

# 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)

## March 2025

### 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
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.



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.

## CALENDAR OF EVENTS

Board Meeting	April 12	10:00 am Clubhouse
Chili Cookoff	March 15	4 pm- 6 pm- Clubhouse
Bingo	March 22	4 pm- Clubhouse
Easter Dinner	April 12	4 pm-Clubhouse



### 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

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!

### 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

### 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."

**What should you do if you see injured wildlife within WBLRA?** Call the Clare County Sheriff Department at their non-emergency line at 989-539-7166 and they will provide assistance.

If you plan on Winter camping, please be sure to call the Clubhouse at (989)588-2853 during business hours (Monday, Tuesday, Thursday & Friday 8:00 AM to 3:00 PM) to arrange to have the power turned on to your particular site. Late calls will cost an additional \$25.00. **There is no one on duty evenings or weekends to turn it on**

### 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>

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***At the December Board Meeting The Board of Directors passed a \$15 increase in Annual Assessments Fees. Assessment Fees will now be \$440. There will also be a \$5 increase in Pavillion/Clubhouse Rental as well as for Boat and Camper Storage beginning for the 25-26 year.***

***When Donating food items for the Food Pantry please make sure that the items have not expired.***

*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!!*

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*The Bathhouse is closed for the Winter Season. The Clubhouse is still open during winter hours for use and a port a Jon has been placed at the campground.*

*The Board has approved Campers to return to vacant properties to begin Friday May 9<sup>th</sup>. Welcome back!!!*

*The Pool Project is almost complete. Updates will be posted to the website and Official Facebook Page.*

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

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*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!*

*A recording of the meeting minutes are available to listen to by appt with Sec/Treasurer in the office.*



**White Birch Lakes  
Board of Directors Meeting Minutes  
March 8, 2025**

**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, Director Dombrowski, Director Holzer, Director Sherry, Director Ostrowski and Director Stanley

Secretary/Treasurer Lisa Trojanowski

Board Members Attending by Teleconference/GoToMeeting:

Board Members/Others Absent Director Baker

**Note: There were approximately 0 Members listening to the meeting through GoToMeeting and approximately 6 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:**

1. EPC Violations Moved to Open Session
2. Easter Dinner

**III. Approval of Minutes:**

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

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

Lisa stated that 98.7% of the projected fees for 24-25 were collected and that at the end of the 24-25 Fiscal year the budget shows 98.7% was spent on Association expenses. With this information \$37,086.69 was further collected in past due fees as well as approximately \$15,000.00 was made in interest on investments that were made last year. Although some of the interest was rolled over, we were still able to transfer \$40,000.00 into Capital Improvement.

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

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

President's Report March 8, 2025

Welcome back. We did not have a February Board meeting because there was nothing important to discuss. Today we have many items to address on the agenda.

Daylight Savings time starts tonight at 2:00 am March 9th. Remember Spring forward, fall back.

Spring starts March 20. Hopefully we can look forward to muddy roads instead of snow and ice. Thanks to our staff for getting us through another winter.

March has two activities you may want to enjoy. Chili/soup cookoff is March 15 from 4:00 to 6.00, and Bingo is March 22 from 1:00 to 3:00.

For those who follow the Road to the Kentucky Derby, there is five stake races in March.

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

I would like to thank Mark and Bob for keeping the roads clear during the winter season. Now it is time for pothole season, but that just means spring is almost here.

The State inspector for the boilers was here this week, he said that our boilers are in fine shape for how old they are, but that we need to get the CSD-1 inspection done. I scheduled the inspection to be done with Martins Heating and Cooling. This is required every 3 years.

Trapper Chuck was able to take 6 beaver out of White Birch lake before they got wise to the traps. He will be back when the shoreline is navigable by canoe, when it is open about 10 feet from the banks to place leg traps. He stated, dogs need to be kept away from the lake at this time. We will put this on social media and put out some signs when the time comes. We have so many beaver that Chuck stated, it will take him 2 seasons to eradicate them. Chuck does not charge for his service during beaver season which goes through May 1<sup>st</sup>.

Mark and I will be attending a workshop titled "Building better gravel Roads" through the Center for Technology and Training on April 1.

**Policy Committee:** Director Sherry reported the following:

Director Sherry stated that she was looking at the policies as she had previously stated.

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

Director Holzer stated that she will have the end of the year budget report at the next meeting.

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

It was requested that John Pryde be added to the EPC committee.

*(3) Director Dombrowski moves to approve John Pryde to the EPC Committee for the 25-26 season, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

**IX. Comments from the Floor:**

**X. Unfinished Business:**

In regards to Agenda item “2026-2027 Activity Budget” The Board had a lengthy discussion on what would happen to the Activities Budget after this year. It was decided that we will continue to discuss this matter at a later date as it was too soon to be discussing the matter so far in advance. The Activities Budget for 25-26 will continue as is with the policy that was adapted with the motion made in the January 2025 meeting.

