

WLO Semi-Annual Meeting October 8, 2023, 12:00 P.M.

UNOFFICIAL MINUTES

1. Call To Order – David Eggleston, President: Dave called the meeting to order at 12:09 p.m. Special thanks to our new board member, Jane Juckno, Building and Beautification Director.
2. Reading of the Notice of the meeting – Thalia Adams, Secretary
 - 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. Thalia Adams, White Lodge Secretary
3. Roll call – Announcement of the number of shares of stock represented – Thalia Adams, Secretary
 - 37.5 number of shares represented. No quorum obtained
4. Update and approval of annual meeting from May 2023: Dave reviewed all the motions from the May 2023 meeting.
Thalia made the motion to accept the May 2023 minutes. Derek seconded. All were in favor. May 2023 minutes approved.
5. Corporate Officers Reports:

President Report, David Eggleston: To review our motions from the previous annual meeting at the semi-annual meeting. We successfully updated the by-laws and posted them online. One initiative that was not resolved was switching to home delivery. The postmaster was told she had authority to make the switch but after the annual meeting, she was denied that authority by her superiors. The mailboxes we currently have are bent, rusting, and no longer produced. The board will be putting a motion in the 2024 annual meeting packet for purchase of new mailboxes to be located in the same area as the current mailboxes. The Board of Directors are looking into purchasing security cameras to monitor the mailboxes. If you have expertise in this area, we welcome your input.

I have asked some of the parents of bus riders if they could repaint the bus stop gazebo. I have contacted the Pinckney bus garage about moving the stop closer to the parking lot.

Thanks to all who attended Yusif's going away party and the end of summer party, both were held at the lodge. Please mark your calendars for Oct 29th for our Trunk or Treat party.

Discussion: Dave spoke about the mailboxes. Most are rusted, dented, bent and damaged. Dave spoke to our mail carrier, Becky, and she sent Dave information for new boxes. The cost is \$1,757/per box, ~ \$15K. New boxes will be put forth as a motion in the spring. In addition to replacing the mailboxes are there any other upgrades we want to do at that time, ie: building a cover for the boxes.

Loretta asked if home delivery is completely off the table. Dave responded yes. Dave responded that our postmaster, Terry, was led to believe that it was her decision for us to go to home delivery. When WLO asked for documentation and a date for the switch, Terry was denied from her superiors.

Bev suggested doing half the boxes this year under the \$10K limit and the other half next year. She also suggested a special assessment.

Vice President, Steve Milz: No report at this time.

Secretary, Thalia Adams: Welcome to our new member Josh Kimball.

As of October 1, we have only one delinquent account. They have until October 31st to pay in full before a lien is placed. There are no current liens on any members at this time.

Treasurer, Shelly Kovacich: See attached reports. Dave reviewed the reports and numbers.

Motion to approve non-recurring checks over \$50: Loretta made the motion to approve non-recurring checks over \$50. Kevin seconded. No discussion. All were in favor. Motion passed.

6. Committee Directors Reports: -

Improvement & Maintenance, Kevin Dreher: It's been a fairly busy summer.

Assisted with the beach cleaning. Pushed back the material and removed a large branch in the compost area. There is a tree that came down there. I will remove that tree and push back the material in preparation for fall season. Assisted with bathhouse improvements. New railing around the top deck. Installed drip covers over doors. Installed railing on lodge steps. Special thanks to Bob Riske for doing the fabrication and welding and helping me install it. Assisted Dave with removing a large tree that fell across the intersection of Monticello and Puritan. Also a large branch across Puritan the following week. Pushed up the brush pile a couple of times. Performed equipment repairs. Replaced motor on DR mower. Reset deck belt on John Deere tractor. Replaced deck link on zero turn. Replaced deck belt on zero turn. Changed oil in backhoe, added oil treatment to try and improve performance. Monitor and fill fuel cans. Coordinate road grading and chloride application. In compost area I removed the tree and pushed the material back. In addition, Myers delivered a load of stone, which was partially in the road so I moved that back onto the stockpile. On the way back to the garage, I pushed up the brush pile. As always, I will continue to monitor and perform any repairs and address any issues that arise as quickly as possible.

Caitlin made a huge thank you to Kevin for all his hard work!! All in attendance agreed and thanked Kevin. Dave also acknowledged Paul Juckno who mows the entrance, Bill Kroske who mows the boat launch, and Bob Riske and Glen Ewald who mow the main areas by the playground and clubhouse. Also a thank you to Glen and June Ewald for painting the playground equipment.

Kevin will be looking into purchasing a professional grade zero turn mower. It is necessary for the amount of mowing we need.

Bev noted that with the \$5 road assessment, any special assessment cannot exceed \$70.

Loretta asked if there was a tree company assessing dead trees. Dave explained that each tree is handled on a case by case basis according to safety.

