

White Birch Lakes  
Annual Membership Meeting Minutes  
July 15, 2023

I. **Call to Order**

The meeting was called to order at 10:17 A.M.  
Board Members Present: President Boos, Steve Brandle, Steve Bryant, Jim Ostrowski, Phil Blaisdell, Jenny Baker, Kevin Dombrowski,  
Board members Absent: none  
Lisa Trojanowski, Secretary, Treasurer and Michelle Waters, Manager also present for check in.  
The Invocation was given By Tim Boos.  
The Pledge of Allegiance was recited by all present

II. **Burning of the Ballots:**

- 1) *Steve Brandle, Lot 1360, moves to Burn the Ballots, 2<sup>nd</sup> by Teresa Stephens, lot 1323, motion carried.*
- 2) *Steve Bryant, Lot 1, moves to change the Order of the Agenda as needed, 2<sup>nd</sup> by Jim Ostrowski, motion carried.*

II. **Election/Voting Begins:**

Chairwoman, Teresa Stephens, calls for nominations from the floor 3 times. No Nominations from the floor were given, voting begins at 10:25 A.M. President Boos announced at this time, anyone who had not voted yet can do so at the Campground Fireside Room. Voting then closed at 11:00 A.M.

**10:53 Meeting resumes**

III. **President's Report:**

Welcome and thanks for attending, we have a great place to camp and live.  
We appreciate our employee team here at WBLRA. Maintenance maintaining our grounds, roads and special projects, office keeping us organized and financially in sound shape, our pool attendants, safety officer and campground attendant, ALL are doing an excellent job.  
Volunteers improved the look of the entrance and campground trails; we thank them for the fresh look.  
The 4<sup>th</sup> of July Parade was said to be the largest ever, and the delicious lunch following fed about 150 people.  
Our fiscal year ending Feb. 28, 2023 had revenue of \$ 530,978 and after expenses had a surplus of \$ 63,634.  
The repair of the entrance lights and seal coating are on the contractors list just waiting for our turn.  
Two directors and a member of WBLRA met with the Clare County Sheriffs to gather factual information. The report and questions asked are posted on WBLRA Facebook for your review.  
The committees for next year have been restructured and have added a volunteer committee. The sign-up sheets have a description of the committee's tasks. Please sign up if you are interested. Sheets will be posted at the clubhouse.  
At the June meeting I stated "there is a Burn Ban posted White Birch policy prohibits campfires" It was brought to my attention by Jenny Baker and other members that this policy could violate our C&R's. The county allows campfires during a burning ban. I stand corrected and my apology for any confusion that this caused. The Board will need to review this policy and make necessary corrections."

V. **Manager's Report: None**

VI. **Approval of Annual Minutes from July 16, 2022**

- 3) *Jim Ostrowski, lot 246 moves to approve the 2022 Annual Meeting Minutes, 2<sup>nd</sup> by Jenny Baker, lot 713, Motion carried.*

VII. **Report of the Treasurer:**

President Boos reported end of Fiscal year 2022-2023 Association had expenses of \$530,978. and the annual audit reported that there was a \$63,634.00 surplus.

**VIII. Committee Reports:**

**C & R Committee:**

C&R Chairwoman, Marie Sherry reported that the committee reviewed the existing C & R 's several times to come up with ideas for updates to the existing document. She thanked her committee for all their hard work on this project, Director Baker -Board Liaison, Ron Youngblood, Willa Coombe and Nadine Grabowski.

Marie indicated there will be several meetings throughout the review process with the membership and asking for their feedback will be done through zoom meetings, and regular meetings. Marie stated that the 1<sup>st</sup> rough draft has been submitted to the Association's attorney for review.

**Transaction of other business & Comments from the Floor:**

*IX.*

- 4) *Dawn Holzer, lot 1103 moves to have a bid for blacktop to be done in front of the bathhouse while the Asphalt Company is here doing the new parking lot at the Clubhouse. 2<sup>nd</sup> by Deb McDonald, lot 38. motion carried.*
- 5) *Member Jeff Simons, lot 299 moves to stop the upcoming paving project at the Clubhouse. Funds should be used elsewhere, like road improvements. 2<sup>nd</sup> by Steve Biechele, lot 737, motion carried with a show of hands.*
- 6) *Kevin Dombrowski, lot 1209 moves to buy 2 new tires for the grill, 2<sup>nd</sup> by Deb McDonald, lot 38, motion carried.*
- 7) *Janet Schafer, lot 1357, moves to purchase infant changing tables for the bathroom at the Clubhouse and at the Campground, 2<sup>nd</sup> by Jenny Baker, lot 731, motion carried. Lisa Cooley, lot 419 added to include one for the men's bathroom.*