**XI. New Business:**

In regards to Agenda item “Spring Garage Sale”

*(4) Director Ostrowski moves to approve the Spring Garage Sales to be Saturday May 24, 2025 (Memorial Day Weekend) from 9 am – 3pm, 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In regards to Added Agenda item, “2025-2026 Insurance Quotes”

*(5) Director Dombrowski moves to renew the Commercial Insurance Package for 2025-2026 with Auto Owners Insurance Company through Schumacher Agency Inc. as presented in the amount of \$19,057.55 with the payment to be made in full, 2<sup>nd</sup> by Director Sherry, All Ayes, motion carried.*

In regards to Agenda item, “Return Campers Blanket Permit”

*(6) Director Sherry moves to allow campers to move onto their property to begin Friday May 9, 2025. 2<sup>nd</sup> Director Stanley. All Ayes, motion carried.*

In regards to Agenda item, “Camping Guidelines Discussion” President Boos presented a proposal to discuss an addendum to Camping Guidelines. There was a lengthy discussion on this subject with an emphasis on clarifying

temporary structures. This matter will be further researched and possibly sent to an attorney for clarification and brought back to next month's board meeting.

In regards to Added Agenda item, "EPC Violations" Director Holzer stated that we have several Members that are not in good standing because of non-removal of items on vacant properties and would like to come up with a plan in order for these members to have a consequence for their actions. The Policy committee will look into this and report back at the next meeting.

In regards to Agenda item, "Chili Cookoff"

*(7) Director Sherry moves to approve \$100 for the Chili Cookoff on March 15<sup>th</sup>, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

In regards to Agenda item, "Ratify Email Motion "Super Bowl"

*(8) Director Holzer moves to approve the email motion use of the Clubhouse for the Super Bowl Party, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

In regards to Agenda item, "Easter Dinner" President Boos presented (as the representative) the proposal for Easter Dinner.

Attached is an estimate for Easter dinner 2025 on April 12, 2025, at 4 p.m. at the Clubhouse, if approved.

The Estimate is over the \$225 but I will make sure it comes in no more than \$225 FOR THE ACTUAL EXPENSE. Unfortunately I will not be able to make the board meeting Saturday, however if you have questions or concerns, I can be reached at 248-320-1089 or by email to [Marneyfr@aol.com](mailto:Marneyfr@aol.com).

I hope you approve the dinner. In the past years when I have chaired it, I have always been within the budget, as I will be this time as well.

Sincerely,

Marney Frank  
248-320-1089  
Lot 227  
5837 Oak Run  
Farwell, MI 48622

*(9) Director Ostrowski moves to approve the proposal for the Easter Dinner, 2<sup>nd</sup> Director Stanley. Director Dombrowski, President Boos, Director Holzer, Director Stanley and Director Ostrowski Ayes, Director Sherry Nay, motion carried.*

In regards to Agenda item "Memorial Day Party" Director Stanley presented his proposal for the Memorial Day Party.

*(10) Director Holzer moves to approve \$500 for the Memorial Day Party/Celebration, 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

In regards to Agenda item, "Pool Costs-Capital Improvement"

*(11) Director Sherry moves to approve \$2800.00 for the remainder of the costs for the pool restoration, 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

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

1. Tim Vajcner, Lot# 34, "I want to thank the President Boos and the Board for pursuing the changes to the camping guidelines to be effective for this camping season for portable storage structures. Just a slight framing to add onto this, clearly the township as of the last couple years allows for the use of these things. Yes, with limitations, a quantity of two with a maximum of 240 square foot per lot. I led a detailed review in the 2001–2002-time frame on this topic with that being the main focus. Clearly the existing C & R's are very unclear on this whole topic. At that time there was a review done and there were a lot of discrepancies back and forth. There were enough points made that for the 2002 camping season the Board did allow the use of these portable structures. When the new Board came in they immediately rescinded that. But a Board for the 2002 camping season did allow for the use of temporary structures legally. The recent C&R update that was not approved clearly allowed that also. Now with the guideline/policy, any board in the future can revise this. I am 100% in support of this Board for this camping season making those changes to allow this. Thank you."

