

WLO Annual Meeting
May 16th, 2021, 12:00 P.M.
OFFICIAL Minutes

1. Call To Order – Dave Eggleston, President – 12:09 p.m. Dave welcomed all members to the meeting.
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 – Shares of stock count was not ready and was read later in the meeting.
4. Update and approval of Annual/Semi-annual meeting minutes from October 2020. Hansel made the motion to approve the October 2020 Annual/Semi-Annual minutes. Dawn M. seconded. All were in favor. Motion passed and minutes approved.
5. Corporate Officers Reports: - Attached
 - President Report, Dave Eggleston: Report submitted in writing. Confirmed that Chris from B5 will be at the meeting to provide information about the columns to the members.
 - Vice President, Steve Milz: Welcomed membership to the meeting and introduced the Board. Steve recognized that part of his V.P. duties is to meet all new members and provide information on White Lodge. Please feel free to reach out to Steve if you are available to meet. Each year at the annual meeting, we elect new members to the Board of Directors. This year, the Clubhouse Director and Clubhouse Host/Hostess are open. If you are interested, please contact someone on the Board. All current Board members are renewing. Deb E. stated that Shelly K. and Rob C. were appointed and will need to be approved by the membership. Steve continued by pointing out that there are many new members with children and pets, more automobiles and golf carts. Please be courteous to each other and watch your speed.
 - Secretary, Thalia Adams: Report submitted in writing. Pete F. asked about paying for Cordley stickers on PayHOA. Thalia replied that it is possible and will create an invoice and post to his account. Frank E. stated he no longer has internet and asked how information is given to those that do not have access to email/internet/PayHOA. Thalia responded that it is the responsibility of the member to notify the Board if they are not able to receive electronic communications. Information is posted in the display case and always feel free to call the board to get more information.
 - Treasurer, Shelly Kovacich: Report submitted in writing. Thank you to Deb E. for training and assisting with the financials and treasurer responsibilities.
6. Committee Directors Reports: Attached
 - Improvement & Maintenance, Mitch Strang: Report submitted in writing. A discussion took place regarding vehicles going over the 15 mph speed limit and asked about placing speed bumps in the neighborhood. It was asked if the Police can help monitor speeding vehicles. Mitch stated the city can't enforce our speed limit because it is below their 25 mph limit. Mitch is working on signage to manage the traffic and plans to hold a meeting for members. It was suggested that there are plastic speed bumps or even dips in the road that will help deter speeding and not interfere with road grading.
 - Building and Beautification, John Werner – Report submitted in writing. Looking for volunteers to plant flowers for the front entrance and at the Lodge. A discussion took place regarding the compost pile. Frank E. says he see's people come from Whitewood, use the compost, and leave at least once a week. Years ago, there was a chain and a key for members. More discussion is needed and will be added to the June agenda. Renee F. asked if WLO owns the path around Windmere Pond. Dave E. stated that we do not own all the land around Windmere Pond. He will speak to the new owners and ask for permission for WLO to walk the path along the Pond. Mike C. who owns a single lot, spoke about property lines and dumping, and asked members to respect other people's property.
 - Clubhouse Services and Host, Dave Eggleston: The Lodge has three major issues: columns, foundation and windows. The Lodge is being rented with a 25 person capacity inside and 300 outside. Wendy Clark is still cleaning the Lodge and disinfects after each rental. Marybeth M. and Laura B. both mentioned doing the columns vs. the foundation. Dave E. noted that the beam going across the columns is starting to sag and is a higher priority. The amount of work to replace just one column is costly, and doing all 5 is more cost effective and efficient. Dave W. noted there are structural problems, but they are not in immediate danger of failure, but suggested a complete survey be done to address all the issues. John W. stated there are two different types of foundations; fieldstone and block.

Roll call was read: 195.5 shares of stock represented. A quorum is obtained.

Boat Harbor, Lake and Canal, Hansel Frazier: Report submitted in writing. Hansel thanked all volunteers for all their help. Beau M. asked about the low water level. The township is responsible for raising the water levels. We are currently in a drought and need rain. Virgil commented about blocking off the hill by the launch so that vehicles cannot go down it. Place posts where only golf carts go down. Mike C. stated the water in the canal is so low they hit bottom when they had to move over for another boat. Just a reminder to be courteous to other boaters. Virgil will check the signage in the canal. Kelly A. asked if there is anything that can be done about the increasing geese population. At this time there has been no discussion and will be added to future agendas. Kelly A. said she has done some research and there are companies that assist with geese. One possible solution are decoys strategically place through WLO.

