

BOARD OF DIRECTORS MINUTES
August 8th, 2016

Meeting called to order at 7 P.M.

Members present: Bart Baeckelandt, Bill Bathgate, Thomas Black, Debbie Eggleston, Matthew Kelley, David Wanlass, Dick Williston

Members Excused: Dick Williston

Non-Voting members present: Nickol Anderson

Members Absent, not excused: Steve Sala

Guest(s): Virgil Ramey, John and Loretta Werner, Terry Hahn, Steve Milz, Steve Selvig

Miscellaneous Items:

Call to Membership:

Virgil – G. Williston contacted Hamburg township in a letter – recommended board get ahold of bylaws chairman to modify bylaws to prohibit fireworks without a permit on WLO property.

John and Loretta Werner – Building permit. Also brought up that they didn't have a stock certificate or welcome packet. The Title company had failed to notify WLO of the new owner's name, address etc. so they were listed as “Wemer” in the WLO database (only info we had). This has been resolved as of 8/15/2016

The board discussed and voted to allow Terry H. to join the board to fill the open position until the next full membership meeting per bylaws. A few members brought up previous issues that happened the last few times Terry was on the board, and the fact that Terry hasn't completed a term after volunteering the last few times. The board voted in favor of Terry filling the open position until the next membership meeting.

Approval of Previous Meeting Minutes

Discussion/Corrections

Deb and Bev asked that their names be corrected regarding the WLO business at FirstMerit bank.

Bev asked that the rental fees that were approved be corrected to \$300 for entire lodge after 1/2017

Moved to Accept Minutes Debbie Eggleston, Seconded by Thom Black, board approved, Terry H. verbally abstained.

Officer/Director Reports

President – Bill Bathgate: a resident asked Bill about contacting Hamburg township for rules for police patrol. Police are now patrolling. Police will patrol on a random basis checking and ticketing people that are violating the posted traffic signage and state and local laws/ordinances.

Terry brought up associate membership requirements for renters, suggested having them sign that they will abide by the bylaws (related to speeding and stop signs). This was requested to be brought up at a bylaws meeting.

Vice-President – Bart Baeckelandt: No report

Secretary – Matt Kelley: apologized to the Werners for the misunderstanding due to lack of information from the title company. Stock certificates were created and sent to the President on the 17th of August.

Treasurer, Debbie Eggleston: separate documents submitted. Debbie mentioned she will not be printing off all the treasurer reports in the future to save on paper since the reports are thrown away at the end of the meeting by most people anyway. Bill asked about the dog park and the dog park fund, Debbie mentioned that the dog park fee is \$25 per dog and \$5 for each subsequent dog (per year?). The fund is run by the Deininger family and the board has only received \$25 overall, and that is why there is \$25 in the dog park fund. We are not sure if any more money comes in from the dog park or what is done with that WLO money.

Approval of Non-Recurring Expenses Exceeding \$50.00

Moved to Accept Reports Debbie Eggleston, Seconded by Bill Bathgate, Approved.

Improvement and Maintenance Committee: Thomas Black – Speed limit signs have been located in the barn. Thom was not certain where the board wanted the signs posted. Bill recommended putting some by the playground/park. There used to be a 5mph speed limit sign in that location but it was removed at the Board's request about five years ago and has been lost. Terry motioned to refer the speed limit sign placement to the I&M committee – board approved. Thom covered his list of how he could spend an extra \$5,000 per year if it was in the budget for I&M.

Terry brought up the fact that the steps to the swim area are unsafe and a liability hazard. The steps need to be filled in or fixed, at minimum we need to mark them as closed until they can be fixed.

Clubhouse Services (Entertainment Committee) – Terry Hahn: need to start funding lodge repairs – the money that comes in from lodge should go into the lodge fund. Matt pointed out that Bev has made this same proposal every year for the past several years.

Terry asked for a copy of the roof repairs that were done. Matt delivered several documents to Terry the week of the 15th, but Terry would still like to get the insurance documents. Either Steve Milz or Debbie Eggleston may have more information about that paperwork.

Terry asked for a copy of the freeze damage insurance paperwork. It is likely that Jim Chapple had this paperwork. Deb was going to see if she had anything.

Terry brought up the fact that we should sell the lots that were purchased on back taxes. He had meeting minutes from several board meetings from decades ago outlining the moratorium on selling lots. Deb suggested this issue be brought up at the next full membership meeting for a vote.

