

WLO Annual Meeting Official Minutes
May 15th, 2022, 12:00 P.M.

1. Call To Order – David Eggleston, President: Dave called the meeting to order at 12:11.
2. Reading of the Notice of the meeting – Thalia Adams, Secretary
3. Roll call – Announcement of the number of shares of stock represented – Thalia Adams, Secretary
Jane Juckno made a motion to delay the announcement of shares. Seconded by Dennis B. All were in favor
4. Update and approval of Semi-annual meeting minutes from October 2021 – Tom Black made the motion to accept the semi-annual meeting minutes. Dennis Buzukis seconded the motion. Dave spoke about the semi-annual meeting and introduced Kevin Dreher as the Maintenance director. No further discussion. All were in favor. Motion passed.
5. Corporate Officers Reports:

President Report, David Eggleston: Continuing with our annual recognition of a WLO member for outstanding service to White Lodge I would like to say a little about my longtime friend Virgil Ramey. Virgil has been a positive force in our community for many years. Anyone who has walked by Virgil and Caroline's house at the corner of Colonial and Revere has experienced Virgil's wit and his generosity. He always has time to talk with his neighbors. Virgil has served on the board as director of Boats Harbors and Canals. Even after serving on the board he has continued to help with the bath house, the beach, the path to Gallagher Lake and so much more. Last year Virgil helped Rob Chie reduce our annual insurance bill. If you have an opportunity to see Virgil thank him for all he has done for us.

Please take the time to fill out a proxy for the annual meeting. Next to paying your dues and driving safely this is the most important thing you can do as a responsible neighbor in White Lodge.

Found a wheelbarrow by the side of Kress road and claimed it for White Lodge. The wheelbarrow and a WLO shovel are next to the limestone pile at the boat launch. If you do put your boat and dock in over the next couple weeks please spread stone under the location that you plan to place your dock. This will help the work crew when we get the application approved to spread the remainder of the rip rap stone. Hans will be scheduling another work party to continue clearing brush for a 8 ft wide gravel path later this summer.

Ordered new street signs for the Madison and Monticello empty sign poles. Plan to install in May.

Picked up a new six panel steel door to replace the rusted women's door on the bathhouse. Thanks to Dave Patton for suggesting Menards for the door. Dennis Buzuvis and Kevin Dreher will install.

I'd like to thank my fellow officers and directors for their service to White Lodge. I moved into White Lodge in 1983 and because of my involvement in previous boards I can truly appreciate how well my colleagues work together on this full board of directors.

Hope to see my neighbors new and old this summer at one of our work parties or social events.

Vice President, Steve Milz: It was determined at the April, 2022, WLO Board Meeting that all current board members wanted to continue on the board. There were no nominees introduced by the VP's nominating committee. The membership was asked if there are any nominations from the floor. There were no nominations from the floor. The three board members whose terms expire in 2022 were re-elected to serve another term.

Secretary, Thalia Adams: I first want to welcome our new members: Steve Woodley and Tammy Cross, Frank and Mary Robitis and Family and Trevor Eckler. Welcome!!

As of April 28, there are seven delinquent members. As of May 1, a \$25 late fee will be applied to the delinquent accounts each month until the dues are paid in full.

There is a new feature that has been rolled out in PayHOA. A message board has now been added for our community. Look for more information in the coming month on guidelines and information on how to this new feature. I urge all members to continue to use their PayHOA account as this is the primary source of communication for our community.

As Covid restrictions are being lifted, I look forward to the summer and holding more community events. If you have any ideas for such events and want to be involved, please let me know.

Treasurer, Shelly Kovacich: This year's budget is submitted with a deficit as we intend to utilize some of the savings from last year to make improvements to the beach stairs and boat launch area. The cost for items such as fuel for the equipment and calcium chloride for the roads is much more expensive than previous years which is also contributing to the deficit. Each one of the subsidiary worksheets is intended to give a comprehensive view of what goes into the total budget for our community. The budget numbers are based on actual expenses from the previous fiscal year along with quotes and estimates from contractors for some of the larger expenditures. Shelly appreciated the efforts of the Board.

