

ANNUAL MEMBERSHIP MEETING

MAY 22, 2017 AT 7 PM, AT THE LODGE

PLEASE BRING YOUR PACKET WITH YOU TO THE MEETING. IF YOU ARE NOT COMING TO THE MEMBERSHIP MEETING, PLEASE DESIGNATE A PROXY ON THE FORM YOU PREVIOUSLY RECEIVED AND RETURN IT TO THE SECRETARY BEFORE THE ANNUAL MEETING.

WE ARE HOPEFUL THAT WE CAN OBTAIN A QUORUM AT THE MEMBERSHIP MEETING SO THAT LEGITIMATE BUSINESS CAN BE CONDUCTED. THIS MEANS YOU NEED TO BE THERE!

WHITE LODGE OWNERS, INC.

3630 COLONIAL DR.

PINCKNEY, MI 48169

MAY 22, 2017

IN COMPLIANCE WITH THE BY-LAWS, NOTICE OF THIS MEETING WAS SENT TO ALL SHAREHOLDERS INFORMING THEM OF THE DATE, PLACE, AND TIME OF THE MEETING.

SHARES OF STOCK OUTSTANDING 351

NUMBER OF MEMBERS 138

THE USUAL DUTIES OF RECEIVING MONIES FOR DUES, PAYMENT OF MEMBERSHIP FEES, ISSUING OF MEETING NOTICES, ORDERING OF SUPPLIES, PREPARATION OF LEGAL DOCUMENTS, REPORTS, PROXY NOTICES, ATTENDING AND RECORDING OF OFFICIAL MEETINGS, HANDLING CORRESPONDENCE AND BANKING TRANSACTIONS WERE EXECUTED.

RESPECTFULLY SUBMITTED,

Matt Kelley
SECRETARY

PLEASE CONSIDER VOLUNTEERING TO SERVE ON THE BOARD

As of the 2017 Annual Meeting (May 22, 2017), three Board member terms will be ending. With two existing openings and one resignation, there are a total of six vacancies that must be filled in order for **YOUR** Board of Directors and Officers to function. Please strongly consider volunteering to fill one of these various positions. By volunteering, you not only get to have a say in how our wonderful community is run, but it is also a great way to get to know your neighbors and give back to the neighborhood. Anyone interested or wishing additional information, should contact Bart Baeckelandt (Vice President) at bbaeckelandt01@gmail.com

NOTICE OF ANNUAL STOCKHOLDERS' MEETING
WHITE LODGE OWNERS, INC.
www.whitelodgeowners.org

Dated: May 2, 2017

NOTICE IS HEREBY GIVEN, That the Annual Meeting of the stockholders of White Lodge Owners, Inc. will be held at the Club House of Corporation in Hamburg Township, Livingston County, Michigan, on **Monday, May 22, 2017 at 7 o'clock PM** for the election of members to the Board of Directors, according to Article VIII of the By-Laws of this Corporation, the approval of the officers elected by the Board of Directors, and final reports for the past year, and the transaction of such other business as may properly come before the meeting.

Stock transfer books will be closed ten (10) days prior to the Annual Meeting and reopened two (2) days after the meeting.

Enclosed is a proxy which we request you sign and return. In the event you are present at the meeting and desire to do so, you can withdraw your proxy and vote in person.

Please return proxy to:

WHITE LODGE OWNERS, INC.
3630 COLONIAL DRIVE
PINCKNEY, MI 48169

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2017 ANNUAL STOCKHOLDERS' MEETING
WHITE LODGE OWNERS, INC.

KNOW ALL MEN BY THESE PRESENTS that the undersigned stockholder of White Lodge Owners, Inc. hereby constitutes and appoints:

Proxy assigned to:

INDICATE ON THE LINE ABOVE THE MEMBER OF WLO, INC OR SPECIFIC OFFICER/BOARD MEMBER TO WHOM PROXY IS ASSIGNED ON YOUR BEHALF

The true and lawful attorney and proxy of the above named member to attend and represent the undersigned at the meeting of the stockholders of White Lodge Owners, Inc. to be held **May 22, 2017**, and for and on behalf of the undersigned to vote on any question, proposition or resolution, or any other matter or thing which may come before said meeting or any adjournment or adjournments thereof, according to the number of shares of the stock of said corporation which the undersigned would be entitled to vote if personally present, and the undersigned hereby gives and grants to said attorney and proxy full power of substitution and revocation, hereby confirming all that said attorney and proxy shall do in the promises by virtue hereof.

