

**The White Birch Lakes
Board of Directors Meeting Minutes
April 13, 2024
(Meeting conducted through GoToMeeting.com and at the Clubhouse)**

I. Call to Order:

President Boos called the meeting to order at 10:02 am.

Board Members Present: President Boos; Directors Sherry, Ostrowski, Holzer, Dombrowski, Stanley 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 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. DNR/ORV Class
- B. EPC Violation Discussion

III. Approval of Minutes:

(1) Director Ostrowski moves to approve the minutes from the March Board Meeting with typo corrections, 2nd by Director Sherry. All Ayes, motion carried.

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

“Just an update that after reviewing the end of the fiscal year financials, it was determined that an additional \$20,000.00 would be transferred to Capital Improvement. Also, I would like to update everyone that as of today \$11,627.19 has been collected this fiscal year for past due assessments.”

(2) Director Dombrowski moves to approve the financial reports for March 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:

“In a couple of weeks campers will be returning. Our staff is busy preparing for their return. With the weather improving, lot cleanup will begin. Please keep fires under control and not left unattended. A volunteer is needed to put the appropriate fire sign on Smokey the Bear. Contact Michelle if you are interested. The corn holes are now in place for your enjoyment. April 8th was a partial eclipse. There was an eclipse party at Holiday Lake. Although it was not a full eclipse all that attended had fun. White Birch C&R's are more restrictive than Lincoln Township ordinance. Please review and follow our guidelines.”

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

“A quick update from the March meeting, the playground equipment has been purchased for Holiday Lake and the robot pool vacuum has been used twice and it works great, thank you for approving that purchase. Maintenance has been working on repainting benches, tables, chairs and working on the roads in between rainy days. They are getting things ready for the season.

The teal aerator was rebuilt on 3/15/24.
The roads will be brined on May 7th.
The dumpsters will be placed in the campground the week of May 6th.
I have more items to discuss but they are all on the agenda. Thank you.”

VII. Committee Reports:

Activities:

Dec. 9, was the Christmas Party. Thank you to everyone who helped set up after the board meeting for it, brought food or games to play, cleaned up and came for an evening of fun. We had 30 attend the party. We had some Christmas Games led by Phil and Erin Blaisdell, that were fun to play. Thank you for all the help. It was greatly appreciated.

Thank you to Jeff Simons for hosting the New Years Eve Party. It was a fun night.

A Big Thank you to the following people who helped me take down the Christmas Decorations: Phyllis and Al Willobee, Debbie McDonald, Willa Coombe, Kim and Bob Mitchell. Also, a big thank you to maintenance for taking down the ornaments and wreaths on the front gate. Thank you to Willa Coombe, Kathy Jarred, Dawn Neimeyer for helping put up the Valentine’s decorations.

Bingo was on January 20th with about 18 people in attendance. Bingo was a lot of fun.

January 27th was the Chili Soup Cookoff. We had about 25 people that attended. Char Lieblich won for Best Chili and Phyllis Willobee won for Best Soup. All the entries were very tasty which made it hard to pick which one was the best. It was really nice seeing everyone there.

Thank you to everyone who helped set up, brought chili or soup to enter, came and tasted and voted, helped clean up and just made the event an enjoyable one.

Thank you to Kim Mithell for taking down the Valentine Decorations, Window clings and washing the clubhouse windows before she put up the Easter Decorations.

Bingo was on February 17th. We had a nice turnout and everyone had a good time.

Thank you to Kim Mitchell and Debra McDonald for doing Bingo on March 16th. They had a good turnout and everyone had fun. It was great they stepped up and did Bingo when I was still in the hospital.

Thank you to Char Lieblich and Sue Hasslacker for doing the Easter Dinner on March 23. 36 people attended the Easter dinner. There was a lot of food and everyone enjoyed the dinner. I was happy Char and Sue took on the Easter dinner when I ended up in the hospital at U of M. Thank you to everyone who helped them set up, clean up, brought dishes to pass or just came and ate to make it a success. It takes everyone pitching in to make things work.

The next Bingo will be on April 20th, from 1:00 to 3:00 PM at the clubhouse. Bingo is free. Prizes are full size candy bars and bags of chips. Come for an afternoon of fun and fellowship.