Jane made the motion to approve approve the budget. Mike Pitt seconded. All approved.
Motion passed and budget approved.

Return to Roll Call: Thalia announced that we have 208.5 shares represented. A majority of shares outstanding has been achieved.

Bonnie Pettry made the motion to approve the officer reports. Tom Black seconded. All approved.
Motion passed and officer reports were approved.

6. Committee Directors Reports: -

Improvement & Maintenance, Kevin Dreher: To date we have improved the lighting in the garage, replaced door on men's bathhouse, repaired brakes, lights and flashers on backhoe, purchased supplies for maintenance of equipment, purchased fuel for equipment, started work on John Deere 318, repaired idler pulley on finish mower for Ford tractor, pushed back material in compost area, filled/maintained pot holes, cut up downed trees and branches. Future goals: replace door on women's bathhouse, complete work on John Deere 318, tune up Ford tractor, try repair oil leak on Ford tractor, continue to maintain fuel needs and maintain all equipment, oil changes, blades, belts, etc. I continue to work with John Werner on maintenance of the roads.

Motion to hire a contractor to replace concrete steps to the beach with new concrete steps and new hand railing. Funds to come from the General Fund, not to exceed \$15,000. Dave Wanlass made the motion, Bart Fraley seconded.

Discussion followed about the liability to the Corporation if people fall using the current broken steps. Motion passed.

Clubhouse Services, Pete Fecteau: The front porch ceiling, lights and pillars have been replaced and gaps in the exterior were filled to keep critters out. Columns looked great and will be painted and cleaned.

Clubhouse Hostess: Caitlin Fecteau: Open booking dates can be found on the PayHOA calendar (under Other Tools). Members are encouraged to submit digital booking applications via email and pay via credit card through PayHOA. Paper copies and checks will still be accepted. Covid disinfectant fees will no longer be charged. Payments submitted for future bookings will be voided, and Members must submit either an updated check or pay via credit card. The max capacity is back to 75 people inside the Lodge (25 cars max). Large events, such as graduation parties, must supplement our aging septic system with porta-john rentals. Any members interested in donating things like bedding and home items to the Lodge please contact Caitlin Fecteau 810.588.9256. Summer bookings are filling up! Making improvements to online reservations, and electronic reservation forms. There will be a couple of changes to the forms, i.e.: Covid restrictions lifted back to 75 max and 25 cars max. Please be sure to give any Lodge guest a guest pass to avoid getting a parking warning. Many bookings are coming in for the summer and asked for volunteers to help with the landscaping and cleaning of the Lodge.

Boat Harbor, Lake and Canal, Hansel Frazier –Dave stated that WLO is still waiting on the EGLE permit (Environment, Great Lakes, and Energy) permit to install the rip rap. Hansel is currently working on improved boat dock markers and will have them installed soon. The new boat launch keys are available to purchase for \$20. The new boat lock will be installed by the end of May. Please keep your old boat key as it could potentially be used again in the neighborhood.

Two work parties to be set up to help with the canal path. Step 1 is to drop seven large trees. Step 2 is getting ready for the riprap and eco mat. There was a discussion of what type of stone can be used for the path that will be 8 foot wide. A chip grinder and stump remover was rented to finish the trees. EGLE discourages the use of concrete and only clean stone should be used.

Motion to purchase 1 x 3 and 6AA limestone for boat slip path with funds from Boat dock Fund not to exceed \$8,000.00. Yes OR No. Steve Beavis made the motion to approve the purchase of limestone. Mike Cassady seconded. No further discussion. Majority of vote approved. Motion passed.

Building and Beautification, John Werner: Pretty quiet winter! It's time for clean-up and planting flowers! In search of volunteers who would like to lead a committee for that sometime in May. Marybeth Miller and Shawn Duke will continue their work on the shoreline project and some new bluebird houses. Amanda Dihle asked if there has been any discussion about the tennis courts and volleyball. Greg Morris indicated it could be patched and needs attention but needs it at least twice a year. Patching the cracks to resurface will only be a quick fix and may not be worth the expense. A long term goal is to have it resurfaced. Amanda Dihle volunteered to look into costs for resurfacing and to report to the board at the semi-annual meeting.

