

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



November 2024

2024-2025 Board of Directors

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

WBL Staff

Manager	Michelle Waters	admin@whitebirch.org
Secretary/Treasurer	Lisa Trojanowski	ecoffice@whitebirch.org
Clubhouse	Georgia Romine	Kathy Jerred
Maintenance	Mark Mozak	
Maintenance	Joe Worrall	
Campground	Claudia Pelfery	
Safety	Bob 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 Sept 30,2024

8:00 A.M. to 4:00 P.M. Monday, Tuesday & Thursday
Closed Wednesday
8:00 A.M. to 8:00 P.M. Friday & Saturday
12:00 P.M. to 4:30 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 3:30 PM Monday, Tuesday & Thursday
Closed Wednesday
9:00 AM to 7:30 PM Friday & Saturday
12:00 P.M. to 4:00 PM Sunday

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

Results from the C&R Vote

754 members with 1036 weighted votes were eligible to vote.

Results:

418 members with 595 weighted votes actually voted 57.43%

YES: 327 weighted votes (54.95%)

NO: 268 weighted votes (45.05%)

Total weighted votes: 595 weighted votes

Needed to pass: 519 yes votes (did not pass)

CALENDAR OF EVENTS

Board Meeting	Dec 14 & Jan 11	10:00 am Clubhouse
Thanksgiving Dinner	Nov 16	4 pm – Clubhouse
Christmas Party	Dec 14 th	4 pm- Clubhouse



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.

Fire Danger

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

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



you.



School is in Session!!!
Please SLOW DOWN!

Drive like these are your children or grandchildren!!

Let's make sure we ALL get where we are going safely!

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.”



Fall has arrived and so is deer season. Please be careful of your surroundings. We will begin seeing more activity because WBLRA is a safe area for them. Remember there is NO hunting of any kind inside of WBLRA.

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.

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>

With the ever-changing weather, maintenance may be working out on the roads. 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!*

The Old Maintenance area is for leaves and brush ONLY. NO stumps, logs, pallets or trash, etc...



The dumpsters of been removed from the Campground for the season.

THE CLUBHOUSE WILL BE CLOSED ON THANKSGIVING

Just a friendly reminder, all recreational vehicles, campers, trailers or other camping accessories shall be physically removed from any vacant lot as of Oct 31. Things that need to be removed but not limited to are trailers, watercraft, play structures, water tanks, grills, lawn furniture etc. Please refer to WBLRA C&R's. Have a great off season!

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

Friendly Reminders:

End of Season Camping will remain as **October 31, 2024**

Trailers will need to be removed per *C&R's Article V, Section 11, Paragraph 1*, which states that “Camping will be allowed without the necessity of a permit each year from the beginning of Memorial Day weekend (May) through October 31.”

Accessories to Remove: but not limited too

Boats, Canoes, Paddle Boats, Kayak's, Dune Buggy's
Grills

Enclosed and Utility trailers

Curtains & Lights

ALL Temporary Structures such as Screened Tents

Water Tanks, Baseball hoops

Play Houses

Garden tools and Mowers

Garbage Cans, Totes

Lincoln Township Ordinance allows 1 trailer per lot

NO MORE than **2** per 1.5-acre parcel

Name: _____ Date: _____

November

WORD SEARCH DIRECTIONS: Find and circle the vocabulary words in the grid. Look for them in all directions including backwards and diagonally.



ACORN, APPLE CIDER, AUTUMN, BLACK FRIDAY, BONFIRE, CHILLY, CORNUCOPIA,
CRANBERRY, FAMILY, FEAST, FOOTBALL, GOBBLE, GRATITUDE, GRAVY, HARVEST, HAYRIDE,
LEAVES, MIGRATORY BIRDS, NATIVE AMERICAN, NOVEMBER, PECAN, PILGRIM, PUMPKIN,
REMEMBRANCE, SCARF, STUFFING, SWEATER, THANKSGIVING, TURKEY, VETERANS



**White Birch Lakes
Board of Directors Meeting Minutes
November 9, 2024**

Meeting conducted through GoToMeeting.com and at the Clubhouse)

I. Call to Order:

President Boos called the meeting to order at 10:01 am.