2. Steve Brandle, Lot# 1369, "A couple things, On the lot that has a truck on it, it has been there for years and years. There is a Township Ordinance that says that the vehicle has to have a current plate on it. And if it is backed in like I think it is. I believe you can make a call to the Sheriff's department as an abandoned vehicle to verify if it has a current plate on it. Then the Lincoln Township Ordinance would be in violation for having an unlicensed vehicle on their lot. There is also at least one other person that has several vehicles parked in strategic places where you can't see the license plate. Also, it is stated that even a homeowner cannot have a camper, boat or vehicle in their driveway without current tags on them. So, that is some direction for you. The next this is, getting back to the tent sheds. If we are going to call them camping accessories, what do we call them if homeowners have them? We have several homeowners that also have them. Do these people have camping accessories? And are they under the same guidelines that they have to be removed. Or are these temporary sheds because it is a house. Is there a double standard here? Also, Lincoln Township does have a definition of a temporary storage structure is. It is the framework of wood, plastic or metal secured to the ground by anchors or buried weight, a portable outboard building, portable garage. Also, can include an enclosed trailer with intent that said structure or trailer to be removed at a predetermined time. In closing, are we going to make homeowners tear their tents down at the end of the camping season or are they going to be allowed to keep them all year round, which is the definition of temporary structures. Or are we just changing the C& R's to try and smooth over something and make it legal? The township does say that a homeowner is allowed to have garages, pole barns, tent sheds and what not. These are all considered outbuilding not camping accessories. Now we are going to make this little fancy change and call it a camping accessory to circumvent the C&R's to allow them on camping lots. So, I think there is a little twisting of the words going on."



3. Marie Sherry, Lot# 713-714, "Just to remind people that the March Board of review is next week. I have seen a lot of comments about the value of the lot going down, but their taxable value went up, that is allowable under the law. It doesn't matter for your tax perspective how much your assessed value goes up check that the taxable only went up 3.1% if it didn't call the township and find out why."

A short recess 11:35 am-11:45 am

Closed Session 11:45 am

## **XI. CLOSED SESSION**

Employee Matters

*(12) Director Ostrowski made a motion to ratify motions made in closed session. 2<sup>nd</sup> Director Stanley All Ayes, motion carried.*

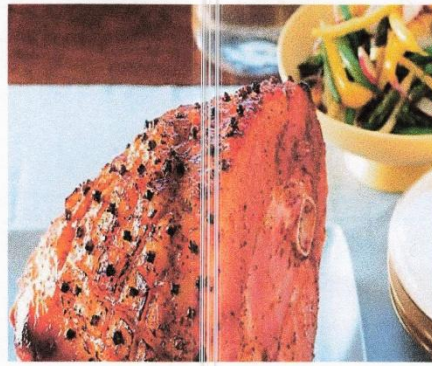
*(13) Director Sherry moves to adjourn the meeting, 2<sup>nd</sup> Director Ostrowski. All Ayes, motion carried.*

Meeting adjourned 11:58 am

Submitted by,

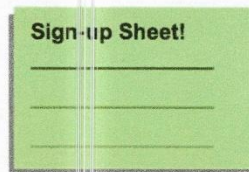
Lisa Trojanowski Secretary/Treasurer

Recordings of Meeting Minutes are available to listen to by appointment with Secretary/Treasurer



**EASTER DINNER AT 4:00 P.M. AT THE CLUBHOUSE**

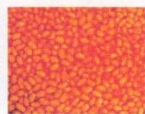
**SATURDAY APRIL 12, 2025**



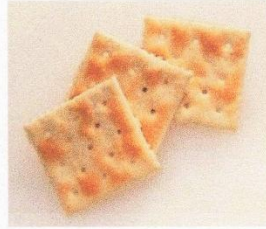
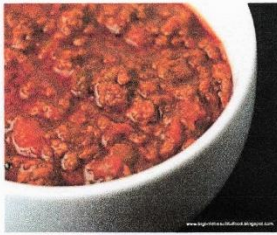
**PLEASE SIGN UP IN ADVANCE ... AND LET US KNOW:**

- 1. HOW MANY WILL BE ATTENDING IN YOUR GROUP AND**
- 2. WHAT DISH TO PASS YOU WILL BE BRINGING.** (To make sure we have enough meat, place settings, etc. and that there will be a variety of main dishes and not all deserts.)

THE SIGN UP SHEET IS ON THE BULLETIN BOARD  
 OR IF IT IS MORE CONVENIENT PLEASE CALL OR TEXT:  
 MARNEY @ 248-320-1089 OR Email Marneyfr@aol.com TO  
 SIGN UP OR WITH ANY QUESTIONS. THANK YOU.



**HAM, SCALLOPED POTATOES, BAKED BEANS, COFFEE,  
 WATER, PLATES, NAPKINS, AND CUTLERY PROVIDED**

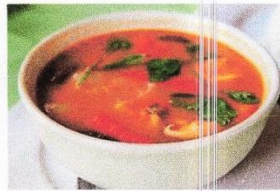


## ***CHILI / SOUP COOKOFF***

***MARCH 15, 2025***

***4:00 P.M. TO 6:00 P.M.***

**AT THE CLUBHOUSE**



**ENTER YOUR BEST CHILI AND /OR SOUP !**

**COME AND SAMPLE \*\*\* HAVE SOME FUN**

**VOTE FOR YOUR FAVORITE!**

**HOT DOGS, CHIPS, WATER AND COFFEE  
PROVIDED**