Motion to spray vegetation in the wetland next to boat-slip path to reduce mosquito population. Nine applications are not to exceed a total of \$1,800 to be paid out of the Boat Dock Fund. Yes OR No

For more information on mosquito treatments, see attachment and Consideration of Communications below:

Dennis made the motion to spray the vegetation in the wetland area next to the boat slip path. Mike Cassady seconded. A great discussion took place regarding the type of treatment as well as the number of treatments, as well as other alternatives such as bat houses. Jason Stidham stated that he was approached by WLO members but is willing to work with the community for other alternatives. A big concern was environmental impact to the area.

After a close vote, Dave made a motion to hold a special meeting in June to come up with an alternative to spraying. Thalia requested that the vote be handled now while everyone is in attendance and proxies available to count. Dawn asked what are the chances of having a majority of shares represented in June. Motion withdrawn. It was determined to take a short recess to individually count the votes. After a short recess, the votes were counted. Majority of shares voted yes to spraying the vegetation. The motion passed.

Deb Eggleston as part of beautification would like to start the WLO gardening club. One of the focus areas will be cleaning the gardens around the Lodge, as well as a plant exchange. If you are interested in joining the Garden Club please contact Debbie Eggleston.

Security, Rob Chie: Rob remind everyone that if you are parked in common areas you need a WLO sticker or a guest pass in your vehicle. One warning will be issued and the second infraction the vehicle will be towed. Please slow down and observe the 15 MPH speed limit. People are flying down our roads. With the warmer weather that are many kids playing and people walking their dogs. Possibly time to add a few more speed limit signs.
Dawn Milz commented that we should revisit speed bumps and mention other communities that use rubber speed bumps. Dave asked Dawn to look into removable speed bumps.

7. Consideration of Communications – Membership: Email and quote from Stid's Mow & Mosquito was attached. Marybeth Miller spoke about the shoreline project and removing some of the invasive species along Cordley. There have been well over 100 hours of volunteer hours. We are currently in the 3rd year of a 3 year plan. Thalia sent out information recently for bluebird boxes. Looking for volunteers to help maintain the bluebird boxes throughout the community. Please contact Marybeth Miller for more information.
8. Unfinished Business: None at this time.
9. Nominations and Elections for Board of Directors: Nominations and Elections for Board of Directors previously discussed in VP report: The three Board members whose terms are expiring in 2022 are , Kevin Dreher/Maintenance, (previously Mitch Strang), Thalia Adams/Secretary and Rob Chie/Security. All directors whose terms expired in 2022 were unopposed and remain on the board for another term.
10. Recess for Board of Directors Meeting for the election of officers: Meeting back to order at 1:56.
11. New Business: Dave stated that over the course of the last 12 months he has been in communication with our state senator and representative regarding Public Act 230 of 1897. This act stipulates the board of directors shall in no case in any one year authorize any expenditure of incur liability on behalf of this corporation to exceed \$1,000. Lana Theis sponsored a bill to increase the limit from \$1,000 to \$5,000. Later it was discovered that there was another bill (Senate Bill 129) in committee sponsored by two other senators that already addressed the \$1000 limit as well as a number of other outdated sections of the Public Act. The Michigan legislature passed Senate Bill 129 in March 2022. White Lodge members now need to update our By-laws to conform to the amended Public Act. Dave will be creating a ByLaws committee to update our bylaws to match Public Act 230. If you are interested in joining the committee, please contact Dave Eggleston.

Jane Juckno will not be doing the annual garage sale. She asked if anyone else would like to organize and will provide signage. Usually the garage sale is the Friday and Saturday of Father's Day weekend.

Glen Ewald asked about the Cordley Boat auction and if everything sold. Dave indicated that everything sold and over \$700 was raised for WLO.

12. Adjournment: Steve Beavis motioned to adjourn. Mike Cassady seconded. All were in favor. Meeting adjourned at 2:11.