Board Members Present: President Boos, Director Baker, Director Dombrowski, Director Holzer, Director Sherry and Director Ostrowski

Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting:

Board Members/Others Absent: Director Stanley

Note: There were approximately 4 Members listening to the meeting through GoToMeeting and approximately 8 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. Attorney Discussion to be added to the C& R Vote Update
- B. Fish Survey

III. Approval of Minutes:

- (1) *Director Holzer moves to approve the minutes from the October Board Meeting, 2nd by Director Dombrowski. All Ayes, motion carried.*

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

- (2) *Director Sherry moves to approve the financial reports for October as presented, subject to the Auditor's approval, 2nd by Director Ostrowski. All Ayes, motion carried.*

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

Camping season was another memorable season, thanks to the staff and volunteers for their efforts. There are a few more activities coming up for our members to enjoy. Check the Birch Bark for the time and place for these events.

As reported WBL has approximately \$ 124,000 owed in back assessments. These funds could be used for many improvements in White Birch. The board may consider publishing the member names to help in the collection of the funds.

The Turkey said to Santa “wait your turn fat boy”

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

“Fall is flying by that’s for sure. Thanksgiving will be here soon and just a reminder the Clubhouse will not be open. The Clubhouse will be closed both Wednesday and Thursday that week. As a reminder there is no hunting in White Birch Lakes Association. Paul Fox installed the cameras at the front gate and the campground. The quality of video is far better than what we had before. Paul put a post on the Facebook members page so hopefully everyone saw the pictures. If anyone hasn’t seen it, I have it on my phone if you want to look at it after the meeting. Hopefully everyone noticed the front gate facelift. Joe was out there working on it for a few days, replacing the rusty circles and putting the little arrows back on top. So, those are back up and he repainted the whole thing. The dumpsters are removed at the campground. Please everybody bring your trash here to the cans in front of the Clubhouse. As people are still putting campers back in storage, I would like to remind them, if there is anything on the outside of your camper that can be taken, please take it off your camper so it does not walk away on its own. The fish were planted this past Thursday in White Birch there was over 1900 hybrid Bluegills put in the lake. And a little over 900 in Timber. In talking with the guy who planted the fish, he recommended we ask members what type of fish they are catching. Lisa and I were talking and we were going to make a Facebook poll that people could vote on what they are catching the most of. So, if you don’t mind, we will do that. I have been in communication with an engineer from CTT, a training facility in Marquette that we have been to for “Gravel Basics” for the roads. I emailed them and asked them if they help nonprofits with the roads, the engineer emailed me back and we will talk next week. He is going to see what he can help us with. Any questions since we have a new road crew now. We are going to see if he can give us a direction, we can go with the landslides we had this summer.”

Campground Committee: Director Dombrowski reported the following:

Director Dombrowski stated that “everything looked neat, tidy and organized. Storage is going well; I asked Michelle and there are no issues. A few open slots still that have not been rented.”

EPC Committee: Director Holzer reported the following:

“We had 4 septic and 3 trees. Reminder letters are being prepared and mailed for those who have left camping accessories, temp structures, campers. So far 30 letters have been mailed. Last year 60 fall letters were mailed. And the EPC committee would like to thank members for taking note from last year's reminders and left their lots in great shape. A lot of new “tarped wood Piles” out there this year!!!! There are 13 trailers on lots for reasons. 6 trailers have let Michelle know of their reasons for camper delay, such as mechanical problems, auto accident, illness, township ordinance violations, demo. The roads they are on as follows: Hemlock, Beech, Oak Run, Fawn Terrace, Plum Terrace, Spruce Hill and Teaberry.

Conservation Committee: Director Holzer reported the following:

Spongy Moth Survey is completed for Clare County for 2024. Since there wasn't much of a hatch of moths this year because of the spring rains and some townships that were treated, very few were found. There is a small area in Hayes township that had some, but not bad

WBLRA will not need be treated next spring, now they aren't gone, just giving us a rest.

Safety Committee: Steve Biechele reported the following:

“I did not receive a report this month from the Sherriff department and will follow-up with them.”

