

WHITE LODGE BOARD OF DIRECTORS MEETING
April 10th, 2017

<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)
- VACANT(Security)
- Nikol Anderson (Clubhouse Hostess)

*Anticipated absence

members present – virgil ramey, steve milz, steve werner, Loretta holton
Board members present – Bill, Dave W., Thom, Dick, Debbie, Terry, Bart, Matt

AGENDA

1. Call to Order 7:07pm
2. Call to Membership (Discussion will be limited to two minutes per item)
3. Review and Approval of Prior Meeting Minutes (3/13/2017) – defer until next meeting
4. Director Reports

President Report

WLO Presidents Report

April 9, 2017

I was able to meet a few more residents of White Lodge in the last month. It just goes to prove to me that we have a great community of neighbors in White Lodge.

On April 8, 2017 we have a pending offer on lots 311 and 312 which have been owned by White Lodge and permitted to sell in our Semi- Annual meeting. These lots were not within the green belt or lots that were previously subject to a moratorium. The board will review this offer and vote on acceptance on Monday April 10th in our regular board meeting. We did get a deposit of \$500.00 from the interested party which we would have to return if this transaction is not approved.

We had announced and distributed by email to all members that these lots would be made available for private sale to residents within White Lodge beginning on Feb 1, 2017 thru April 4, 2017, before they were made available on the general market. I did get one inquiry from a member of the community that expressed an interest, I notified that person to write us a letter as a follow up. But no follow up letter was provided.

This pending sale of lots 311 and 312 came about from a phone call from a person that does not currently live in White Lodge on April 5, 2017 that evidently has been interested in building a home in White Lodge for over a year and missed several opportunities due to timing in making an offer or to buy an existing home. Out of curiosity this couple looked at our bulletin board, obtained my phone number and gave me a call. The name of the couple is Hansel and Renee Frazier, they have sold their home in Chelsea with a closing on April 28th. They have rented an apartment in Howell to live temporarily after their existing home is closed. I did not ask their age, but from meeting them I believe them to be in their 60's.

I expect a revised by laws documents this month for us all to review and approve, hopefully we will here more of this on April 10th.

Sincerely yours,

William S Bathgate
President
White Lodge Owners, Inc.

Vice President – nothing to report

Secretary – boat letter sent to Dave E. to post to website. I have another batch of checks to process. The annual meeting announcement will be sent out within the next week. Parking passes will be included in meeting notices for those who have paid their dues.

Treasurer

Approval of Non-Recurring Expenses exceeding \$50 – motion by Debbie to approve, seconded by Dave – motion approved.

Improvement and Maintenance Committee

Improvement and Maintenance Committee
10 April 2017

Maintenance activities since 11 March:

- Volunteers:
 - Cleaned up and burned woody debris from along the boat ramp drive
- I received grading estimates from Bob Myers
- The Committee met on 27 March and finalized our budget plan.
- The next I & M Committee meeting will be Monday, 17 April, at 7:00 PM at the Lodge.

-- Thom Black

Clubhouse Services/Entertainment Committee -

Report from Protec engineering to remediate lead/asbestos but has no funds to do this. Would like to defer any more road improvements and use this money to treat the lead paint. Bill suggested this may be done from the emergency fund. Terry would like to replace all the windows in the lodge. Terry will investigate getting an estimate or budget for necessary repairs to the lodge.

Clubhouse Hostess – no report

Boat Harbor, Lake and Canal Committee -

The new WLO canal boat ramp concrete slab, that was poured last fall, was pushed in place on Wednesday, April 11. The installation went as planned. Now the approach slab will be framed and poured. The new approach will need to harden for approximately two weeks before it can be used. That makes for very a tight schedule to complete the project by Friday, April 28.

If everything does not go just right, there could be a delay in the opening of the ramp this year! Some members who want to launch on Friday the 28th or Saturday the 29th may want to plan on launching at the public launch at Portage Lake. I will post an announcement of when the ramp will open as soon as the approach is poured.

In addition, the estimated cost to complete the new boat ramp will be approximately \$1000 higher than budgeted.

The annual boat dock drawing is scheduled for Saturday April 29 at noon. The registration form will be posted soon on the WLO website.

A work party to open the beach is planned for Saturday May 13 to install the raft, clean the bathhouse and rake the beach.

Dick Williston, Director
734-904-5924
rwilli3712@yahoo.com

Building and Beautification Committee – no report
Security Committee - vacant

5. Correspondence
6. Unfinished Business
 - Golf cart rules – finalize and approve
 - special assessment – weed treatment -
 - Bill reviewed the minutes from WCBPW presented the request to approve SAD, special assessment district. The SAD proposal was in violation of the open meetings law. Bill sent a letter to the Hamburg township board of trustees.
 - Terry thanked Bill for all the time he put in to fighting this for the lodge.
 - Tree fund – Dave talked about getting trees from Steve Werner's contact
7. New Business
 - Review proposed budgets -
 - Terry proposed directing the lodge donations into a lodge fund. Dave said operating expenses are about \$7000 and lodge rental income is around the same or less.
 - Dave motions to raise boat fee to \$150 with \$50 deposit for 2017, Thom seconded. - approved
 - Review/approve new by laws - deferred
 - approve the sale of lots 311 and 312 – Dave motion to approve, Dick seconded – Motion passed

- damage to WLO property – old boat launch road – Terry is going to investigate improving this area for golf cart use
- approve date for annual meeting – Monday May 22nd.
- website discussion – board minutes and director reports should be posted to the webpage. Matt K will help to get things set up.
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8. Setting of Next Meeting – Monday, May 8th at 7:00 pm
9. Adjournment – 10:31pm motion by Dick, second by Bill – approved.