Printed Name of Absentee Member/Voter: _____

Signature of Absentee Member/Voter: _____ Date: _____

Number of Shares/Lots Represented: _____

WHITE LODGE OWNERS INC.
Semi-Annual Membership Meeting Agenda
Monday, May 22th, 2017
7:00 P.M.

Call To Order (President) – 7:12PM

Reading of the notice of the meeting (Secretary)

Roll Call - Announcement of the number of shares of stock represented - 78.5 shares present or proxy

Update and approval of agenda

Approval of 2016 Semi-Annual Meeting Minutes Jane Juckno motioned Yusif Barakat motion passed.

Corporate Officers Reports:

President's Report

Vice President's Report

Secretary's Report

Treasurer's Report

Committee Directors Reports:

Boat Harbor, Lake & Canal Committee

Building, Sanitation, & Beautification Committee

Clubhouse Committee/Club House Hostess

Improvement & Maintenance Committee

Security Committee

Approval of Director reports - motion by Matt K. seconded by Virgil Ramey – motion passed.

Nominations for Board of Directors volunteers – Virgil – nominates Norbert Rickleman and Jeff Avediesian.

Kimberly Jordan Nominated Matt Kelley – Matt will remain on as a non member to help out as secretary.

Dave E. nominated Jerry Janiga – Jerry is unable to serve at this time.

Dave W. nominated John Werner – He cannot, but he will reconsider next year.

Bill moved to close to nomination.

Jeff Avedesian – boats and harbors

Deb Eggleston – Treasurer

Bill Bathgate – President

Dave Wanless – Vice-President

Norb Rickleman – Clubhouse Director

Matt Kelley – non-elected volunteer filling secretary position for a few months

Yusif moved to approve all nominated board member Dawn seconded – approved.

Dawn – should we hiring a managerial company to run our corporation?

Deb – a management company is different than volunteers, they collect money and pay bills.

We may need to hire some of the work out, like mowing, tree trimming etc.

Consideration of Communications -

Unfinished Business

ByLaws Update – Dave Eggleston

Thanked Dawn and Yusif for their help in drafting/updating the ByLaws.

The updated ByLaws will be presented to a lawyer for compliance with public act and that ByLaws are enforceable and don't violate any other rules/laws.

We are hoping to get this approved at a semi-annual meeting.

Jeff A. - Are we wasting money by paying the lawyer before having the membership vote?

- several members stated that we need to make sure the version of the ByLaws that we approve are legitimate per current laws.

Bill – everyone has a copy of the marked-up bylaws. Please review and submit suggestions by July 1st for final review and update by the bylaws committee and then the board, so we can have the attorney review.

Dave Patton – If we eliminate the quorum rule, we could have the board and a few members making all the calls.

Bart – proposes that we do whatever it takes to get a quorum for our next meeting. Also, for the finalization of the bylaws, send out an announcement to let people know when the deadline is for changes – July 1st.

New Business

Golf Cart – Virgil Ramey – limit of liability. Must have White Lodge clearly named as an additional insured on the policy. We have to have additional coverage because we are giving permission to underage people.

Virgil also encouraged people to come to committee meetings and volunteer to help where they can. Please come to the meetings so you know what is going on.

Yusif – Would like the bulletin board and the website to show meeting notices in large bold letters.

Dave – All board members should have keys to the bulletin board so they can post things to there.

Greg – Security committee should be in charge of the Golf Cart rules and management.
Wondering why gasoline are restricted – for noise pollution.

Norb – need to block off the path to the boat launch to golf carts only. Trucks are using that path currently.

Adjournment Yusif -moved to adjourn Second by Dick W. - motion passed

WHITE LODGE OWNERS INC.
Semi-Annual Membership Meeting Agenda
Sunday, October 23, 2016
2:00 P.M.

Call To Order (President)

Reading of the notice of the meeting (Secretary)

Roll Call - Announcement of the number of shares of stock represented

25 members present

77.25 shares represented

Update and approval of agenda

Approval of 2016 Annual Meeting Minutes – name moved to accept, bart b. second.

