

WHITE LODGE BOARD OF DIRECTORS MEETING  
December 5<sup>th</sup>, 2016

<http://www.whitelodgeowners.org/>

Anticipated Attendees: Bill Bathgate (President)  
Bart Baeckelandt (Vice-President)  
Matthew Kelley (Secretary)  
Debbie Eggleston (Treasurer)  
Thomas Black (Improvement and Maintenance Committee)  
Terry Hahn (Clubhouse Services/Entertainment Committee)  
Dick Williston (Boat Harbor, Lake and Canal Committee)  
David Wanlass (Building and Beautification Committee)  
Steve Sala (Security)  
Nikol Anderson (Clubhouse Hostess)

\*Anticipated absence

members present – Terry H, Bill, Debbie, Bart, Matt, Dave E., Dave W., Thom  
membership present – John Werner, Jeff Avedesian, Dave E.

AGENDA

1. Call to Order
2. Call to Membership (Discussion will be limited to two minutes per item)
3. Review and Approval of Prior Meeting Minutes (October and November Special mtg.)
  - change October meeting minutes regarding dogs, change wording to frightening.
  - Thom motion to approve minutes, Bill seconded, all approved.
4. Director Reports
  - President Report – Report submitted November report
  - Vice President – Nothing new to report.
  - Secretary – new neighbors, will get stock cert. To Bill and Bart.
  - Treasurer – report submitted.
    - Approval of Non-Recurring Expenses exceeding \$50
    - motion made by Debbie seconded by Bart. Approved.
  - Improvement and Maintenance Committee – report submitted. Added that Ron Fesl was hit by a tree when cleaning up.
  - Terry – suggested people operating chainsaws have proper training.
  - Bart - We also need to budget for PPE for running chainsaws.
    - Proper PPE includes eye, ear and head protection along with protective clothing.
  - Clubhouse Services/Entertainment Committee – verbal report submitted by Nickol.
  - Clubhouse Hostess – we have received test results from air quality. Lodge is open now, Three events are planned for December. There was no income during November due to closing. There is a work party to clean up the lodge. Planning a spring cleaning.
  - Nickol added that Mary and Norb are going to come decorate for Christmas.
  - Boat Harbor, Lake and Canal Committee – No report submitted. Boat launch removed and replacement is in progress. There was a cleanup party to remove some downed trees. Slab was also being poured.
  - Building and Beautification Committee – No report submitted.
  - Security Committee -
5. Correspondence
  - Dave W. asked for confirmation that John Werner's building permit was already voted on and passed. All board members unanimously agreed that this was already passed at the October 12<sup>th</sup> meeting.
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6. Unfinished Business
  - Synchrony Bank authorized signer cards – Terry and Bill have signed the forms and Debbie will file the paperwork.

– Update on Clubhouse environmental issues – Board approved additional monies to be spent on the environmental testing. Debbie asked if any abatement was done. Terry said the insulation that had fallen was cleaned up and the ceiling was sealed. Lead paint needs to be cleaned up and removed or painted over. Testing company is supposed to be delivering the report to Terry soon. Report will include recommendations on what actions we need to take.

– golf carts – Terry asked it to be pushed off until April. Terry asked to be involved in this process since he is out of town.

– ByLaw committee report – Terry motion, Thom seconded to allow Dave E. to present the ByLaws updates first. All approved.

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**Proposed article 5 – rules for corporate dissolution – discussed this addition.**

Terry researched corporation dissolution – there is already a law that addresses this.

Bill – insists this language has to be put into the ByLaws. If this language is not in the bylaws, you have to go to state court to try to overturn the dissolution and recover the money that was stolen.

Dave E. - asked the treasurer, Deb, if she has any information or experience with this. Deb has not represented an entity that has dissolved.

Dave E. - this issue emphasizes the need to have a lawyer review the ByLaws changes to sort out items like this. Dave has gotten a quote of \$3000 to have a lawyer review all of our changes. We really need to have an article on enforcement so the ByLaws are adhered to. Dave E.

Terry – Change the vote amount from 2/3 to 4/5<sup>ths</sup> of membership. ByLaws need to be easily read and easily understood by the membership.

Dave W. - including the language should not be a detriment or cause additional confusion unless it conflicts with state law.

**Voting - \$1000 limit.** Want to change wording to be a majority of all shares represented at the annual meeting, instead of all shares outstanding. Undecided – chose to move one.

Dave E. - option to get public act amended, allow board to vote unsold shares of stock, or make voting easier so more members vote.

**Voting** – new methods for voting. Everyone agrees this is necessary.

**Off road vehicles** – Dave E. investigated the state law, must be 12 yrs. Old, have an orv license and be supervised by an adult. Needs to be investigated. - **Matt sent additional information via email to the board. The law is very clear on the requirements for a vehicle that is not licensed for the road (ORV).**

– Open Security Position – Debbie motion to remove Steve Sala, Bill seconded. Approved.

– Terry motioned to fill the open security position, Matt seconded. Approved.

– Bill will create a notice to send to membership, Board will review and Matt will mail out.

– Update on status of WLO website – Bill did get a hold of Matt Maciag, he is working on getting the credentials. Bill will move the website under WLO Inc. - **Matt K. sent credential info for the website to Dave E.**

## 7. New Business

- Terry suggested all director and committee reports be submitted three days prior to the meeting. Friday before a Monday board meeting.

– Sale of property – sale of lots 311 and 312. Estimate from real estate company \$48K for both lots. Intent is to offer it for sale to membership first. Bill motion to put lots up for sale, Dave W. seconded. Motion passed.

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8. Setting of Next Meeting – Monday, January 9<sup>th</sup> 2017 at 7:00 pm

9. Adjournment – Dave W. moved to adjourn meeting, Thom seconded, approved. Adjourned at 9:15pm.