***CATERED LUNCH SERVED AT 12:00 PM: PROVIDED BY HOGS FOR DOGS***

**Meeting Resumed at 12:40**

**X. Election Committee Report:**

Teresa Stephens, Election Committee Chairwoman reported there were 164 Absentee Ballots received with 163 Absentee Ballots mailed out. There was 1 Absentee Ballot request rejected. 148 Absentee Ballots received and zero were rejected. Teresa thanked her committee Sandy Simmons, Lisa Trojanowski, Marney Frank, Judy Whidden, Debbie Gerish, Marlana Slone, and Willa Coombs who was on the committee but stepped down because her husband Bill was running for a seat. This year we gave out 160 ballots at the meeting and 308 votes were cast, which is a really good turnout. So, thank you to everyone that voted.

**XI. Election Results:**

**Vote tally from the Absentee and Meeting Ballots:**

Teresa Stephens Election Committee Chairperson, gave the following election results:

Total Absentee Ballot Application Requests Received – 164  
Total Absentee Ballots Mailed Out – 163  
Total Absentee Ballot Application Requests Rejected –1

Total Absentee Ballots Received – 148  
Total Absentee Ballots Rejected – 0

Meeting Ballots given – 160  
Meeting Ballots cast – 160  
Meeting Ballots rejected - 0

Steve Bryant	60 from Absentee Ballots <u>46 from Meeting Ballots</u> <b>106 Total</b>
Bill Coombs	68 from Absentee Ballots <u>26 from Meeting Ballots</u> <b>94 Total</b>
Kevin Dombrowski -	117 from Absentee Ballots <u>135 from Meeting Ballots</u> <b>252 Total</b>
Dawn Holzer -	99 from Absentee Ballots <u>105 from Meeting Ballots</u> <b>204 Total</b>
Marie Sherry -	82 from Absentee Ballots <u>112 from Meeting Ballots</u> <b>194 Total</b>

#### **Final Election Results**

Kevin Dombrowski – 3-year term  
Dawn Holzer – 3-year term  
Marie Sherry – 1-year term

*7) Director Baker moves to adjourn the Organizational Meeting of the Board at 12:49 pm, 2<sup>nd</sup> by Director Brandle, motion carried.*

#### **XIII. Organization Meeting of the Board:**

**All Board Members were present.**

*(9) Director Holzer nominated President Boos for President (President Boos accepted nomination)  
2<sup>nd</sup> Director Ostrowski.  
All Directors voted yes for Director Boos to be President.*

*President Boos nominated Director Ostrowski for 1<sup>st</sup> Vice President (Director Ostrowski accepted nomination)  
2<sup>nd</sup> Director Blaisdell*

*Director Holzer nominated Director Holzer for 1<sup>st</sup> Vice President (Director Holzer accepted nomination)  
2<sup>nd</sup> Director Baker*

*Director Ostrowski, Blaisdell and President Boos voted yes to Director Ostrowski. Director Baker, Sherry, Dombrowski and Holzer voted yes to Director Holzer. Director Holzer is 1<sup>st</sup> Vice President.*

Director Baker nominated Director Dombrowski for 2<sup>nd</sup> Vice President (Director Dombrowski accepted nomination)

All Directors voted yes for Director Dombrowski to be 2<sup>nd</sup> Vice President.

**Final Organization Results:**

Tim Boos - President

Dawn Holzer - 1<sup>st</sup> Vice President

Kevin Dombrowski - 2<sup>nd</sup> Vice President

Jenny Baker – Director

Phillip Blaisdell -Director

Jim Ostrowski – Director

Marie Sherry - Director

(10) Director Sherry moves for an Affidavit to be used in lieu of Meeting Minutes if they cannot be provided to be taken to the banks for signing of checks, 2<sup>nd</sup> by Director Holzer.

All Ayes, motion carried.

(11) Director Baker moves to adjourn the Organization Meeting of the Board at 12:59 pm, 2<sup>nd</sup> by Director Ostrowski.

All Ayes, motion carried.

Submitted by,

Lisa Trojanowski, Secretary/Treasurer