Activities Committee: Willa Coombe reported the following:

“We are planning a Thanksgiving dinner; we are planning for about 50. I want to say that our parties are relatively small compared to some of them, but all of ours our members. There are very few guests that we are paying for. Some of the other parties there are a lot of guests. Our budget was \$350, I think we are going to make it a lot less than that. We have had people volunteer to make things and do things that we don’t usually do. A few people have bought extra things. So that the Board does not have to spend all that. Because we like our Thanksgiving and Christmas dinners, there are a lot of elderly people in here and some don’t have the most loving families and they don’t come up and see them. This gives them a feeling of community and family. Also, we would like to have a little Christmas party. If the Board will pass it. We are trying to save the Board some money by doing extra little things. We are trying to consider the financial part as well, because a lot of people are not. They take the money and spend it because they got it. We don’t want to do that.”

IX. Comments from the Floor:

1. Dawn Holzer, Lot # 1102 “I’d like to Thank the maintenance crew and Michelle for the updates at the gate. This included painting the gate, stones along the entrance, staining of bus stop and gate house, new doors on both buildings. It really looks great and long overdue...”
2. Willa Coombe, Lot # 232, “I am the Co-chair for the Thanksgiving dinner but in December for Christmas, Char will be the Chairperson.”

X. Unfinished Business:

In regards to Agenda item, “2025-2026 Budget Review” Director Holzer went over the 2nd rough draft of the proposed budget. And it was discussed. It was stated that the financial committee will meet again to go over the questions, comments and concerns and a new proposed budget will be presented at the December meeting for discussion.

In regards to Agenda item, C&R vote Update and Attorney Discussion,” Director Sherry presented the Board with the results of the C & R vote as of November 4, 2024. The results show that there was not enough Member participation as 754 members with 1036 votes were eligible to vote and 418 members with 595 votes actually voted. The proposed C&R’s will not pass. The results were discussed and it was decided to give the C & R revisions a break and not pursue any more action at this time. Director Sherry had also presented a list of attorneys to pursue the matter of platting common areas. The Board discussed the options.

(3) *Director Ostrowski moves to approve to authorize Marie to contact MAGWV law firm with the purpose of retaining their services for the issue of platting and receiving information on timing and costs. 2nd by Director Holzer All Ayes, motion carried.*

10:55 AM Break

11:05 Return

XI. New Business:

In regards to Agenda item “Ratify Email for “Funds for Thanksgiving Dinner”

(4) *Director Ostrowski moves to ratify the email motion for funds of \$350 for Thanksgiving Dinner, 2nd Director Holzer. President Boos, Director Baker, Director Dombrowski, Director Holzer, and Director Ostrowski, Ayes Director Sherry Nay, motion carried.*

In regards to Agenda item “Ratify Email for “Belly Truck Repair”

(5) *Director Holzer moves to ratify the email motion for funds to repair the Belly Truck in the amount of \$6,597.00. 2nd Director Dombrowski, All Ayes, motion carried.*

In regards to Agenda item, “Employee Gift Cards for Christmas”

(6) *Director Sherry moves to approve a purchase of Gift Cards to recognize the service the employees have done throughout the year in the amount of \$100 for each employee working for us at this time. 2nd Director Holzer. All Ayes, motion carried.*

In regards to Agenda item, "Upcoming Pool Closure for Painting", Michelle stated we are planning on having the pool closed the entire month of February for the Maintenance staff to paint/repair pool.

In regards to "Winter Sand and Salt"

(7) *Director Baker moves to approve to purchase both salt and sand for the 2024-2025 Winter season for up to \$6,000. 2nd Director Dombrowski. All Ayes, motion carried.*

In regards to Agenda item, "Christmas Dinner"

(8) *Director Holzer moves to approve funds for Christmas dinner in the amount of \$225. 2nd Director Ostrowski. President Boos, Director Baker, Director Dombrowski, Director Holzer, and Director Ostrowski, Ayes Director Sherry Nay, motion carried.*

In regards to Added Agenda item, "Fish Survey" It was stated by Steve Brandle that the person who supplies our fish suggested that we do a survey on our lakes. This is not to determine if we need to plant more fish in lakes. The reason for the survey is determine the makeup of the population of the fish in our lakes. Right now, we alternate from year to year of what we plant. We have a lot of people not keeping the larger predator fish and it is hurting our efforts because the bigger fish will eat a lot of the smaller ones. We need to encourage people to keep the bigger fish for example Pike. This survey is not to determine if we need to plant fish. A survey can determine the healthiness of our fish and what we would need to do. Michelle is going to reach out to CMU to discuss what we would need to do to possibly come and do a study as a class project.

