

WHITE LODGE OWNERS
ANNUAL MEMBERSHIP MEETING MINUTES
MAY 9, 2016

Board Members Present: Bart Baeckelandt, William Bathgate, Thomas Black, Debbie Eggleston, Jane Juckno, Matthew Kelley, Mary Munkacsy, Dick Williston

Members Excused: Steve Sala

Non-Voting members present: Bev Selvig

Check In: Pat Gawronski and Carol Dobrowski

Meeting was called to order at 7:05 p.m. by Mary Munkacsy, President. Jane Juckno, Secretary, read the Notice of the Meeting. There was a moment of silence in remembrance of Jim Chapple.

The agenda was accepted as submitted. All agreed to delay the announcement of the number of shares of stock represented.

Call to Membership:

Terri Wilkerson from the Cordley Lake Association introduced herself and encouraged residents of WLO to participate in the Nextdoor Cordley Lake which includes an event calendar and notification of items and issues that may be of interest to those around Cordley Lake. (<https://cordleylake.nextdoor.com/login/>). Terri also provided information on behalf of the Cordley Lake Association regarding the elimination by the DNR of the two mute swans that are nesting on Cordley Lake. A number of members inquired whether there was an alternative to elimination.

Motion: Yusif Barakat moved, Matt Kelley seconded the motion that White Lodge Owners would pass a resolution to support Cordley Lake Association in filing the application with the USDA/DNR. The majority of members present approved, two members opposed.

The annual meeting for the Cordley Lake Association will be held on Saturday, June 4, at 10:00 am at Varsity Day Camp.

Approval of Meeting Minutes: The meeting minutes from the Semi-Annual Meeting held on October 12, 2015 were circulated in advance of the meeting. MOTION: David Eggleston moved, Gerry Cylkowski seconded to accept the minutes as written. Unanimously approved.

Introduction of New Board Member – Mary Munkacsy introduced Bill Bathgate who was appointed to fill the vacancy as Director of the Building, Sanitation and Beautification Committee effective May 2, 2016.

Director Reports:

President - Mary Munkacsy:

No changes noted to the written report. Mary thanked all the volunteers for their hard work and the entire membership for their support during her terms as Vice President and President. As noted in her report, Mary reiterated that it is becoming increasingly difficult to submit a balanced budget and that consideration may need to be given to increasing dues at some point in the future.

Vice-President – Bart Baeckelandt:

No changes noted to the written report. Bart thanked all the volunteers, particularly Mary Munkacsy and Jane Juckno who will be stepping down from the Board, and encouraged others to get involved.

Secretary – Jane Juckno:

No changes noted to the written report. Jane noted a duplicate listing for the new member Michael Roberts on the membership list which caused the outstanding shares to be incorrect (353 rather than 351).

Treasurer, Debbie Eggleston:

The balance sheets for 2015-2016 were reviewed along with the proposed budget for 2016-2017.

MOTION: Debbie Eggleston moved, Yusif Barakat seconded to accept the proposed 2016-2017 budget. Unanimously approved.

MOTION: Yusif Barakat moved, Connie Cylkowski seconded approval of the Officer reports. Unanimously approved.

Building, Sanitation & Beautification – Vacant:

No written report was submitted since the position has been vacant.

Boat Harbor, Lake & Canal Committee – Dick Williston:

No changes noted to the written report. Dick noted that a work party had been held on May 7 at which time the raft was repaired. Another work party is scheduled on May 24 to install the dock and raft at Cordley Lake. The boat dock drawing was held on April 30 and 33 boats were assigned which is an increase over previous years. Parking in the boat launch area can be challenging, particularly on busy holiday weekends. Dick noted that parking is on a first come basis and that members should only leave one vehicle in the parking area while boating. If guests are allowed to launch their boats, whenever possible the vehicle and trailer should not be left in the parking area but rather moved to the members' home. It was suggested that parking spaces could be spray painted on the grass and/or possibly have someone present to direct parking on busy weekends. Replacement of the concrete ramp at the boat launch is anticipated in the fall of 2016.

