

**WLO Annual Meeting
October 16, 2022, 12:00 P.M.
Official Minutes**

1. Call To Order – David Eggleston, President: Dave called the meeting to order at 12:08 p.m. Dave welcomed all members to the meeting.
2. Reading of the Notice of the meeting – Thalia Adams, Secretary
Thalia read the announcement and then Dave spoke about the proxy process and how the majority of shares outstanding are needed at each meeting to conduct voting business.
3. Roll call – Announcement of the number of shares of stock represented – Thalia Adams, Secretary
Jane made the motion to delay the reading of shares/roll call. Shelly seconded. All were in favor. Motion passed. Terry Hahn inquired why a membership list was not sent with the announcement. Dave responded that the list is sent at the annual meeting. Shelly asked his concern on why Terry needed the list and Terry quoted Public Act 230.

81 shares represented – No Quorum.

4. Update and approval of annual meeting from May 2022: Marybeth Miller made a motion to accept the May 2022 Annual minutes. Norb Rickelmann seconded. No discussion. All were in favor. May 2022 Annual Minutes are approved.
5. Corporate Officers Reports:

President Report, David Eggleston: The membership passed four important motions last May at our annual meeting. The annual budget was passed. The steps to the beach are completed. We installed mosquito traps along the boat slip path since we were unable to contract the spraying of insecticide. The work on the path itself is on hold until the ground hardens this winter.

Hans Frazier has stepped down from the position of Director of Boat Harbor, Lake and Canal Committee. Thanks to Hans for his efforts over the last two years cleaning up the Cordley Lake boat storage area, contracting new boat launch gate keys and running the boat slip drawings. Taking over as Director of the Boat Harbor Committee is John Sado. John has helped the boat slip path work crews over the last year and will serve White Lodge in this important position.

Rob Chie informed me a couple months ago that he would be stepping down in Oct from the position of Director of Security. Rob was critical in implementing the tow policy last year. The policy worked so well that there were no repeat violators after issuing the warning stickers on unidentified cars. Derek Henderson is taking over as the Security Director. The Henderson family moved in a little over a year ago and they have been active in helping with various work parties including the beach and fallen trees in the canal.

With hunting season here Dennis Buzuvis and myself walked the acreage by Cordley and Gallagher lakes. We did find deer stands near our border. I spoke with the owners of the adjacent property and received permission to remove the tree stands and deer blind brought in by poachers. The By-laws clearly state that hunting is prohibited on all White Lodge property. New no hunting signs are being put up along our border. Thanks to Dennis for clearing the hiking trails.

The By-law committee has met twice and made significant progress. Two major goals are to update the ByLaws to match the changes to Public Act. 230, \$1000 expenditure increase, and eliminate language that is restrictive to members moving into White Lodge as well as spelling

errors. The ByLaws have not been updated since 1997. Amendments to the ByLaws will be presented to the membership for a vote at the annual meeting and on the proxies.

Vice President, Steve Milz: No report at this time. Steve provided information in the December tax bill you will see a charge for the weed control special assessment on the chain of lakes. The charge will be less than \$100. November 8 ballot that the township move to one trash removal service. The township is having the same issue with numerous trucks. Also, pickle ball courts are available in the township, next to the senior center. Lastly, new playground equipment being installed at the township as well.

Secretary, Thalia Adams: 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. There are more features being rolled out in PayHOA. Look for more information in the next few months outlining these new features.

Treasurer, Shelly Kovacich: See attached reports.

Check detail: Fair amount of activity in terms of tree removal, new beach stairs, equipment repair, WiFi at the Lodge, real estate taxes that were due September 15. Non recurring checks over \$50 were reviewed. Shelly thanked Deb Eggleston for filing taxes.

Jane Juckno made the motion to approve the non-recurring checks over \$50. Loretta Werner seconded. No discussion. All were in favor. Motion approved.

6. Committee Directors Reports: -

Improvement & Maintenance, Kevin Dreher: Roads will be graded mid-to end October.