Security, Rob Chie: Dave E. acknowledged Rob for all his work on the Insurance Policy for WLO. Rob was able to switch the policy to Fremont and saved approx. \$2,000 from our insurance cost of two years ago. Rob ordered new warning/violation stickers for those illegally parked without a WLO sticker or guest pass. Pardiac Towing signs are posted and will be enforced. Please remember to display your stickers at all times. A discussion took place regarding the charges of the towing company. There are no charges if Pardiac Towing is called and the vehicle leaves before they arrive. The vehicle owner will be responsible for the towing charge, \$185.

Yusif made a motion to accept and approve all reports. Pete F. seconded. All approved. Reports are approved and motion passed.

7. Consideration of Communications – Membership No communications were submitted.

Shoreline Project: Marybeth Miller spoke about the Shoreline Project on Cordley. See attached report in writing. Shawn Duke spoke about the shoreline project and the benefits to WLO and Cordley Lake. The new plantings will increase the aesthetics, invasive species being removed and will not block the view to Cordley. Overtime, the plantings will bring more wildlife to help with mosquitoes, and will help keep pollutants from entering the lake such as grass clippings and chemicals from the roads. Loretta W. asked about the white foam and oil around the lake. Shawn said it occurs naturally from the lake.

Recognition of Volunteers: Dave E. presented a certificate of appreciation to Bob Riske. See attached report. Yusif also added he would like to acknowledge Dennis Buzuvis for all his time and hard work, and everything he does for WLO.

8. Unfinished Business

- Trash/Garbage Companies: Committee needed to look into options. John W. spoke to Advance and they are currently going through a merger and lost drivers. Superior Sanitation had the same problem and was bought out by Corrigan. John spoke to Advance and was told that they are working hard to get procedures in place. If recycling is not picked up, leave it and it will be picked up within 48 hours. John talked with an individual in the business who said that some trash haulers may no longer be recycling. Garbage man/Superior Sanitation do not have recycle bins, they use refuse bags. John W. will get a quote from GFL. It was also stated that Hamburg Township has mentioned possibly taking over trash removal. Dave E. asked for any members who are willing to take the lead on this and recommend the best service for our neighborhood. Target for final decision on trash removal is October 2021.

9. Nominations and Elections for Board of Directors: Yusif made a motion to approve Shelly Kovacich and Rob Chie appointments on the Board of Directors. Mike C. seconded. All were in favor. Motion passed and Shelley K. and Rob C. were approved as Treasurer and Security.

10. Recess for Board of Directors Meeting for the election of officers: No recess needed. No new Board members.

11. Recessed meeting called to order for the approval by vote of the stockholders of the officers elected: N/A

12. New Business

- Approval of 2021/2022 Budget: Shelly made Motion to approve 2021/2022 budget, Marybeth M. seconded. Discussion: Bev S. asked if there was anything special or earmarked that should be noted. Shelly stated she followed what has previously been done and looked at actual numbers

and slightly tweaked line items to make it balanced. Only item out of the ordinary is the cost of the Lodge pillars. All were in favor. Motion passed and budget is approved.

