

**The White Birch Lakes  
Board of Directors Meeting Minutes  
May 11, 2024  
(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, 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 4 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. Resolution for Voting on C&R's
- B. Handrail for Clubhouse Walkway
- C. Changing Tables in Men's Restrooms

**III. Approval of Minutes:**

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

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

*(2) Director Holzer moves to approve the financial reports for April 2024 as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Dombrowski. All Ayes, motion carried.*

*(3) Director Ostrowski moves to approve the May 2024 Payables as presented, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*

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

"With the arrival of May 10<sup>th</sup>, the winter vacationers and campers are returning for a fun filled summer. The roads have been graded and brined, the corn hole boards are in place. Thanks to all our staff and volunteers. The Birch Bark Digital Edition continues to inform our members with new information and events. A friendly reminder only Angel Beach allows dogs on the beach. All pets are to be leashed and under control. Elections are coming up July 20<sup>th</sup>. At this time there are 3 Board seats open. Two 3-year terms and One 1-year term. The deadline is June 1<sup>st</sup> for the letter of intent if you wish to run. This information is posted on the WBLRA Facebook page.

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

"I would like to remind everyone that has campers in the camping area, that their trailers need to be out by May 20<sup>th</sup> at the very latest, so we can get it cleaned up and ready for Memorial Day weekend. We are scheduled for a late treatment on the lakes, this week May 13<sup>th</sup>. They will come out and do a survey and if there is any algae present, they will treat it for algae. The next treatment is not until June, though it depends on the water temperature. We had our Clubhouse inspection for our pool area and all the water. We had not had this kind of inspection in 4-5 years. We did very well on the inspection and now only have to do water samples once a year, which will save money. The inspector said that the pool looks good but as soon as we can get it repainted that would be great. But again, we will do that in the Fall. In the pool area, there are two areas that the window glass is foggy. Repairs will be done on Wednesday, as to not interfere with pool hours. A reminder about the dumpsters down at the campground, if you do not know what should go in there, please read the signs. Don't put building materials and tires

in there because they will not take them. Even if they are buried. The fish suppliers' truck was in an accident and they may not be able to deliver our order before the weather gets too hot to transport the fish. I checked into fish from another fishery, their prices were double what we pay. I suggest we wait to see what happens and place an order for the fall if the truck is not fixed for the spring plant. The bathhouse is open in the Campground. It will be closed Wednesday this week from 9am to noon for floor maintenance. I would also like to welcome Bob and Claudia back from Florida. Jess is going to be out this coming week looking at some wash out problems we are having on some roads. If anyone has one that they feel needs to be seen, please let me know after the meeting. We also have new ice cream treats. If anyone likes ice cream go check it out. I think brining went very well this year. They were wide enough on the roads and did not get stuck."

## **VII. Committee Reports:**

President Boos stated before we began Committee reports that Deb McDonald had resigned as chairperson for the Campground Committee effective today.

**Activities:** Marney Frank reported the following:

"We had around 20 people for Bingo, everybody had a good time. There will be no Mother's Day breakfast, we didn't have anybody to volunteer for that. To my knowledge there has been no one to step up for the Memorial Day weekend as well. There will be Bingo again on May 18<sup>th</sup>, Saturday 1-3 pm at the Clubhouse and all are invited. Red Hats are providing a Father's Day breakfast Sunday June 16, 8 am to 10 am at the Clubhouse. I hope everyone comes and enjoys themselves."

*(4) Director Holzer moves to approve up to \$300 for the Father's Day breakfast, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

Director Holzer reminded everyone not to forget the Garage Sales Saturday May 25<sup>th</sup> from 9 am-3 pm. Signup is on the board in the Clubhouse.

**Campground Committee:** Director Dombrowski reported the following:

"As mentioned earlier, campers need to be out by May 20<sup>th</sup>. When you move campers out of the campsites and/or storage please remove all your junk, debris or whatever has accumulated during the winter with it. Please do not use the firepits as a trash receptacle. Other than firewood, nothing should be left inside those fire rings."

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

"It has been a very active month. I did have help from Jeff Simons, John Pryde, my husband as well as Bob. I had 14 tree requests, 1 accessory building, 1 addition to an existing, 4 septic's, 1 new driveway and I sent 29 reminders to campers that came in early."

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

"Good morning, Clare County Sheriff Incident Report: Ambulance & Rescue February 21/March 16/April 10. Property Check February 114/March 91/April 168. Traffic Patrol February 30/March 74/April 80 and Traffic Stops February 9/March 31 and April 39. Other than running the stop signs and people speeding complaints, that the safety committee has received over the last few years, the biggest complaint has been people accessing property that is not theirs. On my own property, I recently had some gravel added and compacted. The little string that I had up wasn't put back up by the crew, which was no big deal. But somebody drove up on it and messed up that gravel that had just been compacted. 20 minutes later, I was able to fix it. Just stay off somebody else's property. Please. Doesn't matter if you are looking for your dog, look for your dog on my property from the road. No excuses."