Passed

Corporate Officers Reports:

President's Report – trick or treat on the 30th from 5-7pm. Turn porch light on. Dave proposed on 30, jane seconded. Passed.

Talked about the police presence and the driving behavior of some residents and guests.

Brought up the motion by fesi and rickelman regarding selling lots.

Motion to resume the tabled motion to sell the two tax lots. 311 and 312

Jane, second by dave e. - passed

fesi motioned to remove the motion to sell all “blue” lots. Second by bart b. or norb r. - passed

President Bathgate says \$48-50K is estimate from real estate agent regarding the two lots that were obtained via back taxes.

Intent of selling the two lots is to take the income and use it to repair and maintain the lodge. Terry H. said there was also interest in a zero turn lawn mower by maintenance crew and that some of the money would be put toward that. Terry has a list of items that

the lodge could use – windows, A/C, and furnace were some of the suggestions he mentioned.

Dave Eggleston – asked about repairing sidewalks and mailbox

Virgil – asked about the list of repair items. Terry said this will be at the may annual meeting.

Dawn Milz – asked about the price of the lots and who decides to accept a lower offer. Bathgate said the BOD would decide but would inform the membership of the meeting where an issue like that is discussed.

Bathgate – suggested we try a private sale of lots 311 and 312 before we list this w/realtor due to the 4-5% listing fee. Lots will be offered to WLO membership before it goes to a wider market. Any profit from the sale would go into the general fund, to be allocated in the budget at the following annual meeting – to be approved by membership.

Bathgate motioned to sell lots 311 and 312, Fesl raised that terry's motion from 2014 is still valid, no second needed – passed.

Vice President's Report - asked for volunteers to participate and contact him if they have questions on how to volunteer.

Secretary's Report – nothing further to add.

Treasurer's Report – nothing further to add.

Committee Directors Reports:

Boat Harbor, Lake & Canal Committee – dick williston is absent. November 1st the ramp will be closed. Bart said Dick called all people who had boats in the water and let them know to remove boats by nov 1st. It is posted on board.

Building, Sanitation, & Beautification Committee – Dave asked for volunteers who would like to join his committee to contact him. Also contact him if they have building plans to submit.

Bathgate – two people commented about how beautiful the front entrance was. He wanted to thank Jan W. for her work in maintaining the front entrance. Yusif moved to thank Jan W. and Irwin&Wife. Terry wanted to thank Irwin and his wife for the

maintaining the entrance also. Fesl said Jan is a wonderful person and so are Irwin and his wife, and they do a wonderful job maintaining the front entrance.

Clubhouse Committee/Club House Hostess – need to make sure contact info for Nickol is posted. - Nickol was excused (not present)

Had a lodge cleanup. Several bonfires in park, very successful but Terry asked for more members to participate. The volunteers to redo boat ramp came about from a bonfire. Terry said thank you to all the people who volunteer and help out with everything related to WLO. He thanked the maintenance crew for all they do, and the I&M for the road upkeep. Terry also wanted to thank his wife for supporting him in his participating in the community.

Improvement & Maintenance Committee – Thom asked for volunteers and also asked that people think about joining the board since his term will be completed in May.

Virgil – wanted to thank Thom regarding the roads. Out of all I&M directors since Virgil has been here, Thom has done the most to improve the lodge.

Yusif – motion to approve midyear reports and thank all volunteers, seconded by Steve Selvig. - approved

Security Committee - vacant

Consideration of Communications

Unfinished Business

ByLaws – Dave Eggleston – presented changes to the bylaws since the annual meeting. Fesl – non-profits are allowed to have 6 site licenses per year to sell beer and wine, not liquor. Bev Selvig – asked about the insurance coverage. We should make sure we don't cause any problems. Dave said we are permitting in bylaws, but just not explicitly prohibiting. Dave said we should check into that.

Dave encouraged anyone who would like to provide input on the bylaws to come to the next meeting on the 15th.

Jane wanted to thank the bylaws committee for everything they are doing.

Golf Karts – member was almost hit by a golf kart while driving his car. Wanted to make sure kids know to follow the rules and give right of way to cars.

New Business

Yusif – On minutes: wants a list of members who attended as well as a list of proxies that were submitted. Suggested I&M be changed to roads improvement and maintenance committee. There were questions about whether the public act allows this or not. In new bylaws it is called roads, grounds and maintenance committee.

