

**White Birch Lakes**  
**Board of Directors Meeting Minutes**  
**August 10, 2024**  
**Meeting conducted through GoToMeeting.com and at the Clubhouse)**

**I. Call to Order:**

President Boos called the meeting to order at 09:58 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:

**Note: There were approximately 0 Members listening to the meeting through GoToMeeting and approximately 11 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 Dombrowski moves to accept the newly elected and appointed Members to the Board, 2<sup>nd</sup> by Director Holzer. All Ayes, motion carried.*

**II. Additions to the Agenda:**

- A. New Years Eve Party

**III. Approval of Minutes:**

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

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

- (3) *Director Holzer moves to approve the financial reports for June and July as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*
- (4) *Director Ostrowski moves to approve the August Payables as presented, 2<sup>nd</sup> by Director Sherry. All Ayes, motion carried.*

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

“Thanks to all the members that attended the Annual Meeting. The staff and volunteers did a great job. Georgia Romaine has again volunteered to do the bus stop again this year and we thank her for doing so. The committee signup sheets are posted in the hallway. All committees are in need of volunteers. A motion was made at the Annual Meeting that we put an emergency on cleaning up the beaches. I found two members to volunteer time to clean up Holiday Lake and staff did Timber Lake. Both lakes look good. Another member mentioned putting swan decoys in the lake to deter geese from coming to the lakes. This was done and so far, seems to work. Additional docks were brought up and we do have three dock sections and stands which were not installed because lake levels were too low.”

**VI.**

**Manager’s Report:** Michelle Waters reported the following:

“The campground annual inspection by the County Health Department was July 15<sup>th</sup> and we have no violations. The lift station in the campground was repaired due to someone flushing a washcloth down the toilet. The septic tank was also pumped out an additional time. A toilet in the campground men’s room had to be replaced, due to the base being broke. Bob found a shower head in the middle of the men’s room. That also was replaced. People sure do some strange things in our bathrooms. Just a reminder that leaves and debris do not go in the dumpsters, we had an additional fee on our trash bill last month because of this. Please take your leaves and brush to the old maintenance area. Consumers Energy provided us a map of 2 locations that will have a maintenance dig in the near future. They will call when they have a firm date that the pipeline company will be coming in to do the work. The gate arms were replaced and the gate function tested 8/9 from the last accident. The handrail on the walkway to the clubhouse turned out great. I would like to thank Joe for his hard work getting that fabricated and installed. The project cost was \$690.53. Maintenance will be trimming trees that are low hanging on our roads over the next few weeks. They will also be preparing for the upcoming brine on 8/22. Please be cautious when you see them on the road. Our John Deer Tractor is in need of major repair. Joe has done as much as can to trouble shoot the problem, which he believes is the clutch. The tractor needs to be split in half to do the repair, which we do not have the tools to complete. I contacted 4 repair shops and I believe Mike Myers would be the best mechanic to do the job. The costs per hour is the lowest, he has the clutch in stock and can pick up the machine on Monday.”

*(5) Director Sherry moves to approve Mike Meyer to repair the John Deer not to exceed \$5,000.00, 2<sup>nd</sup> Director Stanley All Ayes, motion carried.*

“The roads have been a challenge to day the least. I included in the board packets a print of the rainfall totals for our area for the months of June and July. We had a total of 7.54” in June compared to 3.55” average and in July 6.03” compared to 3.2” average. During new business we will discuss the roads at that time.

**VII. Committee Reports:**

**A. Appointment of 24-25 Committee Members:**

**EPC & Conservation / Grounds Committee:** Director Dombrowski -Board Liaison Director Holzer- Chairperson Dan Holzer and Director Stanley

**Election Committee:** Director Stanley- Board Liaison, Carol Boyce, Marney Frank and Willa Coombe

**Safety Committee:** Director Baker- Board Liaison, Steve Biechele-Chairperson

**C & R and By-Law and Policy and Procedure Committee:** Director Holzer -Board Liaison, Marie Sherry-Chairperson, Tim Vajcner

**Finance Committee:** Director Marie Sherry -Board Liaison, Director Holzer-Chairperson, Dick Hassberger and Mike Manchester

**Campground Committee:** Director Dombrowski- Board Liaison

**Activities Committee:** Director Ostrowski- Board Liaison. There is no Activities Committee. If you want to do an event please contact the Board with details.

*(6) Director Ostrowski moves to accept the Committee appointments as listed. 2<sup>nd</sup> Director Dombrowski All Ayes, motion carried.*

**b. Committee Reports:**

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

**Spongy Moth Treatment**

“This year we have had no spongy caterpillar hatch. There was no hatch in Harrison or Redding Twp. Toni Maize, the head of conservation in Clare County thinks it could be because of all the rain we had in the Spring. Where the natural virus got a lot of the moths. Because the mileage passed, we are still going to go around and count. Counting will start the day after Labor Day. They have not gone away, they just kind of left for this year.”

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

We had 12 tree removals, 1 septic and 1 culvert request.

**IX. Comments from the Floor:**

1. Frank Getz, Lot # 97-98, “Thank you to Mr. Stanley and his wife for your time cleaning up Timber Lake. We saw you and that was very commendable. (Passed out a picture). This is kind of a little sketch on what is going on and what I am going to talk about, this is on Mockingbird Circle. Our retention drainage ditches have filled up, probably 90 percent over many years. And what is happening now is, the water is running down Mockingbird and eroding the side of the roads. Obviously, that is nothing new. Now it is building up and flooding over the road. The road actually flooded and broke through my berm and is running down my property. Now, I am going to rebuild at the driveway and the berm. But I would like to bring something to your attention, I understand that you have the proper attachment for your backhoe for cleaning out these existing drainage control ditches. I would like the board to consider doing that sometime in the future as time allows so that water will have somewhere to stay, to retain and will help prevent flooding over the road. So, that is what I am here for, lots 170,171 and 172 are the existing ditches that have been filled 90 percent. So, if you bring them back to their original state, they will probably retain 500 percent more runoff water. Which gives it a chance to perk and help stop it from running. I would like you to considering doing that sometime in the future as time allows. I would be willing to help any way I can. Thank you.”
2. Mike Manchester, Lot 100-101, “I concur, I did not know he was going to bring this up but the road sand has gotten so it is washed out over my driveway. The water has completely filled the bottom of our paved driveway. We have found sand all the way down to Holiday Lake. Where we have drainage stairs on both sides of our house that go all the way down to lake, we have found sand there. It is a real problem there. As soon as you go down that hill, the sand is washed up and it is built up and built up. I think we need to put in some gravel or something other than sand. We have talked about that with some project maintenance people. But that area is bad. So, along with the drainage that Frank is talking about, that road needs to be more stable and less of the sandy type material. There is a huge runoff there.”
3. Marie Sherry, Lot 713-716, “When I was here for the Annual Meeting, I suspected that I had a tree with Oak Wilt and I am pretty sure I have a tree with Oak Wilt.”
4. Kevin Dombrowski, Lot 1209, “It was my mistake for not noticing it, it sat at my house for about 3 weeks and then I noticed it about 2 weeks ago. I got a letter. This is to the people who own property on the pipeline. I got a letter from a company called Thunder Bay Tree Service, out of Alpina Michigan. They explained to me that they are going to be spraying the pipeline with chemicals to kill weeds/foilage. I called the company and we are playing phone tag. I am questioning, are they going to be spraying the entire pipeline? Are they just doing edges, along fences, along tree lines, I don’t know. But, for people who have property on the pipeline, I would suggest you look around for that letter and/or contact Thunder Bay Tree Service out of Alpina Michigan 989-356-9468 if you question or concerns.”

**X. Unfinished Business:**

In regards to Agenda item “Audit Update,” The accountant has been contacted and is currently working on our audit.

In regards to the Agenda item of “C & R Update,” The mailings should be hitting the mailboxes on Monday. Director Sherry will verify this on Monday morning. Voting will be from Aug 12-Aug 30. We need approximately 517 yes votes for this to pass. The company will do all the calculating and no ballots will be shared with the Association. Director Sherry will call Monday morning to confirm all is on track.

**XI. New Business:**

In regards to Agenda item, “Plant Exchange,” Director Holzer stated that the Plant Exchange will be at the Campground Pavilion on Sept 21, from 1 pm – 3 pm. This is chaired by Rose Boos. You don’t have to bring plants if you don’t want to or you can bring plants, there will be snacks and prizes.

*(7) Director Ostrowski moves to approve funds up to \$125 for the Plant Exchange on Saturday September 21, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

In regards to Agenda item, "Labor Day Activities," Sandy Getz requested funds for the Labor Day Festivities. The funds would be for water and entertainment. Saturday August 31 from 5-10 pm at the campground. There will be a DJ and a Food Truck.