## **Comments from the Floor:**

1. Jeff Simons, Lot# 299, "Thank you for getting the bathhouse done at the campground open. However, I want to just say that to me that is a member's amenity not just a camping amenity. The fact that it took so late in the year to get it open this year, I don't think was right. People are coming down for recreation. We were trying to use the fireside area; it would have been a lot nicer to have it open earlier with the weather. People were coming in and camping in the campground. I have witness myself a lot of folks where people would have to leave. People were using the playground, little girls, rather than use the porta potty would just leave. I don't know if we can make a policy for maybe next year with a date to open. Or just a reminder for next year. We leave it open way past the time that campers leave.

The other thing I would like to bring up is our entrance way, if we could look at doing something up there. I am talking about washouts; we always just throw gravel up there. That area over there always washes out. That is because we need vegetation down or rocks or something over there or it is just going to continue to wash out. In my opinion, the gravel up there just looks bad. Whether we have someone come and do it professionally. There are people that do that for a living. If we could slow that water down and keep that from eroding away all the time. If we don't get some vegetation down there, we are always going to throw gravel and dirt in it. Let's get something to hold it back. I think that would be a good thing. The other area was as far as EPC and people coming in May 1<sup>st</sup> for camping, I think we did a poor job of educating our members, that they could have done that without violations with the 2-week permit. I don't think we advertise it enough, to say "hey, if you're going to bring your trailer in, stop in and get your 2-week permit. I am not pointing fingers; I just think it would help you with how many letters you had. If we would have put it out to the members to stop in and get the permit and you will not be in violation, that is all I am saying."

2. Steve Brandle, Lot # 1369, "In regards to the 2-week permit, I believe that the C&R's state that you cannot get 2 2-week early permits consecutively. So, I am not sure that is a valid thing to say that you can come and get a permit to start on May 1<sup>st</sup>."

**X. Unfinished Business:**

In regards to Agenda item "C&R Discussion," The Board reviewed the final draft of the proposed C&R's. They are now ready to be voted on in August. More details to follow.

In regards to Agenda item, "EPC Violations," Director Holzer stated that she talked about this during the Committee Report and had nothing further to add.

In regards to Agenda item, Annual Meeting Update," Director Holzer presented the options for the lunch that is provided for the Annual Meeting.

*(5) Director Sherry moves to approve quote #2 BBQ chicken from Big R's Hogs and dogs up to \$3000.00, 2<sup>nd</sup> Director Stanley. All Ayes, motion carried.*

In regards to Agenda item, ORV/Safety Class Update," Michelle stated that we have 10 people registered on line and was able to contact all the local schools. The schools are going to put out the information to the community. It is our hope that we fill the class with 40 students. We have hit our goal to have the class. Anyone can attend the class, 10 and under does need an adult to attend the class.

**XI. New Business:**

In regards to added Agenda item, "Resolution for Voting for C&R," The board discussed different options for companies and electronic voting. More research will be done and finalized at the next Board meeting. Dates of voting were also discussed. More information will be posted as details are finalized. See attached Resolution.

*(6) Director Ostrowski moves to approve the resolution for policy and procedures for the purpose of submitting proposed Covenants and Restrictions for membership approval and to authorize electronic balloting, 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In regards to added Agenda item, "Handrails for Walkways"

*(7) Director Ostrowski moves to approve up to \$1000 to place handrails from the handicapped area leading down to the Clubhouse, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

In regards to added Agenda item "Changing Tables"

*(8) Director Sherry moves to approve up to \$1000 to place changing tables in the men's bathrooms, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

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

3. Donna Cross, Lot # 784, "I would like to bring up the Estate Sale and leaving the gate open a few hours for these people. I recently just lost a good friend and they sat at the gate. Why don't we show a little compassion and a little consideration for these families and ok the gates to be open? This is my 3<sup>rd</sup> good friend that I have lost up here and had been up here many many years, and

volunteered for anything and everything and anytime. They paid their association fees; they were good people. When they pass away, they put the burden of the family to opening the gate. They were told absolutely no, and I don't know when it was voted that the gates had to be closed. There are times when the gates are left open. I can't tell you every time, I don't go out that often. When maintenance is up there, the guys are all doing their job. The gates are open. They are doing their job. They are not watching people come in and out. When we have brined the gates are open all day. Have a little consideration, a little compassion for the families that are going through a hard time. I think it is just common courtesy, not necessarily for a garage sale but for an Estate sale when they are selling all their family's possessions. They should be able to keep the gate open for a couple of hours or whatever."