Completed major projects: new beach stairs, roads were just recently graded. Ongoing equipment maintenance and replacing the tire on the backhoe. Terry Hahn was concerned about grading the road. Terry suggested that the community be involved to help with these decisions. The board agrees that the community should be involved and encourage members to help out on road work parties

Dawn asked a question about the stairs to the beach: She thinks it is wonderful that the stairs are concrete but the stairs are steep. Is there any way now that the steps can be changed. Kevin replied it would be costly and a major renovation. Dave responded that the stairs followed the previous stairs for rise and run. She agrees that it is a huge improvement but the stairs still feel steep and unsafe. Shelly responded that the bids had different material and different landings. The wood stairs by the beach house are still available to use. Marybeth Miller is looking forward to adding a stopping point, a 'landing' or a bench (memorial bench). Dave mentioned that the previous steps ended at the ben top landing. Extra steps were added above this new landing. The old broken steps were 3 ft wide with no handrail and the new steps are 4 ft wide with a handrail. It was suggested that with the wider steps faster climbers can safely pass slower climbers who are using the handrail and are welcome to stop at any time to rest, a landing is not required to do so. The memorial bench is planned to be installed near the top landing.

Clubhouse: Clubhouse Host - Thus far 2022 booking donations have totaled \$4,160.

Upcoming WLO events: Saturday, October 29th: Trunk-or-treat + chili cook off
Saturday, December 10th: Santa at the Lodge – Time TBD when the dates is closer
Contact Caitlin to book your 2022 holiday events at whitelodgeclubhouse@gmail.com.

There have been great improvements to the rental process and forms can now be done online. Looking into streamlining the payment process. Marybeth Miller commented that with natural gas prices increasing, that we might consider closing it for the winter to cut costs.

Clubhouse Director - Creature Control dispersed the bees that had taken up residence in the exterior door to the game room (closest to the barn). The bees are now gone and the area between the barn and clubhouse is safe.

Boat Harbor, Lake and Canal, John Sdao: No report at this time. John attended the beach clean-up day, raft was brought in to the shore, and the bathhouse was winterized. John is looking forward to being the Boats and Harbor Director and will be educating and acclimating himself to over the winter.

Building and Beautification, John Werner: Thank you to the Garden Club for weeding the garden beds at the Lodge and the front entrance.

Security, Derek Henderson: Derek reminded all members to walk their pets with a leash. A discussion took place regarding wildlife and county laws for pets that roam. A comment was made about speeding vehicles and rubber speed bumps. Pete contacted UPS and FedEx, could not get a hold of Amazon, to reiterate our speed limit. Terry suggested that Derek form a committee on speeding.

Jane Juckno made the motion to accept the Directors reports. Loretta Werner seconded. No further discussion. All were in favor. Motion passed and Directors reports are approved.

7. Consideration of Communications – Membership: Jane commended Thalia for working hard to get all members to pay their dues.

8. Unfinished Business:

- Shoreline Project and Next Steps: Marybeth Miller - See attached. Marybeth thanked the Board for this opportunity. The knowledge that we have in our neighborhood is amazing. The committee is meeting regularly. Goals are still the same to maintain and increase the cleanliness of the lake as well as removing invasive species and keeping geese out.

Next steps are to remove the black locust trees. In Michigan, they are invasive species and line Cordley from the bathhouse to the edge of the canoes and should be removed.

A lengthy discussion took place regarding costs of removing trees, time of year for removal or trimming, keeping the roads clear for emergency vehicles, increasing tree removal budget for 2023-2024, natural remedies such as beetles and environmental concerns.

9. New Business: Memorial Bench

Shelley: With the recent passing of our member, Virgil Ramey, it has been suggested to do a memorial garden or bench to remember and honor our members who have passed away. The garden/bench area will be in conjunction with the garden club and at the top of the landing to the west of the beach stairs. Shelly has been researching benches and will be providing information to the membership to donate. Look for more information on how you can donate to the memorial garden soon. A discussion took place regarding memorial trees that have been planted in the neighborhood over the years and other suggestions for the memorial garden.

Jane Juckno made the motion to adjourn. Loretta Werner seconded. All were in favor. Meeting adjourned.

Adjournment: 1:34