Fesl pointed out the Hamburg leash laws – 6ft. Leash, \$500 fine for first offense.

Dave W – John W. has access to some maple trees. 30-40 ft. high maple trees that he wants to get rid of. A person in the subdivision has a tree spade and will move the trees for \$100 each. Need to know by spring. Norway Maples.

Dave Eggleston – may cost more than \$100 for tree spade. John W. will find out the actual cost to transplant the trees.

Dawn Milz – there was talk a while back about removing trees in the boulevard area and replacing with a different type. Maybe we could put some trees there.

Terry H. - we should send an email out to the membership that we are seeking donations for the tree plantings.

Virgil – we have a committee to handle the tree plantings, this should be discussed there.

Adjournment – Yusif moved to adjourn the meeting at 3:28 – dave E. seconded. Approved

END SEMI-ANNUAL 2016 MINUTES

Presidents Report – No written report submitted – report submitted during meeting. Copy into this space.

Yusif made motion to send letter of accomodation to terry hahn for all he has done. Tony seconded – motion passed.

Vice-President Report – No written report submitted – Bart – This is his last meeting.

Secretary Report 2017

Payments processed for January 1, 2017 – May 01, 2017

<u>Dues</u>	<u>\$48,600.00</u>
<u>Maintenance</u>	<u>\$1,356.25</u>
<u>Other</u>	<u>\$500.00</u>
<u>Room</u>	<u>\$1,243.00</u>
<u>Past Due</u>	<u>\$460.00</u>
<u>Total</u>	<u>\$52,159.25</u>

(Boat dock fees processed after May 1st.)

We have welcomed one new member in since our Semi-Annual meeting. Laura Sanders moved in at 10585 Concord Rd. Please welcome her to our neighborhood!

There are approximately 21 members who have outstanding dues for 2017. I will be sending reminder notices soon. For those members who are one year or more in arrears, the Board has asked me to place a Lien on the properties to ensure back dues are collected during any transfer of ownership.

There are several properties in the process of being transferred currently. Announcements on these transactions will be announced at upcoming board meetings. If you are interested in understanding the operations of our Corporation, or would like your voice heard please attend the monthly board meetings. The dates for these are posted on the bulletin board by the mailboxes. The board is currently working to update the webpage and keep more of our documents and records online for all to have easy access to. If you are interested in helping to keep our Corporation running please consider volunteering for the board of directors or for special committies that form from time to time.

My three year term on the Board will end this month. It has been a pleasure serving the community and getting to know more of my neighbors. If you are looking for a great way to get to know more of the people who make WLO please great consider volunteering your time!

Have a great summer!

Matt Kelley

Added at meeting – New homeowner Theo Arangelos moved in to 3347 Colonial Dr. on 5/20

Treasurer Report

Budget vs. Actual

	<u>May '16 - Apr 17</u>	<u>Budget</u>	<u>TOTAL</u> <u>\$ Over Budget</u>
Income			
Boat Docks / Keys	3,588.00	2,500.00	1,088.00
Initiation & Stock Transfer Fees	1,275.00	1,200.00	75.00
Interest	1,293.47	1,200.00	93.47
Membership Dues	54,320.00	62,100.00	-7,780.00
Miscellaneous	545.00	447.00	98.00
Road Maintenance Fees	1,521.25	1,755.00	-233.75
Room Donations	6,955.00	10,000.00	-3,045.00
Total Income	<u>69,497.72</u>	<u>79,202.00</u>	<u>-9,704.28</u>
Gross Profit	69,497.72	79,202.00	-9,704.28
Expense			
Administrative			
Fees	296.10	350.00	-53.90
Insurance	7,824.34	8,075.00	-250.66
Office	580.22	200.00	380.22
Printing/Postage	73.12	594.00	-520.88
Professional Fees	0.00	1,500.00	-1,500.00
Real Estate Taxes	21,282.37	20,088.00	1,194.37
Secretary	1,439.99	1,440.00	-0.01
Total Administrative	<u>31,496.14</u>	<u>32,247.00</u>	<u>-750.86</u>
Maintenance			
Bath House	172.11	250.00	-77.89
Beach	0.00	150.00	-150.00
Beautification	0.00	400.00	-400.00
Emergency Expenditures	2,175.00	4,140.00	-1,965.00
Equipment	0.00	2,800.00	-2,800.00
Equipment Purchase	2,813.43	0.00	2,813.43
Equipment Repair	1,020.16	825.00	195.16
Fuel	888.92	600.00	288.92
Park Maintenance	13.57	740.00	-726.43
Road Base Plan	14,568.23	19,700.00	-5,131.77
Road Improvement	9,427.86	8,200.00	1,227.86
Snow Plowing	4,200.00	4,200.00	0.00
Total Maintenance	<u>35,279.28</u>	<u>42,005.00</u>	<u>-6,725.72</u>

