

BOARD OF DIRECTORS MINUTES

June 13th, 2016

Meeting called to order at 7:00 P.M.

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

Members Excused: Thomas Black, Bev Selvig

Non-Voting members present:

Guest(s): Virgil Ramey, Terry Hahn

Miscellaneous Items:

Call to Membership:

Virgil Ramey - New board members. Please walk out to Gallagher picnic area to see the improvements that the maintenance group installed. Dave W. thanked Virgil and crew for the upgrades to the trail.

Terry Hahn – the flat section of the roof was done incorrectly, they used rolled roofing. Matt and Terry discussed. Matt explained that the flat areas were done with the composite membrane as quoted, but the asphalt was put down over the membrane for protection. Terry was asking about the siding. None was replaced. Terry asked to remain involved in the proceedings. Terry volunteered to assist with future lodge repairs and updates.

Upgrade bases to pillars on the lodge - Terry and Matt (or lodge caretaker if that board position is filled) will work together on that.

Speeding - We can contact Hamburg police and hire them off duty to park on our roadway. \$100 for a shift. They can issue a warning or ticket as needed. Bill will get additional details. Virgil - ask if Hamburg still has the letter of authority to enforce our speed limit.

Terry H. - Renters - they cannot be tied to our bylaws other than the owner/member. Brought up issue of associate membership required of renters to bind lessees to our bylaws. Should renters be forced to be associate members? Needs to be presented at the bylaws. Bill will attend the bylaw meeting to bring this up.

Need to notify Steve Sala of this issue. Need to notify the owner. Matt will follow up with Jane. Bill will review the email.

Approval of Previous Meeting Minutes

Discussion/Corrections

None noted

Moved to Accept Minutes Bill Bathgate, Seconded by Dave Wanlass.

Officer/Director Reports

President – Bill Bathgate: none submitted - working on top 3 questions like/dislike with residents

Vice-President – Bart Baeckelandt: will deliver welcome packets to new residents

Secretary – Matt Kelley: will get stock certificates to president to sign/deliver. Two new families moved in.

Treasurer – Debbie Eggleston: Deb covered budget. Deb made a motion, Bill approved and Bart seconded. Passed unanimously. Deb brought up the issue of the approved signers. Bill sent his info to Deb. Matt needs to get his info to Deb or to the bank. Deb made a motion to have Bill Bathgate, Deborah Eggleston treasurer, and Matthew Kelley secretary as approved signers at FirstMerit bank and GE Capital. Dave W. moved, Dick W. seconded. Passed unanimously.

Approval of Non-Recurring Expenses Exceeding \$50.00

Motion made by Deb Eggleston seconded by Bill Bathgate and Bart Baeckelandt to approve expenses – passed unanimously

Dave moved, Bart seconded to accept treasures report. unanimously approved.

Improvement and Maintenance Committee -: Thomas Black – report submitted, Thom was absent.

Clubhouse Services (Entertainment Committee) – Justin Fegtly:

Virgil asked that all fans be inspected. Matt will need to finish the lodge de-winterization tasks.

Terry H. volunteered to be on the committee for Lodge maintenance. Lodge meeting within next two weeks. Matt will contact Bev to get available dates for lodge.

Bill will start solicitation for replacement for Justin as Lodge coordinator. Justin sold his home and will be leaving WLO.

Clubhouse Hostess – Bev Selvig: Not present. Issue Bev raised was discussed.

Boat Harbor, Lake & Canal Committee – Dick Williston:

33 boats, now we have 36 slips. 22 docks rented, we have 25 available. Boat ramp rework to be done in the fall. Dick painted the parking area at the launch with marking paint. No major issues during Memorial weekend.

Building & Beautification – David Wanlass:

Dave will meet with Sandee Martin regarding the B&B position and Scott Pacheco (township supervisor) to discuss WLO and Hamburg rules. Dave is trying to get up to speed on the position.

Security Committee – Steve Sala: no report. Dick W. mentioned that someone was parked in the roadway with a dark blue ford truck with a Simms sticker in the back window with no guess pass.

Correspondence:

I. Broken beer bottle found in swimming area:

Justin - glass found in beach area. Virgil offered check beach for glass. Check signs to make sure there is a no glass sign. Also, reminder that no dogs/pets are allowed. there are rakes in the bath house that could be used to rake beach.

Bart - when was the last time we got sand for the beach. Dick - 3-4 years. Virgil - usually add sand as needed, rototill and rake and then determine if more is needed.

II. From Hostess Bev Selvig - Proposed update to lodge rental:

Whereas, White Lodge pays to have the lodge cleaned on a regular basis,
Whereas, White Lodge members are required to clean as part of its use prior to checkout,

Whereas, White Lodge members submit a cleaning/damage deposit for lodge use,
Whereas, The Hostess must perform a walk through after each use and typically might be required to do 5-10 minutes of clean-up after guests,

Resolved, Future cleaning deposits be made out in the name of the Hostess, and
Resolved, If cleaning of 15 minutes or more be necessary after check-out it be paid by user based on \$30/hour in increments of 15 minutes to perform such work, and

Resolved, That hostess retain those monies to compensate for the cleaning and reimburse user remaining cleaning/damage funds, if any, based on increments of 15 minutes or more and \$30/hour (ie 1/4 hr=\$7.50, 1/2 hr=\$15, etc).

Discussion on Bev's suggestion:

Check should be made out to white lodge, and we can write a check back to the hostess. Not accepted in its current form. Bill will draft a response to her proposal and propose to the board next month.

The proposal can be retroactive. I will send Bev's proposal to Bill.

Question to Bev: How often does she need to retain the deposit due to cleaning etc.? We will modify her proposal and get back to her.

Revised proposal - payments to WLO for rental and damage will remain to WLO. WLO will pay the hostess for time spent cleaning

Terry H. - The lodge rental deposit/retainer fee needs to be raised, \$50 is not high enough deposit. Also, last week there were vehicles parked on the front lawn to unload their car.

Unfinished Business:

Smart Meter issue - Old wiring has been determined to be the cause of fires after installing smart meters. Bill has gotten a stay from DTE until we can discuss putting a new meter on the lodge. How will we determine if the wiring can withstand the increased load (frequency)? We need to have a decision within 6 months. Next steps - investigate who can do an evaluation, how much do they charge for that evaluation?

Bev - if we determine our wiring is not adequate to handle the meter what do we do then? Terry volunteered to help find an electrician to give us a quote.

Send Terry H. an email with the missing meeting minutes, he will check to see if he has any of those missing minutes.

New Business:

- I. Proposed update to lodge rental and cleaning –see correspondence above.
- II. Lodge water softener – NaCl or KCl?

Water softener - we should be using KCl not NaCl. Need to have the system serviced, need the filter replaced and KCl delivered. Need to get a number for the cost of the servicing of the water softener from Advanced Water Treatment. Work estimate, what will the work entail for the fee?

- III. Fire extinguisher checks
fire extinguishers – Virgil R. volunteered to meet the company at the lodge to have the fire extinguishers serviced. A bill will be sent to WLO.
- IV. Fire alarm batteries
Matt purchased batteries and replaced in 2 smoke detectors that were beeping.
- V. Lodge trash service
garbage proposal from Bill - he forwarded a message he received.
Terry H. - Advanced is also coming in to service one/two homes. Can we put a memo out to let people know that we have a preferred service and that residents should use? Terry knows who the people are who are not using Duncan. Bill will talk to the membership that uses non-standard services. Terry and Bill will work offline to inform members of our preferred vendor.

Future Agenda Items None raised

Meeting was adjourned at 9:00 PM – Dick motion to adjourn Matt seconded. Passed unanimously.

Next board meeting will be held on Monday, July 11th at 7:00pm