XII. Additional Comments from the Floor:

3. Steve Brandle, Lot# 1369, "Getting back to the brining, the big difference in cost between the booster and the full brine is the whole thing is geared on gallons of material they put down. When they do the full brine, they usually do multiple passes on our main drag. And when they do the booster, they only make one pass down the middle of the road. In a real dry situation, it may or may not help or work."

4. Marie Sherry, Lot # 714, "The discussion about the fish brought this to my mind. Going back to the Holiday Lake well thing, I know nothing about this but I was talking to my son about it. He is a golf course superintendent; they have an irrigation well that they fill their irrigation ponds with. It is a different kind of well that is not as extensive as the commercial well. I didn't know if that was something to look into."

5. Steve Brandle, Lot # 1369, "Last month when the budget was discussed by the Board, there was no summary, no copy of the budget, no anything in the minutes. Is there going to be something available, at least a summary of what changes are being made in the budget? How are the members going to have any input on this process when they don't even know what is being discussed?"

6. Kevin Dombrowski, Lot# 1209, "In regards to the budget, I just want people to keep an open mind. But I also want to stress, that you know what we are scraping to the bare bones here and it needs to be an equal application of sacrifices. Things need to be done across the board and we need people to keep an open mind on the things that we are doing. On that same note, it needs to be diverse. And as Dawn mentioned \$1000 here \$1000 there, I am more like \$100 here \$100 there. It all adds up. Sometimes it is not one big thing, it is a lot of little things. It is going to hurt but we all need to understand that we are doing what we have to do. It should be equally represented across the board.

7. Dawn Holzer, Lot # 1102, "Just for instance, the roads, we had so much budgeted for last year. We were able to reduce that by \$1500. It's little things moving it here to there and that is being done. Like payroll taxes have gone down from the 9% I have been using that is another \$870 we can save. So, we are always looking at what we spent and if we can move the money someplace else. It just doesn't stay there because it was there before."

8. Jenny Baker, Lot # 731, "I just want to add about the budget, this is just for a year. Nothing we do is permanent and we can change next year. For example, this didn't work so next year we won't do that. We need to keep in perspective that it is a moving target and we learn as we go."

9. Marie Sherry, Lot# 713, "Part of the one of the things that we do not have built in is a long-term plan to set aside money for Capital Improvement. We talked about it as a committee. We need to start thinking about building reserves for big ticket items that may or may not come up. There are other ways to get money, highly unpopular ways that C & R's could address as well.

10. Willa Coombe, Lot # 232, "Marie I understand your point of view about the events. \$5000 is a lot of money. I know personally that I have had people stop me that are buying in here and they were excited that we did have events in here. It does bring new buyers in here. But I think we are going overboard. Our Thanksgiving Dinner, whoever is doing the event should be responsible. If they have \$350 for a meal, they do not have to spend it all. Get what is necessary. I think that the allotment of \$1100 for one event was really kind of ridiculous because you can have a party for less than \$1100. Besides, we are feeding half of Claire County sometimes, because we have a lot of guests. We should be more limited on how much we spend on an event. Take what is a necessity, don't go overboard on things. That would save a lot of money if you were still planning on activities. You may plan on eliminating them. When we are allotting people money, we need to think is it really worth \$1100 or even \$700 for an event if they are going to serve hotdogs and water. There are some of s that try to save the Boards money. We understand that. And still have activities. But there are some people that just give me and give me and it is not worth it. You can put a radio up instead of a DJ and have hotdogs. That's cheap. Have them bring their own drinks. Or give them water.

(6) Director Baker moves to adjourn the meeting at 11:35 am, 2nd by Director Ostrowski All Ayes, motion carried.

Meeting adjourned 11:35am

Submitted by,

Lisa Trojanowski Secretary/Treasurer