Just a reminder, Activities does NOT have a chairperson or a committee to handle them anymore. Please volunteer to be in charge of an activity or event. We will need members to volunteer for Memorial Day, Fourth of July and Labor Day to continue these events as well as any other activities members would like. Please let the board know which one you would like to be in charge of. When someone does volunteer to do an activity or event, please help them out if they need help and let them know they are appreciated, so hopefully they will continue to volunteer as well as others. We should be working together to make WB the best place it can possibly be. Many hands make light work, plus it is more fun with others helping out.

Campground Committee: Director Dombrowski reported the following:

“I took a drive thru and nothing looks out of sorts, there are a couple people camping. There was an issue with a stray mattress, that has been handled. And I am looking forward to a nice relaxing evening there tonight.”

EPC Committee: President Boos reported the following:

“There are two members that would like to be appointed to the committee. John Pryde and Dan Holzer.

(3) Director Dombrowski moves to approve the appointment of John Pryde and Dan Holzer to the EPC committee. 2nd Director Sherry. All Ayes, motion carried.

EPC Committee: Director Holzer reported the following:

“It has been quite a busy month since last meeting, we have had 8 tree removals, 2 driveways, 1 pole barn, 1 dog kennel, 1 shed, 1 addition to an existing garage and 2 new home builds. One home will be on Timber and it will be starting to roll out in the next couple weeks and that will be a walk out basement, main floor and an upstairs and will be a log home and the other on Old State and Adams Road it is going to be a ranch. There are going to be some guidelines for tree removals. This has been on going and nothing new. People have heard of the disease Oak Wilt; it has been around for years and years in the State of Michigan. The DNR and the Conservation District both suggest not to cut or wound Red Oak trees between April 15th and July 15th as it can lead to Oak Wilt. If you have to prune a tree back, please put pruning spray on the Oak trees and not to do any trimming during the time frame stated above. Tree removal requests will be taken on a one-on-one basis during this

time. If it is an emergency or if the tree is dead or if we can put pruning spray on it will be determined by the Committee. Just keep it in mind, when you apply it will be case by case and we will do our best. If anyone has any questions about the trees we do have a Forester in Clare Conservation, his name is Joe Nash and his phone number is 989-539-6401. He would be glad to come out and look if you have any problem with your trees or have any questions. He covers Clare and Gladwin County.” Director Dombrowski inquired on the camper that was placed on a property early. Director Holzer stated a violation letter has been sent out and the Township has been notified.

Comments from the Floor:

1. Sandy Getz, Lot# 97, “Myself and a group of friends would like to host the 4th of July party.”

2. Kevin Dombrowski, Lot # 1209, “The covenants and restrictions state suspension of privileges of membership. Letter E Roman Numeral 1 page 4 letter E Suspension of privileges as membership. As Tim stated, “Notwithstanding any other provision contained herein, the Board of Directors of the Association shall have the right to suspend the voting rights, (if any) and the right to use the facilities of the Association of any member or associate member for 1 any period during which any Association charge (including fines) owed by the member or associate member remains unpaid: and 2 during the period of any continuing violation of the restrictive covenants of the development after the existence of the violation shall have been declared by the Board of Directors of the Association.”

3. Steve Brandle, Lot #1360, “I also think that something should be done about that camper and those people should be made members not in good standing at this time. I don’t know how these people think they can put it on this early and they have been members for quite a few years. Just to brush it under the rug is not the way to go. Thank you.”

4. Jim Ostrowski, Lot #245, “What Kevin said, you said the Board approves the list of members not in good standing. When is that presented to the Board for review? I have never seen one, I have no idea and I have never voted on anyone. If we are going to it that way, with the elections coming up we should probably be doing this on a monthly basis. We should be getting a list and be acting on this as a Board and include any additions that may need to be made. We should be doing this on a regular basis. In this particular case, if it warrants a particular action from the Board that the member is not in good standing. We should act on it and do it regularly. I have been on two years and I have never seen anything.”

X. Unfinished Business:

In regards to Agenda item “C&R Discussion,” Director Sherry stated that we are still waiting for a final review from the attorney. There was discussion on voting electronically and if there was time to change bylaws as well as costs. The board would like to suggest dates of starting the voting Monday August 5th and ending August 30th. A resolution will be made and notice will be given to the Membership and the Board will come back next month to readdress this topic.

In regards to Agenda item, “Township Board of Review Results” Director Sherry informed the Board that the petition to Board of review to protest the assessed value of two residential properties owned by WBLRA was denied. There was a discussion on what further action we would take at this time.

(4) Director Ostrowski moves to postpone any further action on the 2024 tax appeals and instead direct our attention to the process of re-platting these properties moving forward. 2nd Director Baker. All Ayes, motion carried.

