

WHITE LODGE BOARD OF DIRECTORS MEETING
January 9th, 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)
OPEN (Security)
Nikol Anderson (Clubhouse Hostess)

*Anticipated absence

AGENDA

Attendees – Thom B., Bart B., Dave W., Matt K., Deb E., Dick Williston, Bill B.

Steve and Dawn Milz, Norbert Rickleman, Yusif Bakarat. Jeff Avedesian

1. Call to Order 7:08pm
2. Call to Membership (Discussion will be limited to two minutes per item)

Dawn M. - There is a meeting tomorrow night for a ByLaws committee. Question about ByLaw committee – was concerned that the board changed their stance on the bylaws committee – She was led to believe the board wanted no additional items to be added unless the board approved. An example was that the board suggested we don't need rules about fertilizers. The board had determined there was no need to repeat items that are outlined or addressed by township rules already.

Board is happy and thankful that the ByLaws committee is working on rewriting. Board not trying to direct how the bylaws are written, just trying to provide input and guidance to get the bylaws passed.

3. Review and Approval of Prior Meeting Minutes December 12th, 2016. Bart motion, Dave second. All approved.
4. Director Reports
 - President Report – report submitted.
Deb had a comment regarding sale of lots – we do have a fund set up and we can put that into the clubhouse fund to earmark that money for lodge repairs.
 - Vice President – No report.
 - Secretary – New members in Laura Mroczka's home.
 - Treasurer – report submitted
Approval of Non-Recurring Expenses exceeding \$50
Deb motioned, Dick seconded, motion approved.
 - Improvement and Maintenance Committee – Going to purchase two safety helmets for running chainsaws.

Clubhouse Services/Entertainment Committee – Lodge was double booked. Nikol had booked the lodge and later Terry told another member the lodge was available. There was a miscommunication. Board agreed this could be eliminated in the future by only reserving the lodge through the lodge hostess, if possible.

Clubhouse Hostess

Boat Harbor, Lake and Canal Committee – report submitted. Thom mentioned the boat launch road will need to be graded in the spring.

Building and Beautification Committee – No events or news this month.

Security Committee - vacant

5. Correspondence

6. Unfinished Business

- Golf Carts / ORV – Terry asked this be tabled while he is away.
- Open security position (Bill B. was going to write a letter to membership) – Bill has a volunteer.
- ByLaws update – no updates at this time.
- Boat Launch update - \$4872.00- Dick covered this in his director report.
- Synchrony Bank authorized signer cards update – Deb had the paperwork for Bill and Matt to complete.

7. New Business

Deb – Need to add this as an agenda item for next month. Discussion about increasing dues, committee budget suggestions. Matt should email Terry and ask for his budget.

Norb – Asked the committee to really put importance on getting the ByLaws updated in time for the Annual meeting.

Thom – Can the ByLaws be ready by March board meeting or before? We need to give the residents enough time to review the changes. Bill is going to ask tomorrow night at the ByLaws meeting.

Matt will post minutes to the webpage and let membership know. Review previous minutes to look for personal information and remove as appropriate before posting.s

Matt – email updated membership list to the board.

Matt will need to send dues billing out at the end of the month.

8. Setting of Next Meeting – Monday, February 13th at 7:00 pm

9. Adjournment – Motion to adjourn by Thom, Dick seconded. Passed at 8:13pm.

President's report -

WLO Presidents Report

December 31, 2016

Happy New Year to Everyone!

1. I am sure everyone now knows the Lodge is now back open again. It turned out that the vermiculite insulation we have was not the type with a history of contamination from the Libby mine. The entire living areas of the Lodge were tested for the presence of asbestos with an air quality test and a test of the vermiculite itself proved there was no presence of asbestos. We closed the Lodge as a precaution, we realize this was disruptive, but given the unknown content of the vermiculate insulation that had dropped from a small gap in the ceiling around the exhaust vent and reported by a resident we were compelled to act.

2. Lots 311 and 312 near the intersection of Puritan and South Monticello are now for sale by the corporation. These two lots back up to Wyndemere Lake and are fully treed lots and would make a beautiful building site. These lots are already combined into one lot in the county records, so whoever buys these lots would not have to do that before building. We received two relator estimates of selling price of between \$48,000 to \$50,000 for the combined lots. We will offer these two lots for private sale first to members of White Lodge for the next 60 days effective February 1 and will consider any fair offers. If we get no offer, then we will list these with a local realtor. The motivation for the sale of these two lots is to make investments in badly needed repairs within the lodge building. The list is too long to mention here and I will leave those details to our Lodge Director to define the plan and budget. The proceeds of this sale will be placed in the general fund, because we really do not have a dedicated bank account for Lodge revenues and expenses. Please contact any member of the board if you are interested.
3. Now that winter is set in I want to caution everyone that our roads in White Lodge are plowed but not salted. Please keep this in mind when travelling the roads. My advice is to go slow and watch out especially when on downslope or a curve.
4. All the bedding, blankets and drapes and for the bedrooms in the Lodge have been cleaned for the upcoming season. Sue and I are making a donation of our washer and dryer to the lodge so it can be used in the future. The washer and dryer are GE appliances and are about 4 years old and in good condition. Where they will be placed and how they will be used in the lodge has not been determined yet and we will let the Lodge Director figure that out.

Sincerely yours,

William S Bathgate
President
White Lodge Owners, Inc.

Improvement and Maintenance -

Improvement and Maintenance Committee

5 December 2016

Maintenance activities since 5 December:

- Volunteers:
 - Met for lunch on 19 December
- The I & M Committee discussed protective gear at the volunteer lunch. We plan to buy two Stihl ProMark helmet systems like the one Ron Fesl purchased. It incorporates a face shield and ear protection and meets ANSI Z133 standards.
- The next I & M Committee meeting will be Monday, 16 January, at 7:00 PM at the Lodge.

-- Thom Black

Clubhouse Committee -

Club House Report:

We had four reservations this month:

1st party: Hung up the lights and set up the small tree. They will come sometime in the next two weeks to take it down.

2nd party: Due to a miscommunication and the confusion with the lodge we were double booked. We got it straightened out to the best of our ability. This party left the lodge in terrible condition and I will be keeping their deposit check.

3rd party: They blew a fuse on Christmas Eve and thankfully Jeff was able to go down and take care of that. The lodge was left in great condition

4th reservation: Two rooms, both look great.

In Terry's absence we have not held a meeting however we will be trying to set one up for later this week.

Boats, Harbor, Lake and Canal committee -

Progress was made on the canal boat launch replacement prior to ice forming in the canal. The contractor was determined to be unreliable and a group of members volunteered to tackle the project. After first unsuccessfully attempting to remove the existing ramp with the WLO backhoe, an excavator was hired. The excavator was able to remove the old ramp and install rock. The volunteers then spread the stone and prepared the site for the ramp. The new ramp was formed, poured and finished above the water line. Next spring, the excavator will return to push the new ramp in to its final position. Finally, the approach concrete pad will be poured and the project will be complete.

The ramp project was budgeted for \$6000. At this point, we have spent approximately \$5600.00. It looks like we will need another \$800 to \$1000 to complete the approach pad. That would put the total cost of the project at \$6400 - \$6600.

Thanks to all the members for their help on the project:

Mike Mulvihill and friend
Bart Fraley
Phil Jean
Sean Adams
Jeff and Dakota Avedisian

I am planning to cut dead trees along the canal this winter once the ice is plenty thick.

Dick Williston - Director