Operating			
Cable, Internet & Telephone	1,478.35	1,620.00	-141.65
Clubhouse Cleaning	280.00	875.00	-595.00
Clubhouse Supplies	381.48	425.00	-43.52
Electricity	1,796.09	1,700.00	96.09
Lighting	894.10	870.00	24.10
Natural Gas	1,617.65	1,700.00	-82.35
Total Operating	<u>6,447.67</u>	<u>7,190.00</u>	<u>-742.33</u>
Other Expenses			
Boat Dock Fund			
Boat Dock Drive	1,726.80	0.00	1,726.80
Boat Dock Expenses	309.66	0.00	309.66
Boat Ramp Improvement	5,372.30	6,000.00	-627.70
Total Boat Dock Fund	<u>7,408.76</u>	<u>6,000.00</u>	<u>1,408.76</u>
Clubhouse Fund			
Alarm system Upgrade	0.00	0.00	0.00
Clubhouse Maintenance	320.53	6,950.00	-6,629.47
Fire Escape	0.00	0.00	0.00
Total Clubhouse Fund	<u>320.53</u>	<u>6,950.00</u>	<u>-6,629.47</u>
Total Other Expenses	<u>7,729.29</u>	<u>12,950.00</u>	<u>-5,220.71</u>
Total Expense	<u>80,952.38</u>	<u>94,392.00</u>	<u>-13,439.62</u>
Net Income	<u><u>-11,454.66</u></u>	<u><u>-15,190.00</u></u>	<u><u>3,735.34</u></u>

Cash Balance

STATEMENT OF CASH BALANCES				
	Beginning Balance	Deposits	Withdrawals	Ending Balance
CITIZENS BANK				
Checking	54,076.47	95,176.66	106,692.31	42,560.82
Savings	9,691.97	25,018.90	25,000.00	9,710.87
GE CAPITAL				
1 Year CD	105,898.39	1,274.16	0.00	107,172.55
PETTY CASH				
Maintenance	300.00		269.73	30.27
ACCRUED EXPENSES				
			962.34	-962.34
Interbank Transfers	0.00	-50,000.00	-50,000.00	0.00
TOTAL CASH BALANCES	169,966.83	71,469.72	82,924.38	158,512.17

STATEMENT OF FUND BALANCES				
	Beginning Balance	Additions	Withdrawals	Ending Balance
General	20,867.16	65,909.72	75,188.09	11,588.79
Bylaw	100,000.00			100,000.00
Boat Dock	26,312.30	3,588.00	7,408.76	22,491.54
Capital Improvement	4,555.30			4,555.30
Clubhouse Fund	6,950.38		320.53	6,629.85
Improvement & Maintenance	4,770.15			4,770.15
Emergency	6,186.54	1,965.00		8,151.54
Beautification	300.00			300.00
Dog Park	25.00			25.00
Total Fund Balances	169,966.83	71,462.72	82,917.38	158,512.17

Proposed Budget

White Lodge Owners Inc
Proposed Budget
5/1/2017-4/30/2018

GENERAL FUND

INCOME

Initiation & Stock Transfer Fees	1,200.00
Interest	1,300.00
Membership Dues	62,100.00
Miscellaneous	447.00
Road Maintenance Fees	1,755.00
Room Donations	7,500.00
Boat Docks	2,250.00
Total Income	76,552.00

EXPENSES

Administrative

Fees	350.00
Insurance	8,075.00
Office	200.00
Printing/Postage	594.00
Professional Fees	1,500.00
Real Estate Taxes	15,562.00
Secretary	1,440.00
Social Activity	231.00
Total Administrative	27,952.00