Improvement and Maintenance Committee – Thomas Black:

No changes noted to the written report. Thom thanked all the volunteers who work to maintain the grounds throughout WLO. Terry Hahn questioned anticipated next steps with respect to road maintenance and potential ditching. Thom restated the plan as outlined in his report. Steve Selvig thanked Thom for the good job he has been doing in serving as Director of the Committee. All concurred and thanked Thom for his ongoing efforts.

Security Committee – Steve Sala:

No changes noted to the written report. It was noted that special consideration should be given to specifying age limits for use of non-licensed motorized vehicles and it was suggested that the Hamburg Police Department be contacted regarding enforcement.

Clubhouse Services (Entertainment Committee) - Matt Kelley:

No changes noted to the written report. Matt extended a heartfelt thank you to Bev Selvig for serving as Hostess.

Clubhouse Hostess – Bev Selvig:

Bev Selvig noted her intention to step down as Hostess effective the end of 2016. No reservations will be taken for 2017 until a new Hostess to replace Bev has been identified and the transition of duties has begun.

MOTION: Yusif Barakat moved, Gerry Cylkowski seconded approval of the Director reports. Unanimously approved.

Roll Call: Pat Gawronski announced that there were 92.5 shares of stock represented at the meeting.

Correspondence: None noted

Election of Officers and Board of Directors:

Mary Munkacsy noted that the terms of two current Board members were expiring (Mary Munkacsy and Jane Juckno) along with one vacancy. Bill Bathgate and Justin Fegtly agreed to be considered for election. Nominations from the floor were sought and David Wanlass volunteered. MOTION: Yusif Barakat moved, Dave Eggleston seconded that nominations be closed and that the three nominations be accepted. Unanimously approved.

After a brief recess the meeting was reconvened and Bill Bathgate announced that the Board approved the following appointments:

Bill Bathgate (President)

Bart Baeckelandt (Vice-President)

Justin Fegtly (Secretary)*
Debbie Eggleston (Treasurer)
Thomas Black (Improvement and Maintenance Committee)
Matthew Kelley (Clubhouse Services/Entertainment Committee)*
Dick Williston (Boat Harbor, Lake and Canal Committee)
David Wanlass (Building and Beautification Committee)
Steve Sala (Security)
Bev Selvig (Clubhouse Hostess)

*After the meeting had adjourned, it was determined that Matt Kelley would assume the position as Secretary and Justin Fegtly as Director of Clubhouse Services

Unfinished New Business:

Bylaws Committee Update – Dave Eggleston provided an overview of the process undertaken by the committee which has primarily consisted of Yusif Barakat, Dave Eggleston and Dawn Milz and noted the primary focus has been to improve clarity and update/eliminate outdated wording but not to change policy. The proposed revisions have been reviewed by an attorney and once the membership seems to be content with the proposed changes, the document will again be submitted to the attorney for review and clarification of any remaining areas of concern. To date, \$960 of the approved \$1,000 in legal fees have been incurred and an additional \$1,500 was approved as part of the 2016-2017 budget. There will be a follow up meeting scheduled in June for the membership to discuss in detail the proposed revisions. It is hoped that final vote for approval by the membership will take place at the 2016 Semi-Annual Meeting in October.

New Business:

- Informational meeting regarding DTE Smart Meters will be held on Saturday, May 14, at 1:00 pm at the Lodge.
- Annual Garage Sales will be held on Friday/Saturday, June 24 and 25, 2016. Thanks to Jane Juckno for coordinating the event.
- Community bonfire will be held on Saturday, May 21, at 7:00 pm in the park. Thanks to Terry Hahn for coordinating this event.

MOTION: Virgil Ramey moved and Yusif Barakat seconded the motion to adjourn the meeting at 8:55 p.m. Unanimously approved.

Respectfully submitted,

Jane Juckno
Secretary

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