- Authorize Board of Directors to replace Lodge Columns: Dave E. read information from previous annual meetings regarding voting on the columns. See attached. Currently, we received three bids and chose B5. Marybeth M. suggested switching the motion to acknowledge the previous amount and asked if all columns will match. Dave E. said all the columns will be coming from a company in Texas and will be fluted fiberglass, crown at the top and base at the bottom. Closest that we could get to match the current column style. Virgil R. commented that with the rising costs of lumber and materials, \$30K is not a bad figure and to not drop the amount of the proposal so it will cover the increase in the cost of materials. Pat G. asked since the new columns will be made of fiberglass, will it stop the birds and critters from making holes in the columns. Dave responded yes. Yusif made a new motion to replace the columns by a licensed and insured contractor which shall not exceed \$30K including the \$5,000 that has already been designated to the columns. Dawn M. seconded. Laura B. approved the addendum to the original motion. All were in favor. Motion passed to replace five exterior columns.
 - Cordley Lake Boat Sticker: Dave E. made the motion to sticker all boats at Cordley Lake, and all boats and anchor poles must be removed by November 30. Loretta seconded the motion. Dawn M. asked if it is a one-time removal of the boats. Thalia answered and said this not one-time and will be required each year, which will allow for maintenance, shoreline project and general cleanup. Kelly A. commented and asked if this could be done every 2-3 years. Thalia responded by saying there are boats that have been abandoned for years, boats that people do not even live here anymore, and it's unfair to those that are current on dues and do not have a spot. It is not a storage areas. Virgil R. commented that the Board of Directors has the authority to do what the proxy states however, is bringing it up in front of the membership to make everyone aware. Ken G. agreed that this is reasonable for each year and said WLO had done this in the past. Virgil R. read Article 5, Section 2 of the Bylaws which allows the Board to clean up the area. Bev S. asked if the membership approves the motion, does the board have the power to revise it to every other year, or every other 3 years. The motion was amended: In an effort to clean u and organize the Cordley Lake boat storage area all boats are required to display a current WLO sticker. All boats and anchorage poles must be removed annually, unless revised by the Board, from the water and land in the storage area by November 30. Eight shares opposed. Majority approved. Motion passed.
 - Boating Season: March 1 – November 30. Bev S. made the motion to accept the new dates for boating. Loretta W. seconded. Discussion: Frank E. asked why we are moving up the season and what about the water levels. Thalia responded that the water levels are raised at the end of March, and if weather cooperates, boaters will have more time on the water. All were in favor. Motion to accept March 1 – November 30 boating season passed.
 - Chris from B5 Construction spoke to the membership. B5 is licensed and ensured and would love to do the work for WLO. He stated that the cost of materials have slightly increased, but should not exceed \$25,200. It was asked if the new columns will match the half columns on the side of the Lodge. Chris stated no, as the new columns were smooth and not fluted, but will look into fluted columns and will provide a quote. He stated that the current pillars are structurally unsafe and very dangerous. It was also asked if birds and critters will be able to put holes in the new columns. The columns will be fiberglass and critters will not be able to penetrate the columns. Chris stated the timeframe for the actual construction is approximately one week.
- Adjournment: Bev S. made the motion to adjourn, Frank E. seconded. All approved. Meeting adjourned at 2:12 p.m.

CORPORATE OFFICERS REPORTS:

President: Dave Eggleston

It is with sadness that I share with you the passing of Devin Cimba, the 27 years old grandson of Ron and Amy Rowland. Devin's memorial service, with Marine honor guard, was held on the front lawn of the clubhouse on Sat April 24th. WLO also suffered the tragic passing on April 25th of Kelly Strong, only 52 years old. Kelly and her father David Fisher were renting the Wisniewski home on Puritan.

This month Bob Riske and I moved the large log at the corner of Puritan and N. Monticello that had been protecting the drain field. Split rail fences were installed on both sides of N. Monticello to protect clubhouse drain field. The board has discussed other areas that might benefit from fencing such as the cart path to the boat launch.

Asked Chris from B5 Construction to come and speak at the Annual Meeting during Old Business to explain his bid to replace the rotten columns on the front porch of the clubhouse. Come prepared to talk about the columns but we need to do more than talk. We need to commit to a plan at the annual meeting.

As the person tasked with running the meeting I will do everything in my power to assure that we have a smooth and pleasant annual meeting for all who attend. Any person wishing to address the assembly will be recognized before speaking. We may need to place time limits on some discussions. When we debate it is the issues we debate not the people. All directors will have submitted their reports in writing so everyone should have had an opportunity to read them before the meeting. A director has discretion on whether they wish to add anything to their report.

Vice President: Steve Milz: No report.

Secretary: Thalia Adams

I would like to welcome our new members: Larry and Kelly Ezerkis, Bob and Cindy Turke, Sheryl Pitt and Mike Cassady, Ralph Pompas and Derek and Kate Henderson. Welcome to our beautiful community.

