

**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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 pipe 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 units 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 Lincon 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> by Director 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. 2<sup>nd</sup> 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, 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 Vajner, 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. 2<sup>nd</sup> Director Dombrowski All Ayes, motion carried.*

*(14) Director Ostrowski moves to adjourn the meeting, 2<sup>nd</sup> Director Dombroski. All Ayes, motion carried.*

Meeting adjourned 1:46 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer