

WHITE LODGE BOARD OF DIRECTORS MEETING
August 14th, 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

board present – Bill B., Dave W., Norb R., Nickol A., Jeff A., Matt Kelley
Absent – Deb E.

Membership present – Dawn Milz, Virgil Ramey, Parker Owen, Tarra Anderson, John and Loretta Werner, Steve and Bev Selvig, Beau Marshall, Greg Fix, Jack Johnson, Amy Rowland, Jeff Bimer. Mr. Arhangel.

AGENDA

1. Call to Order – 7:08 pm

2. Call to Membership (Discussion will be limited to two minutes per item)

Virgil Ramey – asked about wood in the park, and the golf cart rules. Asked if Matt would send the golf cart rules in email to WLO members.

Parker Owen – was concerned that a sandhill crane was killed by a dog. Wanted to let the board know. Also asked about the dog park. It is run by Kim Deininger – fees etc. are paid to her.

Matt – send bill info about dog attacking Nicole.

Bev Selvig – voicing concerns about the golf carts – can't see why 12 year olds are allowed to drive them. Wants to know why 12, maybe they should be a licensed driver. All carts need to be permitted/licensed and permits be revoked if the rules are violated.

Dawn – Has concerns about golf carts.

3. Review and Approval of Prior Meeting Minutes (July 10th) – Motion by Bill, seconded by Dave. Passed.

4. Director Reports
President Report

WLO Presidents Report

August 13, 2017

The new Golf Cart rules are posted on the bulletin board for everyone to read. These rules were approved by the board in May and sent to all members in the annual meeting packet.

The new bylaws have been sent to our attorney, but I do not have any feedback yet.

The house on Puritan that is owned by the bank has two offers on it. The old vehicle that had been abandoned has been removed by its owner. The realtor has arranged for regular lawn care.

We have two members that have stepped up to be on the board for the roads and maintenance and for the secretary position. This will be covered in our new business part of the board meeting.

Sue Bathgate has offered to help with admin duties of the web site. Once she has the admin privileges then this can begin.

The log lumber and wood chips in the park are available to any resident. If the logs are not gone by end of October then these will be picked up by Whitewood Tree Service.

Sincerely yours,

William S Bathgate

President

White Lodge Owners, Inc.

Bill - ByLaws will be voted on during the semi annual meeting

Matt – give website passwords to Bill.

Vice President – No new business.

Secretary – Send email to Loretta regarding resident complaint.

Treasurer – Matt motion to accept treasurer's report, Bill seconded – motion passed.

Approval of Non-Recurring Expenses exceeding \$50 – Motion to accept non recurring expenses made by Bill, seconded by Matt – Motion passed

Improvement and Maintenance Committee

Clubhouse Services/Entertainment Committee – written report submitted. In order to proceed, we will need to get a vote from the membership to approve adding this expense to the 2017/2018 budget. Next steps are to get money allocated/approved, and then determine which company we would go with.

Dave – We have several recommendations for Bob Moody from within the lodge. (Jerry Janiga and Bill Bathgate).

Tarra Anderson – need to leave the decision up to the membership.

Dawn Milz – Asked about the money from the sale of the lots. Asked Norb to clarify the quote from Bob Moody. The quote was just to replace windows in the downstairs.

Bill – suggested we replace the downstairs windows first and worry about the other items later.

Bill motion to approve Norb moving forward with the quote from Bob Moody. Seconded by Dave W. Jeff A. verbalized that he was not voting because he needed more information. - Motion passed.

Next steps are to get approval from membership for funds to replace windows.

Matt\Bill needs to send an email out to let membership know that we need a special vote to approve the budget to install new windows.

Porch columns – Norb had Mike Roberts out last week to inspect the columns. Mike is planning to jack the roof up and get it level since one column is rotted and sagging. Mike plans to remove the base from the bad column and replace the base. Quote is about \$1800 to replace the column based.

Norb and Nickol would like to have a survey for lodge renters to provide feedback on how their stay was and if they have any comments for improvements etc.

Clubhouse Hostess - Nickol – is having some struggle with a group that wants to rent the lodge this fall. UofM wants to rent the lodge but has a lot of paperwork that is required. Bill will review the information and get back with Nickol on this.

Boat Harbor, Lake and Canal Committee – Jeff – got a call at the last board meeting about a tree being down. Paul Juckno, Thom Black and a few others cleaned the tree up the next day. Another tree was down in August 6th and it was taken care of. Plans to block off the unapproved trail/area that the golf carts have been using near the boat launch.

Building and Beautification Committee
Security Committee

5. Correspondence -

6. Unfinished Business

golf cart discussion -

Jeff brought up the fact the a member purchased a gas golf cart – Jeff made a motion, Bill seconded – vote was split/tied. - did not pass

Dave – Does not agree that we are allowing person's under 12 years old. We are taking on liability by allowing this. Virgil explained the legal risk and liability associated with this.

Virgil – for the past 80 years kids have been able to go fishing without requiring the use of a golf cart. In the ByLaws it explicitly states that non licensed vehicles are not approved for use.

Dave believes the board should not be condoning use of golf carts on our property. We shouldn't collect fees or issue permits.

Loretta Werner – expressed concern for allowing gas golf carts and agrees that we only permitted electric carts.

Parker – No gas powered boats are allowed on the water. Why can't we put the rules in the bylaws? Matt explained the logic behind this and how hard it is to modify the bylaws so the board had decided to keep these separate.

Bill – capping discussion and will continue at the next board meeting.

7. New Business

Board of Directors volunteers

Greg Fix – would like a description of duties and responsibilities. - Bill made a motion to approve Greg as the Director of Roads and Maintenance., Matt seconded – Motion passed

Loretta Werner – Bill motion to have Loretta assume the role of secretary, Matt seconded.

Motion passed.

8. Setting of Next Meeting – Monday, September 11th at 7:00 pm

9. Adjournment – Bill motion to adjourn 8:43pm, Dave seconded. Motion passed.