In regards to Agenda item “Clubhouse Floor Fireplace/Dining Area Discussion”

(5) Director Holzer moves to approve new flooring from Woods at the price of \$11,627.19 to come out of Capital Improvement. 2nd Director Dombrowski. Director Holzer, Director Stanley, Director Dombrowski and President Boos Ayes, Director Baker, Director Sherry and Director Ostrowski Nays. Motion carried.

XI. New Business:

In regards to Agenda item, “Approve Summer Hours,”

(6) Director Ostrowski moves to approve the 2024 summer hours. 2nd Director Sherry. All Ayes, motion carried.

In regards to Agenda item, "Point Broad Band" A meeting took place with President Boos and a representative from the company. The company is waiting for grant approval before we need to make any decisions. Any future updates will be shared with the membership at that time.

In regards to Agenda item, "Septic Cleaning Quotes and Porta Potty Pricing,"

(7) Director Sherry moves to approve Johnson Septic quote for 2024 port a potty for \$2700 and \$1650 for septic cleaning. 2nd Director Holzer. All Ayes, motion carried.

In regards to added Agenda item, "Gravel Pricing,"

(8) Director Holzer moves to approve purchasing 100 tons of gravel from Fisher Gravel at \$17.06 plus tax per ton for the 2024 season. 2nd Director Dombrowski. All Ayes, motion carried.

In regards to added Agenda item, "Annual Meeting." Director Holzer requests permission to get quotes for food for the Annual meeting and will return next month will more information,

In regards to the Agenda item, "Fish Stock" Michelle stated that WBLRA was looking to plant 2870 Hybrid Bluegills between White Birch and Timber Lake.

(9) Director Baker moves to approve fish stock up to \$5000. 2nd Director Holzer. All Ayes, motion carried.

In regards to the Agenda item, "Threshold Limit on Spending Without Prior Board Approval"

(10) Director Sherry moves to approve the increase the purchasing limit from \$500 to \$1000 on purchase of budgeted items without prior approval. 2nd Director Holzer. All Ayes, motion carried.

In regards to added Agenda item "DNR/ORV Class", Michelle has been communicating with the DNR about holding an ORV training course here at WB. She requested the Board's input on dates to offer the class and if it would be ok to offer the class to people outside WB. The DNR will handle the online advertising and sign up for the class.

(11) Director Sherry moves to approve a DNR/ORV class to be set up for Members of White Birch as well as Clare County with the possibility of the first date available in June 2024. 2nd Director Baker. All Ayes, motion carried.

- In regards to added Agenda item, "EPC Violations," There was discussion on what actions can be taken to enforce EPC violations. It was decided that a list of new violations given each month will be presented to the board at the following board meeting to establish whether identified members of each violation are no longer in good standing. This is to begin starting with the May 2024 board meeting.

XII. Additional Comments from the Floor:

5. Lisa Cooley, Lot # 419 "In all of the violation talk, just sitting here it felt very directed to the campers. I understand the problems. But I think that if we want people to respect our letters, we have people that do not age out of violations and I do not know if that is being a heavy focus. We have homeowners that do not age out of their violation. I don't think they have lost their rights. If we want people to know that we are serious, we have to start focusing on those people too. Because like it was said, the C&R's will let you age out but those other ones don't age out. There are some situations that need we need to prove that we are serious. We need to be serious about everyone as a whole and we have more control over the ones that don't age out of their violations."
6. Bob Cooley, Lot# 419, "To address the issue with the floor these scratches from dragging the chair and tables across the floor. Maybe address the problem with some of the chairs have leg cushions on them but some don't and when they get drug across it will scratch the floor. Also, when the Port a Potty's get put in, have them level them out on the ground."
7. Steve Brandle, Lot # 1369, "I did not attend all of the meetings when the zoning ordinance was amended. But wasn't part of the deal that the \$25 zoning fee was going to go toward at least part of it to enforcing the removal of temporary sheds and things? I seem to remember some talk about that. What I am seeing is that they want to prevent people from putting these temporary sheds on, which they can't even do right now and then they do not enforce the removal of the skeletons or anything else. All they care

about is the \$25 fee. And every month I read the report I read the report on line. Nobody enforces anything but making sure that fee is collected. I think that is wrong. It looks like that is the priority.”

8. Don Stanley, Lot # 1155, “I need to be excused from the June meeting, I had a prior engagement that I had before I was accepted to the Board.”

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

Meeting Adjourned 12:20 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer