

# THE BIRCH BARK

White Birch Lakes Recreational Association  
4730 Lake Road, Farwell MI 48622  
Office: (989)588-7169 Clubhouse: (989)588-2853  
Web: [www.whitebirch.org](http://www.whitebirch.org)

## August 2024

### 2024-2025 Board of Directors

President	Tim Boos	<a href="mailto:timboos@yahoo.com">timboos@yahoo.com</a>
1 <sup>st</sup> VP	Dawn Holzer	<a href="mailto:muleman2318@gmail.com">muleman2318@gmail.com</a>
2 <sup>nd</sup> VP	Kevin Dombrowski	<a href="mailto:kd460@sbcglobal.net">kd460@sbcglobal.net</a>
Director	Marie Sherry	<a href="mailto:marie4wblra@gmail.com">marie4wblra@gmail.com</a>
Director	Jim Ostrowski	<a href="mailto:valmarco@charter.net">valmarco@charter.net</a>
Director	Jenny Baker	<a href="mailto:jen.e.baker@outlook.com">jen.e.baker@outlook.com</a>
Director	Donnie Stanley	<a href="mailto:Donovan.Stanley1987@gmail.com">Donovan.Stanley1987@gmail.com</a>

### WBL Staff

Manager	Michelle Waters	<a href="mailto:admin@whitebirch.org">admin@whitebirch.org</a>
Secretary/Treasurer	Lisa Trojanowski	<a href="mailto:ecoffice@whitebirch.org">ecoffice@whitebirch.org</a>
Clubhouse	Georgia Romine	Kathy Jerred
Lead Maintenance	Jess Johnson	<a href="mailto:supervisor@whitebirch.org">supervisor@whitebirch.org</a>
Maintenance	Dave Asher	
Maintenance	Joe Worrall	
Safety	Bob Pelfery	Campground Claudia Pelfery

AFTER HOURS MAINTENANCE/SAFETY (989) 588-7066 IF YOU NEED TO CONTACT THE SHERIFF'S DEPARTMENT FOR ANY REASON OTHER THAN AN EMERGENCY, THE MAIN TELEPHONE NUMBER IS, 989-539-7166



### COFFEE TALK

Every Friday

In the  
Clubhouse

9am to  
11:00am

Donuts \$1.00



### HOURS OF OPERATION WINTER CLUBHOUSE HOURS

Starting May 23, 2024

8:00 A.M. to 8:00 P.M. Monday, Tuesday & Thursday  
Closed Wednesday  
8:00 A.M. to 9:00 P.M. Friday & Saturday  
10:00 to 4:00 P.M. Sunday

### SECRETARY-TREASURER OFFICE HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday & Friday  
Closed Wednesday  
8:00 A.M. to 9:45 A.M. the 2nd Saturday of the month  
Closed Sunday

### MANAGER HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday, Friday  
Closed Wednesday, Saturday & Sunday

### SWIMMING POOL HOURS

9:00 AM TO 7:30 PM Monday, Tuesday & Thursday  
Closed Wednesday  
9:00 AM to 8:30 PM Friday & Saturday  
10:00 to 3:30 PM Sunday

YOU HAVE A MEDICAL OR FIRE  
EMERGENCY, PLEASE CALL 911.

Election Results July 20,  
2024

Tim Boos 191 votes  
Marie Sherry 183 votes  
Donnie Stanley 152 votes  
Gwen Lorenc 58 votes

Tim Boos - 3 years  
Marie Sherry - 3 years  
Donnie Stanley- 1 year

### OFFICERS APPOINTED AS FOLLOWED

President Tim Boos  
1st Vice President Dawn  
Holzer  
2nd Vice President Kevin  
Dombrowski  
Congratulations to all!!

## CALENDAR OF EVENTS

Board Meeting	Aug 10 & Sept 14	10:00 am Clubhouse
Bingo	Aug 24 & Sept 28	1:00 pm – 3 pm Clubhouse
Labor Day	Aug 31	5 pm-10 pm Campground
Plant Exchange	Sept 21	1:00-3 pm Campground



### Fire Danger

*Please use extreme caution and follow the Danger Rating system posted by Smokey at the Entrance/Exit*

Per WBLRA policies, Members must be “In Good Standing” (current on assessments) before using any of the amenities. If a Member is NOT in “good standing,” our employees with direction from the Board will turn them away. If a Clubhouse Attendant turns a Member away, it is based upon a list which is updated Every Friday afternoon before 4pm.

### Campfire and Seasonal Wood

*If you see any downed trees or limbs on the side of the roads they can be taken by the Members for campfires or seasonal firewood. Please do NOT enter other Members lots unless you have permission from the owner.*

### Trespassing

*Please be aware that, by leaving WBLRA by any other means other than the Entrance/Exit, you are trespassing on private property. Please be aware that by opening trail, you are encouraging others who do not own property to come in on these unauthorized trails. The only lawful means of ingress & egress into our Association is the Entrance/Exit gates on White Birch Lane at the front of our Association. We encourage all Members to use the gates exclusively, as intended. Please DO NOT enter property that does not belong to*



### Recreation

*A current copy of the DNR ORV handbook is available in the office. Let's all have a great time and enjoy ourselves, safely. Slow down at stop signs and watch for others. Remember children 15 and under must have adult supervision. Please refer to Michigan.gov/DNR.*



*“Slow down you move to fast, you gotta make the moment last.”*



## ATTENTION MEMBERS

**Please mark your lots with the lot number to help other Members and/or potential Members to locate lots or in case of emergency such as fire or medical. If you need further information, please contact the office.**

**Remember not to blow leaves out to the road. It causes road destruction when Maintenance grades. You can burn them (when conditions are favorable) or take them to the old maintenance yard. Thank you**

## Information Station

*"Your Destination for Information"*

This link should be good for all meetings! Also, because video takes too much data and we would like you to hear the meeting, our meetings are audio only.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/335630101>

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

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*With this crazy weather we are having be aware that the roads get muddy, blocked and rutted our road crew is working as best they can. Remember these machines are large and do not stop immediately. If you don't see them, they don't see you. Let's be respectful, as they have a job to do. Drop your speed to match road conditions. Please give the appropriate space. For those in the back... SLOW DOWN!!*

*A friendly reminder, we all live and work here and we have noticed an increase in litter. Let's work together to keep our community clean!*



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ATTENTION

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You should be receiving your ballot in the mail by the end of this week. Voting will begin Monday Aug 19 and close Sept 13!! Please vote!!!! Yes or no!! ALOT of our Association fees and time went into this process WE NEED YOUR INPUT YES or NO VOTE!!



# Plant Exchange

September 21st, 1-3 pm

**AT THE CAMPGROUND PAVILION**



**ALL ARE WELCOME!**



**COME WITH OR WITHOUT A PLANT**

**OUTDOOR OR INDOOR PLANTS ....**

**IF YOU JUST WANT TO BRING PLANTS TO SHARE  
TO THIN OUT YOUR PLANTS, WE WOULD LOVE  
TO HAVE THEM TO SHARE WITH OTHERS.**

**IF YOU DON'T HAVE ANY TO SHARE BUT NEED  
PLANTS, PLEASE COME AND SEE WHAT YOU  
CAN FIND TO GET YOUR FLOWER BEDS GOING.**

**Muffins, Lemonade and Coffee Provided AND Door PRIZE.**

**BRING A FRIEND!**

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***LABOR DAY CELEBRATION***  
***Saturday Aug 31, 2024***  
***Campground***

***Food Truck (bring your money)***

***And Music Starts at 5 pm***



NAME: \_\_\_\_\_

DATE: \_\_\_\_\_



# August Word Search Puzzle



R	S	P	K	R	O	S	H	R	Y	N	B	Y	V	M	A	P	T	D	C
V	J	C	A	B	C	W	H	E	S	I	P	L	A	K	U	I	N	S	U
Z	Y	I	C	E	C	R	E	A	M	X	U	S	C	T	G	C	A	M	A
M	I	Q	A	X	P	T	A	D	C	I	S	W	A	V	U	N	B	O	F
B	G	F	M	C	Q	M	T	I	H	S	U	I	T	H	S	I	E	R	W
T	Z	I	P	I	Z	B	U	N	X	C	Q	M	I	L	T	C	A	E	S
J	O	S	I	T	X	V	I	G	T	M	T	M	O	B	R	L	C	S	W
X	G	H	N	E	O	C	V	U	V	K	X	I	N	V	W	L	H	U	V
Z	P	I	G	M	S	O	C	L	B	J	F	N	R	Q	M	B	T	N	C
B	O	N	S	E	I	E	R	S	P	P	R	G	J	E	K	E	D	F	T
A	B	G	H	N	Y	Z	H	F	S	L	X	M	O	N	T	H	S	L	E
M	G	K	S	T	O	A	G	B	A	R	B	E	C	U	E	W	S	O	C
S	V	A	T	B	F	R	I	E	N	D	S	A	U	K	P	P	P	W	T
U	G	L	N	Y	V	Y	E	I	S	Q	V	F	Z	L	E	T	V	E	Y
M	Y	E	P	F	T	D	B	X	B	U	Z	F	V	H	B	K	X	R	P
M	O	K	W	J	G	K	A	R	X	I	C	W	S	G	G	B	X	S	A
E	M	H	J	D	M	J	X	Q	C	J	K	S	C	H	O	O	L	U	R
R	Q	D	H	R	V	W	U	M	C	A	Y	J	Z	D	X	A	O	G	N
U	J	S	C	W	A	U	B	U	L	X	R	H	Z	H	O	T	Z	Y	S
Z	Q	M	T	C	A	I	D	C	E	L	P	L	U	I	H	R	R	Q	C

August

Hot

School

Camping

Barbecue

Ice Cream

Friends

Excitement

Beach

Vacation

Summer

Heat

Boat

Swimming

Smores

Picnic

Fishing

Month

Sunflowers

Reading

**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

# Unofficial NOT APPROVED COPY

## White Birch Lakes Annual Membership Meeting Minutes July 20, 2024

### **I. Call to Order**

Meeting was called to order at 10:02 AM

Board Members Present: President Boos, Kevin Dombrowski, Dawn Holzer, Donnie Stanley

Marie Sherry, Jenny Baker, Jim Ostrowski, all present Lisa Trojanowski, Secretary/Treasurer and Manager, Michelle Waters, present for check in.

Invocation given by President Boos

Pledge of Allegiance was recited by all present

### **II. Burning of the Ballots:**

- 1) *Director Marie Sherry, lot 713, moves to change the order of the agenda, as needed. 2nd by Director Kevin Dombrowski, lot 1209, motion carries.*
- 2) *Director Dawn Holzer, lot 1103. moves to Burn the Ballots, 2<sup>nd</sup> by Director Jenny Baker, lot 731, motion carries.*

### **III. Election/Voting Business:**

Chairwoman, Teresa Stephens, calls for Nominations from the floor 3 times. No nominations from the floor. Teresa explained the process for voting and voting began at 10:10 A.M.

### **Meeting resumed at 10:55 A.M.**

### **IV: President Report:**

July 20, 2024 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 volunteers, ALL are doing a good job.

The 6TH of July Parade and Carnival for the kids was a huge success. Following was the evening program with a band and food. A big crowd attended and a good time was had by all.

Our fiscal year ending Feb. 28, 2024 had revenue of \$ 535,066 and after expenses had a surplus of \$ 55,965.

The committees for next year have been restructured. 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.

I contacted Point Broadband about the fiber optics and funding has not been secured yet. If they do decide to build, it will not be until next year.

Holiday Lake was treated for Mifoil June 18 th. It took a few weeks to work but it appears to have done the job. The cost to do this was approximately 3000.00 and depending on the winter weather may have to be done again.

There is a raffle going on for trail cameras and cash. Please consider buying some tickets.

The board will be considering in future meetings: The purchase of improved cameras for the front gate which will pick up the license plates in the dark and will also be looking at the wash out problems possibly with large aggregates to slow down the water flow.

Last June we met with the Clare County Sherif Department about the relationship between them and WBLRA It was clear that since we have private roads inside WBLRA they are unable to enforce our traffic rules or issue tickets for stop signs, speed limits, ORV or ATV issues, drinking and driving. They do however regularly patrol inside WBLRA and will continue to have a presence in WBLRA. If they do see something that presents a

danger to people or property they will take appropriate steps. They will take action in cases of any criminal activities, personal injury accidents, break-ins or robberies, assist fire and ambulance, serve warrants and assist anyone that feels they are in danger. This meeting led to further discussion with Lincoln Township. Lincoln Township does contract with the county for patrolling Lincoln township which includes WBRA.

#### **V. Report of Secretary:**

3) Director Dawn Holzer, lot 1103, moves to approve the 2023 Annual Meeting Minutes, 2<sup>nd</sup> by Director Kevin Dombrowski, lot 1209, motion carries.

#### **VI. Report of the Treasurer:**

4) Director Dawn Holzer, lot 1103, read the Financial Report Dated March 1, 2023 through February 28, 2024. Income Total: \$535,066.25, Expense Total: \$479,100.70. Surplus: \$55,965.56

**At this time, Director Sherry congratulated Secretary/Treasurer, Lisa Trojanowski, on her great efforts for collecting current and back assessments. Applauds from the membership.**

#### **VII. Committee Reports:**

##### **C&R Update:**

Director, Marie Sherry, lot 713, read the summary handout of the upcoming C & R Voting. Read each article to the membership **No** other committee reports given

#### **VIII. Transaction of Other Business and Comments from the floor**

1) John Lieblich, lots 1297 and 1298

What color tarps will be allowed with the new C&R updates? It was stated that natural colors, like camo, brown or green. No blue.