*(8) Director Holzer moves to approve \$450 for Labor Day Celebration, 2<sup>nd</sup> Director Stanley. All Ayes, motion carried.*

In regards to added Agenda item "New Years Eve Party," Director Holzer read an email. Jeff Simons requested a proposal "My wife and I are still willing to host the New Years party. However, I have decided I no longer wish to do the music for the event. I have found a local DJ that is willing to provide music for \$600 which for the holiday I feel is quite a bargain. \$600 for DJ, need \$200 deposit. \$100 for misc. supplies such as water, snacks and some table cover. Not to exceed \$700. We would not be supplying the food this year, only water and a few snacks. During the 2 years we have done this party, it has grown to the point that it gets quite crowded. So, this year we most likely will not be setting up as many tables leaving more room for just chairs, with a few tables along the wall for the snacks and water or food brought in pot luck style."

*(9) Director Baker moves to approve funds up to \$700 for the New Years Eve Party, 2<sup>nd</sup> Director Dombrowski. Director Baker, Director Dombrowski, Director Stanley, Director Holzer, Director Ostrowski and President Boos Ayes. Director Sherry Nay. Motion carried.*

In regards to Agenda item, "Holiday Lake Levels" President Boos presented the information gathered and put into Sept 2023 meeting minutes on this subject. The Board discussed getting some pricing from a professional and information will be brought back to next month's meeting.

In regards to Agenda item Propane Bids,"

*10) Director Dombrowski moves to accept the Coyne Oil propane bid at \$1.349 fixed rate from August 1, 2024 – July 31, 2025. 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In regards to Agenda item, Discuss Motions/Questions made at Annual Meeting" Director Ostrowski brought up that there has been many comments and concerns over the roads with this unprecedented rainfall. Since this was a topic on the agenda it was moved up. Many ideas were discussed and the decision was made to try to use Aggerates to try to slow down the drainage. A list of the worst to best will be created. We will be purchasing Aggerates and gravel from Fisher for this project.

In the regards to Agenda item "Aggerates for Road Project",

*(11) Director Ostrowski moves to approve \$20,000.00 from Capital Improvement for the Runoff/Road Deterioration Project. 2<sup>nd</sup> Director Sherry. All Ayes, motion carried*

In regards to Agenda item, Cameras at Front Gate" Michelle has not heard from Mr. Fox and was instructed to collect additional quotes and revisit this topic at the September board meeting.

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

5. Bill Frank, Lot # 227, "This is my opinion, we are spending way too much of White Birch money on entertainment. The course of a whole year, that is a whole lot of money we could have spent for White Birch projects. It was mentioned that they wanted Labor Day to go past 10:00 pm possibly, we have chased away a whole group of people that normally camp here because they can't get any peace and quiet, past the quiet hour of 10:00 pm. Between cornhole, bands and what have you, it needs to cut off at 10:00 pm. Also, the New Years Eve party,

it was mentioned that they want to cut down on the number of tables, I think that is directed to a certain group of us that sat in the floor there with a whole bunch of tables, and they want to cut that out. I think that is going in the wrong direction, they are dancing out here.

6. Frank Getz, Lot 97-98, "Interesting idea, I don't know how feasible it is. We have some problems; we have water runoff on Mockingbird Circle and how we can retain it. Then we are talking about Holiday Lake low water level. Now and interesting study on this. Could we take that water that is running down those roads and for a reasonable costs channel it into Holiday Lake. Now we solve to of our problems on one project. Now the costs on that I don't know what that would be. I know that Mike has built several stone and gravel line water riverbeds to travel water where he wants it to go. It would be an interesting idea."

7. Kevin Dombrowski, Lot # 1209, "Going back to the camera. Just members, even a cheap \$50 trail cam, even if it is just on your property. It is doing more and affecting more than just your property. As Dawn mentioned, that photo might be that the police need to catch somebody else. It may prevent a crime at your place, but provide information to arrest somebody that has been breaking in at multiple locations. You can do more with your cameras than we can as an Association. I encourage all members regardless of whether you have a camper or a house or whatever, the more trail cams or cameras period the merrier. It is only going to help not going to hurt."

We are going into closed session to review Members not in "Good Standing" Just so everyone is aware if you are a member not in "good standing" you have this opportunity to talk to the board and resolve the situation before the voting." President Boos stated.

11:10 am Recess

**Closed Session 11:25 pm**

**XIII Closed Session**

Review Member not in "Good Standing"

**11:40 Return to Open Session**

*(12) Director Sherry moves to approve the motions made in closed session, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

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

Meeting adjourned 11:41 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer