 10 or 20 or 50 trees that is an entirely different topic. Whether a couple of trees are perceived dead by different people, who cares in the big picture.
4. Donna Corbin, Lot # 290, “On the dead trees, I understand the need to keep it wooded, we all love it, it is gorgeous. But the dead trees there needs to be a time limit. If I come to the EPC and say I have 4 dead trees that are affecting my safety, and you guys play God and take 30 days to come look at them and deem that they are dead. Let’s put a timeline in there I have grandchildren, I have valuables on my property that I don’t want a dead tree falling on my camper. If I come up here and the tree is struck by lightning and is all of a sudden dead, there has to be a time line that and an avenue to streamline this process because otherwise it is a health and safety hazard. It really is.”
5. Jenny Baker, Lot #731, “This is to just have it on record to remind all campers to submit camping applications for 2024 with Lincoln Township. Please don’t forget, I don’t want anyone to get in trouble for that.
6. Steve Brandle, Lot # 1369 “Just one quick comment about the upcoming C&R votes, at some point we are going to have to determine who is a member in good standing. And that is going to have to come before the ballots are mailed out. Now if those ballots are going to go out in May before people come out to their vacant lots, do the ones that left items behind are they a member in good standing or are they not? If the ballots are to be received by May. I think that the C&R’s say as long as the violation exists, so once camping season begins that window is closed and they are no longer in violation. I am saying that if your timeline is that you are going to mail the ballots before May 1, technically they are still in violation. You would have to establish a list of who is not in good standing.”

A short recess between 1:15 pm – 1:20 pm

Closed Session 1:20 pm

XI. CLOSED SESSION

Employee Matters

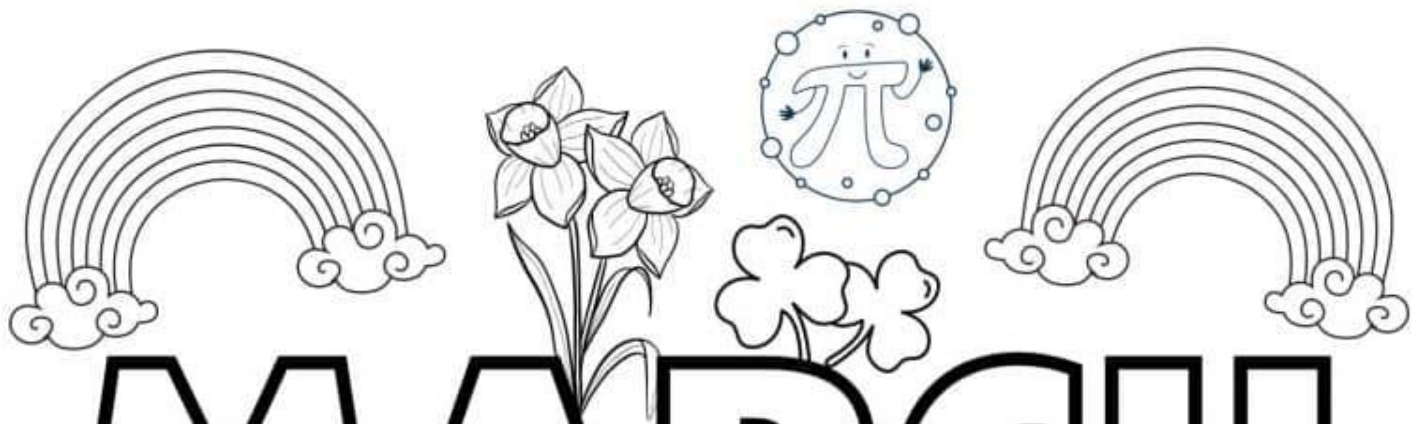
(13) Director Sherry made a motion to ratify motions made in closed session. 2nd Director Dombrowski All Ayes, motion carried.

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

Meeting adjourned 1:46 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer



MARCH

WORD SEARCH

S C F S P R I N G E F R W D L O C R	BIRDS
R U R T U Y M I P A A B K X T N A A	CLOVER
L P B P F L S A R G I D R A M S Y I	DAFFODIL
W E N A E R S R E R T H Y W R T K N	DR SEUSS
S D P T B R C E D E R V X A L A M B	FAT TUESDAY
H G L R R E S S I E A F D F E W M O	FLOWER
A W W I E T P B D N R E H F K F L W	GREEN
M A R C H C Y W E N E S E L I H C S	LAMB
R J B K R U H N F A T T U E S D A Y	LEPRECHAUN
O H R S Y B T A T T I O P D D A R A	MARCH
C E E D L I L N U E T C Y A N F R D	MARDI GRAS
K E P A N R R O L N I L J Y E F A I	MARIO DAY
S E U Y D S Y E I L R O S G S O R P	PI DAY
D R S E U S S I P A W V A P S D R N	RAIN
W F M A R I O D A Y G E L K B I O R	RAINBOWS
C H Y A D J O H D N D R E W O L F R	SHAMROCK
	SPRING
	ST PATRICKS DAY
	TULIP
	WAFFLE DAY