2) Dawn Smith, lot 415

What happens in the future if the Township should change the ordinance that allows camping from May 1<sup>st</sup> to Nov. 31 annually. It was stated then the C&R's would have to be amended in this Article.

3) Teresa Thompson Lot 1366

Does the color of the tarps allowed be for all lots and not just vacant lots. It was stated "yes"

4) Rhonda Spooner. Lot 900

Is there a plan to shore up roads from washouts?

It was stated that there is and will be discussed at the August 2024 meeting

5) Bob Pelfrey, lot 527

Bob stated he is the Safety Manager and wants members, guests, visitors, to obey the speed limits, stop at stop signs, etc. be safer and respectful to others

6) Al Issac, Lot 514

wanted clarification on sale of a contiguous lot. It was stated that from time of ownership, back assessments would be due on that lot if sold. Director Sherry clarified "seller has to pay back waived Association Fees"

7) Jeff Simons, lot 299

Jeff stated he is now a Director on the Clare County Conservation Board and we all need to be mindful of the disease called "Oak Wilt" very devastating to oaks and kill off a forest within a couple years.

5) *Jeff Simons, lot 299, makes a motion for the Board to treat the poor condition of the beaches and lakes, as an emergency and to allow the board to make a vote for a resolution via email to expedite the fix. 2<sup>nd</sup> by Billy Villa, lot 321. Motions passes by membership voting.*

8) Cheryl Constantio, lot 819, Roads need ditches dug out

9) David Becker, lot 521, why Can't vacant lots have a temporary structure. It was stated it is a Lincoln Township Ordinance that does not allow temporary structures on vacant lots.

10) Jeff Simons, lot 299, Contact PLM (lake treatment company,) to see what they offer as far as muck control, etc. to help the lakes. Need a well at Holiday Lake

11) Jim Trojanowski, lot 918 stated the hunting within White Birch should be a fine able offense for the new C&R updates.

**X. Election Committee Report:**

Teresa Stephens, Election Committee Chairwoman reported there were 74 Absentee Ballots Requests received with 114 Absentee Ballots mailed out. There was 2 Absentee Ballot request rejected. 92 Absentee Ballots received and zero were rejected. Teresa thanked her committee Sandy Simmons, Lisa Trojanowski, Marney Frank, Judy Whidden, and This year we gave out 120 ballots at the meeting and 120 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 – 74

Total Absentee Ballots Mailed Out – 114

Total Absentee Ballot Application Requests Rejected –2

Total Absentee Ballots Received – 92

Total Absentee Ballots Rejected – 0

Meeting Ballots given – 120

Meeting Ballots cast – 120

Meeting Ballots rejected - 0

Tim Boos	81 from Absentee Ballots <u>110 from Meeting Ballots</u> <b>191 Total</b>
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Marie Sherry	80 from Absentee Ballots <u>103 from Meeting Ballots</u> <b>183 Total</b>
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Donnie Stanley	57 from Absentee Ballots <u>95 from Meeting Ballots</u> <b>152 Total</b>
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Gwen Lornec -	35 from Absentee Ballots <u>23 from Meeting Ballots</u>
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**58 Total**

**Final Election Results**

Tim Boos – 3-year term

Marie Sherry – 3-year term

Donnie Stanley –1-year term

*6) Director Baker moves to adjourn the Meeting of the Board and move to Organizational Meeting at 12:20 pm, 2<sup>nd</sup> by Director Holzer, motion carried.*

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

**All Board Members were present.**

*7) 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.*

*8) Director Holzer nominated Director Holzer for 1<sup>st</sup> Vice President (Director Holzer accepted nomination) 2<sup>nd</sup> Director Sherry. All Directors voted yes for Director Holzer to be 1<sup>st</sup> Vice President.*

*9) Director Holzer nominated Director Dombrowski (Director Dombrowski accepted nomination) 2<sup>nd</sup> Director Baker. 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

Donnie Stanley- Director

Jim Ostrowski – Director

Marie Sherry - Director

*10) Director Baker moves to adjourn the Organization Meeting of the Board at 12:47 pm, 2<sup>nd</sup> by Director Sherry. All Ayes, motion carried.*

Submitted by,

Lisa Trojanowski, Secretary/Treasurer