Clubhouse Hostess, Christine Boggs: Since March 2023, booking donations have totaled \$6,295.00. Contact Christine to book your 2023 holiday events at whitelodgeclubhouse@gmail.com. The calendar in PayHOA is up to date with all bookings so that you can check availability. Please consider the lodge when planning your family gatherings, birthday parties, company holiday parties, etc. The lodge has great potential to bring in revenue to our community and is a wonderful place to have an event. Upcoming WLO events: Sunday, October 29th: Trunk-or-treat + chili cook off

Discussion:

Jane asked about closing it through the winter. As of now, the Lodge will remain open.

Bev suggested changing the cancellation policy such as making the time cancel longer, or possibly losing some of the deposit to make up that revenue that is lost during last minute cancellations.

Clubhouse Director, VACANT: Report from Dave Eggleston:

Rentals were down this year. I'd like to question members at the semi-annual meeting about what should be done to the lodge to make it more attractive for members to rent. We have replaced worn and faded bed and window treatments in the bedrooms. We scheduled cleaning of the lodge at the beginning and end of the summer rental season. Jeff Avedesian replaced blown electric receptacles on the front porch. Scott Hart replaced all four leaking faucets in the kitchen. I plan to purchase a new vacuum to help with renters cleanup. The septic tank will be pumped out on Monday Sept 25th. Ideally, in any year the clubhouse can generate enough income from rentals to offset utilities, maintenance and insurance on the structure. If you would like to tackle this job yourself, it is open to any member in good standing.

Boat Harbor, Lake and Canal, John Sdao: It has been a great summer. Completed metal railing around bathhouse. Upcoming events: Beach bathhouse will be closed 1st week of October. Boats, docks, poles etc. must be removed from the canal by November 1. Work party in early November to help prepare the canal path for phase 2, pallet removal on trail and general cleanup. Details coming soon. Completion of canal path to section 25 in November.

Dave added that John is interested in removing the pallets on the path to Gallagher Lake. Also, installing an aluminum dock at Cordley Lake.

In the spring, we will mount a permanent fixture to the Cordley raft to deter the geese.

Building and Beautification, VACANT. Report from Dave Eggleston:

The garden club did a wonderful job this summer with the gardens around the lodge. We'd like to plant grass seed around the new memorial bench but need direction on where the garden club plans to place any gardens. Thanks to everyone who helped with clean-up after our multiple storms and downed tree branches. The burn pile needs another fire. This position is open if you have a green thumb and would like to help keep our grounds beautiful.

Welcome to Jane Juckno as the new Building and Beautification Director. Jane previously served on the Board as Secretary from 2008-2015.

Jane acknowledged the Garden Club and its current members: Deb Eggleston, Sue Bathgate, Mary Munkacsy, Laura Bowen, Joan Sayre, Marybeth Miller, and Jane.

Deb Eggleston who leads the Garden Club stated that main goal is to maintain the gardens at the front entrance and around the clubhouse. They are in the process of making a new garden in front of the memorial bench, and will be bringing in some rocks and planting in the spring. Next year there will be set meetings times. Deb stated that it's amazing what six people can do in one hour. Please consider joining the Garden Club. All are welcome to attend.

Jane added that Grace and Cody Geiger are donating rocks for around the memorial bench. Shelly purchased the bench and is choosing a plaque to be placed on a rock or the bench.

Security, Derek Henderson: Over the course of the last seven months, the White Lodge mailboxes in front of the Lodge have been hit by a car once (requiring one of them to be repaired), and damaged by explosives once (which still requires repairs for one of the overflow mailboxes). Since the future of the mailboxes remains uncertain, we are looking into installing a security camera to keep an eye on activity around the mailboxes.

Similarly, because there have been a few instances of minor vandalism and damage at the Cordley Lake boat launch, we are considering installing a security camera there as well.

Given the recent, severe vandalism at the Varsity camp, we feel it is in White Lodge residents' interest to monitor the area.

We would also like to remind all White Lodge members to be sure that your visitors have guest-parking passes when parking in public areas.

Lastly, please remember to drive under 15 miles per hour throughout White Lodge property, and please encourage visitors to do the same. We have many children and pets in the area who we want to keep safe, and we have dirt roads that we want to keep smooth.

Motion to accept the Directors reports. Deb made the motion to accept the Directors reports. Loretta seconded. All were in favor.

7. Consideration of Communications – Membership:
8. Unfinished Business: None at this time.
9. New Business: Trunk or Treat and Chili Cook-off: October 29, 2 – 4 p.m. Hot dogs will be served in addition to taste testing all the wonderful chili!

Josh Kimball asked about the trash that is on the empty lot next to his property. The membership in attendance has asked the Board to contact the owner and ask that the trash be cleared within 14 days.

Motion to Adjourn: Bev made the motion to adjourn. Loretta seconded. All were in favor. Meeting adjourned.

Adjournment: 1:09 p.m.