

WHITE LODGE BOARD OF DIRECTORS MEETING
July 10th, 2017

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

Anticipated Attendees: Bill Bathgate (President)
Dave Wanlass (Vice-President)
Matthew Kelley (Secretary)
Debbie Eggleston (Treasurer)
Vacant (Improvement and Maintenance Committee)
Norb Rickelman (Clubhouse Services/Entertainment Committee)
Jeff Avedesian (Boat Harbor, Lake and Canal Committee)
Vacant (Building and Beautification Committee)
Vacant (Security)
Nikol Anderson (Clubhouse Hostess)

*Anticipated absence

Dave Eggleston, Virgil Ramey, Steve Milz, Steve Werner

AGENDA

1. Call to Order 7:08pm
2. Call to Membership (Discussion will be limited to two minutes per item)
 1. Virgil Ramey – Asked if Matt received boat slip check. Matt said yes. Also asked about Jeff's phone number. There is a turquoise boat that is locked to the fishing dock. It does not belong there, that is a fishing dock. Jeff said he will inform the owner and have it moved
 2. Tony Montalvo – is going to add an attached garage to his home. Dave W. gave Tony more info on building restrictions. Theodore Arhangel put a shed up on the vacant lodge lot next to tony. Bill is going to go talk to Theodore, Matt will get the info for lot 62 and send to Bill. UPDATE – Debbie found the tax info for the lot. Bill will talk to Theodore.
 3. Dave Eggleston – Jo Saija sold her two lots between Dave E. and Jerry Ganiga. I need to call Jo to find out if she already sold those lots. Matt needs to call to make sure they have proper closing documents for the sale. These are # 42, 43, 44 lots.
 4. Dave – asked about dues checks. Matt is working on processing the checks and will deposit this week.
 5. Virgil – Ron Fesl is home from the hospital and is doing well.
3. Review and Approval of Prior Meeting Minutes (May and June 2017) Deb motion to approve May minutes, Norb seconded – motions passed.

June minutes – Norb's name is incorrect and Jeff's name is incorrect.
Dave made a motion to approve after changes have been made, Bill seconded – motion passed
4. Director Reports
 President Report

WLO Presidents Report

July 9, 2017

This sale of lots 311 and 312 is now completed. This added about \$40,000 to our general fund. Norb Rickelmann is working on a plan to best apply these funds for repairs and remodeling of the lodge.

We have a report on vandalism of the lower level access doors to the lodge. These persons then had free access to the entire lodge, luckily no other damage was done. We will need to place a bolt on the basement access door to prevent anyone entering the other floors of the lodge if this happens again.

We also had someone spray paint the men's restroom with graffiti at the beach. Over July 4th weekend I did a spot check of the beach and boat launch and did not find any compliance issues. I only received two suggestions to the bylaws; one for inclusion of language that more clearly specifies that the bylaws are mandatory to all private lots in White Lodge. The second submission from Dave Patton which we will discuss at the board meeting.

Sincerely yours,

William S Bathgate
President
White Lodge Owners, Inc.

Matt needs to post the agenda to the webpage. Matt will get Bill the passwords for the webpage.

Vice President – Nothing additional.

Secretary - This is likely his last meeting.

Treasurer

Approval of Non-Recurring Expenses exceeding \$50

Deb motioned to approve, Bill seconded – passed

Improvement and Maintenance Committee – road grader has been sold, \$2000

Clubhouse Services/Entertainment Committee – Kitchen – under the sink there was a lot of junk left here from renters. Norb and his wife cleaned that out. He is looking into the water filter issue. He replaced the drip pans in the kitchen. Norb asked if someone with a Costco membership could buy trash bags and paper towels. - Bill will get trash bags and paper towels.

Norb put ant traps in the kitchen also. Norb installed and organized shelving in the office. Norb got four quotes for new windows. 24 new windows for main floor. Bids were \$16680 up to \$25747. He is awaiting the cost of the fourth bids. The bid for \$18600 had samples and Norb says those windows were very nice and that is the one he recommends.

Next, support columns. Jerry Janiga said we don't need to replace those. We can get a wood restoration kit for \$339.90. Jerry and Norb are going to look closer at this in the next few weeks.

Women's restroom. We need to replace the faucets in the women's bathroom. Bill said this is an emergency repair and it should be done.

We have six fire extinguishers, Norb will check the date and dispose of these if necessary.

Norb is going to get an antenna for the TV in the lodge so we can get local weather etc.

Norb asked about 6 or 8 table lamps that are in the basement. Norb will try to sell and Dave E. will take to Salvation Army if no one wants the lamps.

Norb also asked if he should hook up the washer and dryer, Bill said that those should be hooked up.

Norb needs to install paper towel racks in the bathrooms.

Norb would also like to have the floors repolished, not sanded, just waxed/polished.

Clubhouse Hostess – Nickol asked about hiring a cleaning person. She will work with Norb to figure that out.

Boat Harbor, Lake and Canal Committee – Tree fell down in the canal. George Klots and Darren Avedesian cut the tree up and removed.

10 yards of sand was delivered, Jeff and Bart Fraley spread it out.

Jeff priced new rafts to replace ours. It will be about \$2000.

Jeff caught kids driving through the unapproved road or cart path. Jeff explained to the person they were not, under any circumstances, to drive anywhere except on the road.

There were a few issues with kids causing issues at the beach.

A shot glass was found in the park.

Jeff needs to have new boat launch keys made. Bill suggested having 10 new keys made. Keys are \$22, a \$10 deposit is returned when the homeowner sells the house if they return the key. Replacement keys are \$50.

Jeff would like to review the boats at the canoe beach area and perform an inventory. He would also like to build some new racks to store canoes on.

There were a few kids that camped down on the beach. We do not allow camping on lodge property.

Building and Beautification Committee

Security Committee – Many cars end up parking at the lodge without permits. Norb asked if we had any of the warning tags that we use to write up the non-permitted cars – Bill has these in his truck.

The LED light that was put up at the front entrance burned out. It was a bad photo cell the first time. Need to ask the person, Eric, to check to see what is wrong.

5. Correspondence

6. Unfinished Business

1. Golf carts - postponed
2. ByLaws – Dave Presented bylaws, reviewed by board. Bill made a motion to approve bylaws for submission to lawyer, Dave W. seconded. Motion passed.

7. New Business

1. Lodge security – break in to lodge
2. Office reorganization
3. Window quote
4. Kitchen rearranged
5. Parking passes and boat gate

8. Setting of Next Meeting – Monday, August 14th at 7:00 pm

9. Adjournment – Matt motion to adjourn at 9:20pm, Dave W. seconded. Motion passed.