Debbie brought up that we need an assessment to prioritize the lodge repairs and also get quotes for the necessary work.

Terry – volunteering – he would like to see the bylaws be updated to require new members to volunteer for a certain number of hours or pay an extra fee like almost all recreational clubs require of new members. This was identified as a good topic for the bylaws meeting.

Terry asked for the email Matt received from the Hamburg township fire marshall. Matt said he would forward it on if he still has it (was sent to an email account that has been disabled).

Clubhouse Hostess – Bev Selvig: \$5200 in reservations until the end of the year. No reservations for January-March 2017 at this time. Bev announced the new hostess, Nickol Anderson, that will be taking over effective immediately and that Nickol will begin taking reservations for 2017. Bev and Nickol asked that the new reservation form be updated with new contact information and rental rates. Bev mentioned there are no available weekends in August for bonfires to use the lodge restrooms, but the beach restrooms will be open. Bev also mentioned the sidewalk again, and that it is a liability (like the beach steps) and needs to be repaired ASAP. She mentioned the fact that if it isn't fixed it will be just a matter of time until a renter sues the lodge for a slip and fall. Terry and Thom discussed the mailboxes also need to be raised at the same time the sidewalk is repaired. Bill thanked Bev for all the years of service she has given the lodge. Bev was able to have the lodge be profitable for the first time in many years through her great management of the facility. All board members thanked Bev for all her hard work.

Nickol has some ideas for improvements to the hostess processes. One idea is a deep clean community service in the spring and fall; have a group of members volunteer to give the lodge a really good cleaning a couple of times a year. Virgil mentioned he would bring that up at the coffee hour to get the word out about the possibility of doing something like this soon.

Boat Harbor, Lake & Canal Committee – Dick Williston: Dick was excused, Virgil had some updates though. Virgil was going to be purchasing a new toilet for the beach house bathroom.

Terry asked to be included in the planning for the replacement of the boat launch concrete.

Virgil mentioned that Dick had obtained and posted “Slow No Wake” signs and was trying to get two more signs from Hamburg township.

Terry mentioned that the boat launch drive should be managed by I&M committee.

Building & Beautification – David Wanlass: Report attached. Dave asked for Jan Wlodyga's email address for updates to the front entrance garden.

Building plans were submitted by the Werners. Per the bylaws (Article XI-D section 3 and 4), Dave and/or his committee is required to assess the plans for adherence to local ordinances and report his findings to the board of directors for approval. The plans were not voted on at this

meeting, so Dave will need to present his findings to the board for final approval of the board, and then the plans need to be signed by Dave and Bill and one copy returned to the Werners.

Security Committee – Steve Sala: No report, Steve was not at the meeting.

Matt moved to approve director reports, Thom seconded, motion approved.

Correspondence: None

Unfinished Business:

New Business:

Steve Milz – brought up the issue about WLO property being stored on personal computers. He mentioned it would be best to have WLO purchased assets used to manage and store WLO digital property, specifically for the treasurer and secretary. He also asked if and where backups are kept and if sensitive WLO data was protected in any other ways (encrypted, not available via internet etc.). Bart suggested the lodge use the Dropbox application to store and backup sensitive WLO digital property. (Matt Kelley investigated and there is a fee for this service unless you are willing to grant Dropbox full access to all the data for marketing purposes per their end user licensing agreement). The board agreed to investigate options for backing up and securing WLO property.

Steve also brought up the fact that we are supposed to have an external audit performed on the WLO financial statements and other data. Deb mentioned it is not in this year's budget and it would cost \$3,000 to \$4,000 for an external audit. In the email to membership we need to ask if there is a member that is willing to perform the audit without charge (volunteer basis). If so, they will be asked to contact Debbie Eggleston.

Nickol Anderson – There is a deaf dog on Monticello (at the Anderson residence, formerly the Fegtly residence). It is an all white pit bull breed dog that has grey patches around the eyes. He is very friendly but can't hear so please be aware and drive carefully in our neighborhood!

Meeting was adjourned at 9:15pm – motion made by Matt, seconded by Thom, motion approved.

Future Agenda Items

Meeting was adjourned at _____ PM

Next board meeting will be held on Monday, _____ at 7:00pm

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