5. Kathy Leonard, Lot # 904, "I just had a question. You know when you were talking about in good standing for the August vote, could we have legally said that if you are in good standing for the annual meeting that you could have been in good standing for the August vote? Or is that just legally not possible? I am asking if legally that you can decide that if you are in good standing for the annual meeting, you could be ok to vote for the C&R's. I approve of the idea to send out the information in orange envelopes.
6. Jeff Simons, Lot # 299, "Awhile back we had a discussion about employee safety. We are coming back on to that season where tempers could get flared, especially when you are talking about C&R votes. It could get back to that situation again. I see nothing has been done that I am aware of. There was a discussion to go to Michelle's type of door, so people aren't always going into that office to do their business. Anyways, we discussed it. I see nothing has happened. I was concerned since tempers are going to start flaring as phone calls are starting about not paying dues or you are not going to be able to vote. We have some members that sometimes their tempers get in the way. Employee safety should be as important as a handrail."
7. Steve Biechele, Lot # 1321, "If the Aug 5<sup>th</sup> deadline is a Monday after the campers have gone home for the weekend is determined if you are a member in "good standing" is only related to assessments, I am ok with that. Because you are getting other notifications of that. If that includes other things other than not paid to determine members in "good standing" I think Aug 5<sup>th</sup> is not enough time to allow them to properly be notified."
8. Dick Hassberger, Lot # 851, "Just a comment on your electronic voting. One of the things to really be concerned about is are these people really secure with your information and voting? That has been a problem.

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

Meeting Adjourned 11:15 am

Submitted by,

Lisa Trojanowski Secretary/Treasurer

**RESOLUTION TO SET FORTH POLICIES AND PROCEDURES  
FOR THE PURPOSE OF SUBMITTING PROPOSED  
COVENANTS AND RESTRICTIONS FOR MEMBERSHIP APPROVAL  
AND TO AUTHORIZE ELECTRONIC BALLOTING**

**White Birch Lakes Recreational Association  
Farwell, Michigan**

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At a regular meeting of the Board of Directors of the White Birch Lakes Recreational Association, held on the 11<sup>th</sup> day of May, 2024, at 10:00 a.m. Eastern Time,

PRESENT:

ABSENT:

The following preamble and resolution were offered by Director \_\_\_\_\_ and supported by Director \_\_\_\_\_:

**WHEREAS**, the C&R Committee and Board of Directors have been working on a proposed update to the White Birch Lakes Recreational Association’s Covenants and Restrictions, and

**WHEREAS**, the Board of Directors desires to set forth the policies and procedures by which the Association will present the proposed update for a vote of the membership, and

**WHEREAS**, the Board of Directors has sought the advice of the Association attorney regarding the process for conducting an election on the proposed update;

**NOW, THEREFORE, BE IT RESOLVED** that the following policies and procedures be adopted for the membership vote on the 2024 proposed update to the White Birch Lakes Recreational Association Covenants and Restrictions (“2024 Proposed C&Rs”).

**ELIGIBILITY TO VOTE**

A voting member is defined in the 2002 Amended Declaration of Restrictions, White Birch Lakes Recreational Association (“2002 C&Rs”), in Article I, Section A.1 as “every person who acquires title (legal or equitable) to any residential lot in the Development shall be a member of the Association, except that only one (1) of any number of co-owners of a lot shall be entitled to a vote”.

Article 1, Section C.1 of the 2002 C&Rs states that “each adult person having a legal or equitable ownership in a lot shall be a member of the association and shall be required to pay only one such annual charge for each lot owned, subject to contiguous lot status”.

Based on the advice of the Association Attorney, a voting member is hereby determined to be eligible to cast one vote for each lot upon which an annual assessment is paid.

In order to participate, the voting member must not be under suspension of privileges of membership as defined in the 2002 C&Rs, Article I, Section E and the White Birch Lakes Recreational Association By-Laws Article III, Section 7. The deadline to be in compliance is August 5, 2024, and a proposed ineligibility list will

be available at the Association Office on that date. The Board of Directors will certify the ineligibility list at its August 10, 2024 Board of Directors meeting. If a member believes that they are on this list in error, they may appeal to the Board of Directors in person or in writing at the August 10, 2024 meeting.

**VOTING PERIOD**

Voting will commence on Monday August 12th and end on Friday August 30th. No later than fifteen (15) days prior to the start of the voting period, members will be mailed information on voting procedures and means by which to access the 2024 Proposed C&Rs. The 2024 Proposed C&Rs will, at a minimum, be posted on the Association’s website and Facebook page, be available in paper form at the Association Office, and sent electronically to those who are participating in the Association’s email list.

**VOTING METHODS**

The Board of Directors is authorized to contract with an outside consultant to manage the voting on the 2024 Proposed C&Rs. If contracted, the consultant must be able to offer the following:

- Hybrid elections whereby the member may choose to vote either by paper or electronic means.
- Member tracking that prevents over-counting while maintaining the confidentiality of the member’s vote.
- Ballot tabulation that includes both electronic and paper ballots.
- Paper ballots may either be processed by the Association Election Committee in the same manner as for the annual election of the Board of Directors and internally entered into the consultant’s system for tabulation, or directly by the consultant.

If the Board of Directors chooses to not contract with an outside consultant, then the process will be managed by the Association Election Committee in the same manner as for the annual election of the Board of Directors.

The voting method will be finalized by the Board of Directors at the June 8, 2024 meeting and presented to the membership at the July Annual Meeting.

**RESULTS**

In order to become effective, the 2024 Proposed C&Rs must receive an affirmative vote from a simple majority of the total members of the association in good standing that are eligible to vote as set forth above. A simple majority is defined and 50% plus 1.

Results will be released to the membership no later than September 13, 2024 via the Association website, Facebook page, and email communication.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_