Maintenance

Bath House	400.00
Beach	450.00
Beautification	400.00
Emergency Expenditures	4,140.00
Equipment	4,500.00
Equipment repair	1,200.00
Fuel	750.00
Park Maintenance	1,000.00
Road Base Plan	16,560.00
Road Improvement	10,900.00
Snow Plowing	3,360.00
Transfer from I & M Fund	-4,500.00
Total Maintenance	39,160.00

Operating	
Cable, Internet, Telephone	250.00
Clubhouse Cleaning	875.00
Clubhouse Supplies	425.00
Electricity	1,800.00
Lighting	890.00
Natural Gas	1,700.00
Clubhouse Maintenance	3,500.00
Total Operating	9,440.00
Total General Expenses	76,552.00
General Fund Income over Expenses	0.00
BOAT DOCK FUND	
Income	2,500.00
Expenses	0.00
Total Boat Dock Expenses	0.00
Boat dock income over expenses	2,500.00
CLUBHOUSE FUND	
Expenses	0.00
Clubhouse Maintenance	0.00
Total Clubhouse Fund	0.00
Total Other Income & Expenses	2,500.00
Net Income	2,500.00

Deb added at meeting – the income from the sale of the two lots was not included in this year's budget.

Yusif moved to approve 2017-18 budget, Norb Rickleman seconded. Approved.

Dave E. asked about taxes – Debbie explained there were some dramatic decreases in our taxes this year. Went from \$21,000 to \$15,500 per year.

Boat Harbor, Lake & Canal Committee

Virgil – please do not take your car down to put your dock in! There are terrible ruts in the walking path in front of the docks.

Boats, Harbors, Lakes and Canals Committee Annual Report

May 2017

The new boat launch ramp is mostly done and is open for use! We are working on the landscaping as this is being written. It could not have been completed without the hard work and help from several dedicated member volunteers! This project greatly adds to the value of our community and is money well spent. The WLO boat ramp, docking area and launch is one of the most used assets in our neighborhood and we are lucky to have it!

Thanks for the time and effort to these dedicated WLO members for their time and effort on this project:

Bart Fraley, Mike Mulvihil (and 2 volunteers from outside the neighborhood), John Werner
Phil Jean, Terry Hahn (and neighbor Riley), Jeff and Dakota Avedisian, Ron Fesl, Wilf Martin
Yusif Barakat, Thom Black, Norb Rickleman, Bob and Ryan Riske, Ben Bouchardt, Shawn Adams

At the April regular board meeting, the donation (fee) for a boat slip in the canal was raised from \$100 to \$150. It was also decided, by board action that 50% of the proceeds from the boat slips would go to the general fund while the remainder would continue to build the boat dock fund.

The boat dock drawing was held April 29th. We have 30 boats in the canal this year using only 15 slips! All boaters are paired as of now. I expect there will be a few late comers.

The bath house was cleaned and the raft was installed. The beach was rototilled and is ready for the swimming season. Thanks to those few who helped!

Due to lack of help for the beach work party, the beach needs raked and swim raft needs the cables fixed (as it does each season).

This is my last report as I have decided to step down from the WLO board of directors.

See you on the water!

Dick Williston
Director

Building, Sanitation, & Beautification Committee – No written report submitted – Dave Wanlass – Reminder, any plans for building, construction or remodeling need to be submitted for review prior to construction. Please submit two copies for review and approval. Dave asked for any volunteers who could assist with a beautification plan for the community. We are still looking into a tree planting plan and are accepting donations for trees and tree plantings. We would like to have these trees memorialize the the donor in some fashion. The plan did include several trees to be planted in the picnic area across from lodge. Frank Aeshelman planted flowers/plants around the gazebo near entrance. Tony – what kind of trees will we plant; answer, non invasive, small trees that are lower maintenance. Member asked about the old maple trees that were planted on the lot lines. Norb mentioned members can and have been taking the trees down. Bill B. asked for a note letting the board know if you are going to remove trees on lodge property in front of your property.

Clubhouse Committee/Club House Hostess – No written report submitted

Improvement & Maintenance Committee

Annual Meeting
22 May 2017

How we spent your money in 2016 – 2017:

In spring, we put two inches of 23A limestone hardcap on Frankfort, East Colonial, Jefferson, and part of South Monticello. We also supplemented the pile of limestone to use for patching the roads throughout the year.

In fall, we also added more limestone to North Monticello and Colonial using money left over from the spring. This cost \$24,000.

We bought a DR 14.5 HP pro Field and Brush Mower for less than we had budgeted. When the Stihl 025C chainsaw broke, we used the extra money to buy a replacement. These purchases totaled \$2800.

We spent \$4200 to plow snow and spread sand. We are getting a credit of \$840 toward the coming year.

We repaired the John Deere 280 and 318 lawn tractors.

We removed trees in the boat launch area to prepare for grading to improve the drainage along the road and to increase the parking area.

We removed brush and trees from roadsides to prepare for hardcapping. We also cleaned up a number of trees and branches that fell and blocked our roads. We burned the debris and hauled away the ashes.

We placed dock sections on the path to the Gallagher Lake picnic site to make it accessible for the riding lawnmowers.

We removed downed trees along the canal walk and the path to the Gallagher Lake picnic site.

We pulled dead trees from the canal and cut them up.

We spent about \$1500 for gasoline, oil, filters, chainsaw and mower parts, and other supplies to support the volunteers who mow and maintain our public areas.

We spent \$160 for two protective helmet systems for the chainsaw operators.

What we plan for 2017 – 2018:

We will add about 300 tons of 23A limestone hardcap in problem areas on our roads. We will add limestone to the boat launch drive and add drainage ditches with riprap baffles on both sides. We will grade and improve the boat launch area.

We'll buy an Exmark Quest 50" zero-turn mower for \$4500 to help us mow our park areas and to prepare us for the eventual retirement of one of the other mowers.

We will carry forward any surplus in the Improvement and Maintenance Fund to give us a head start on next year's maintenance.

We'll spend money on supplies, parts, and repairs such as fuel, oil, filters, new mower blades, hydraulic hoses for the backhoe, saw chains, saw files, etc.

We need more volunteers. These are the folks who mow the public areas, remove fallen trees from our roads, empty our public trash cans, maintain our equipment, patch our roads, and keep the public areas looking nice. After seven years, I am stepping down from the WLO Board but I intend to assist whoever replaces me. You can often find the volunteers at the maintenance barn on Monday and Friday mornings.

-- Thom Black

Thom – he has a CD with documents of what has been done during his term, and also an overview of his duties/responsibilities that he will pass on to his successor.

There is a chloride treatment planned for later this summer.

Steve Milz – Wanted to Thank Thom for his service.

Security Committee – VACANT

Approved rules for golf cart use at White Lodge Owners Inc.

05/08/2017

A golf cart per these rules shall meet the legal definition of a golf cart.

- 1) An annual permit will be available to member applicants who have paid their dues in full, for a fee of \$25.00, for the use of a golf cart as a “car substitute” on WLO roads. The renewal date shall be June 1st each year. There will be a golf cart fund created to be used for improving roads and golf cart trails and installing barriers where needed.
- 2) Liability coverage of \$100,000.00 or the maximum normal liability allowed shall be maintained on the golf cart. Proof of insurance must be presented annually prior to renewal.
- 3) All permitted golf carts must have working headlights and tail lights.
- 4) All golf carts must have side reflectors, amber to the front, red to the rear.
- 5) All WLO rules including speed limits shall be obeyed by golf cart drivers.
- 6) Golf carts are permitted only on the roads where cars are allowed or on designated and posted cart paths. Golf carts are not allowed on lawn areas around the lodge or in the parks. Golf carts are not allowed on the beach or along waterfront. Golf carts are not allowed on walking paths including those in the woods by Gallagher Lake etc.
- 7) Golf cart drivers must be at least 16 years of age possessing a valid Michigan Drivers License, or at least 12 years of age possessing a Michigan ORV operator card, unless accompanied by their member/parent, then the driver shall be at least 12 years of age. ORV card(s) for underage drivers must be submitted with annual renewal request form.
- 8) Licensed drivers within the household must be listed on the golf cart insurance policy.
- 9) Drivers under the age of 16 shall have the headlights and tail lights on at all times while operating a golf cart on WLO property.
- 10) Only electric golf carts will be permitted as of 1/1/17. Any currently permitted gas golf carts will be “grandfathered” until 1/1/27.