Currently, there are eight members who are delinquent on their 2021 dues. I am in contact with these members to get them current on their account. As we all know, there is a \$25 late fee that is applied each month the account is delinquent. Once the account is over 6 months past due, a lien is placed on the property. Currently, there are three liens in WLO.

PayHOA has been a wonderful asset to our community. I know there were a few small bumps in the beginning; however, most of them involved setting up new logins and adding a payment method. These issues have been worked out and the system is functioning as it was intended. Each member has access to all WLO business documents such as agendas, minutes, proxies, boat list, by-laws, etc. There is a general request feature that allows you to send the Board a message concerning any issue or question that you may have. I also expect a community forum, similar to NextDoor, to be released sometime this year. I encourage all members to create an account to stay current on all WLO business and activities. Thank you!

Treasurer: Shelly Kovacich

Since taking over the Treasurer's job in January, I've spent a fair amount of time familiarizing myself with all aspects of the financial information, budgets, and PayHOA website for WLO. I encourage all members to log into PayHOA and explore what it has to offer our community. This is a wonderful tool, not just for our board members, but for the entire membership. Lastly, I want to acknowledge and thank Deb Eggleston for her years of service to WLO. Deb has been very gracious and helpful during my transition and her knowledge has made the transition seamless. Thank you Deb!

COMMITTEE DIRECTOR REPORTS:

Improvements & Maintenance: Mitch Strang

Roads: For the past year, the Roads maintenance contract has been changed to use Limestone material and Calcium Chloride liquid. Roads condition and durability have shown significant improvement in quality or the time that this change was made. Roads held up remarkably well over the winter.

2021 schedule has been arranged with Meyer, first service and application applied 05/12-05/14/2021

Traffic and speeds control in the neighborhood continues to be discussed. Pending is purchase of additional signage to remind drivers of 15mph speed and risks (children, animals, etc.)

Once a plan has been defined, an open meeting will be scheduled to discuss planned changes and the expected results. Evaluation of changes after the first year. If progress is not made toward the desired results, additional changes will be considered.

Thank you to John Werner for his efforts, and making the arrangements for road maintenance.

Maintenance: Split rail fencing was installed on Colonial to protect the drainage system that runs under the road from the Lodge to the septic field in the park. Over the years, the roadway has gradually widened to the point that the underground protective pipe no longer provided complete coverage.

Grading, drainage, and road width management are all on the to-do list to be addressed.

- The use of limestone, although it has strengthened the road base, has accumulated and caused puddles to form when it rains.
- The gradual road evolution costs White Lodge as extra material gets used to provide for the visual road surface.

Thank you to everyone who has volunteered time to maintain the grounds around White Lodge. There have been too many to list here. But, please know that your time and effort are appreciated.

Please keep me posted when fuel supplies get low, and I will do my best to keep the supplies up.

In the *Opportunities to Improve* front:

- Equipment maintenance is getting expensive, and funds expended to repair damage, or replace broken, are not available for improvements.
- If you mow the hill around the Lodge, and between Colonial and Cordley Lake, please set the mower to cut at a taller height (2½” - 3”) This will
 - Allow the grass to build better root system
 - Reduce the abuse on the mower blades, as they are currently digging up gravel
- Please take note of the plants and flowers around the edges that are marked so as not to get mowed over. There have been some rare species of plants that have been lost to the mower.

Building & Beautification: John Werner

The roads and boat road have been graded. Gutters have been stoned on the boat road to shore up the sides and help prevent wash out. Calcium Chloride has also been applied and Bob Myer pushed the compost pile back. A discussion is needed to put in 2 posts at the top of the Colonial to the boat ramp. Discussion needed for a concrete pad next to the boat ramp gate for golf carts to eliminate gravel washout along the side of the gate. Need to shore up the other side of boat ramp outside of gate next to culvert. Also looking into an estimate to replace the beach stairs. Volunteers are needed to plant flowers/mulch at the front entrances and around the Lodge.

Clubhouse Services & Host: Dave Eggleston (Interim)

Got a report from a renter of mysterious shuffling noises in the office. Mousetraps were placed. Had a few rentals in April. Indoor capacity is still set at 25 people. The Lodge's normal capacity is 75. Need a volunteer with two green thumbs to tend the gardens around the Lodge. Having issues with cracked windowpanes. Please exercise caution when opening and closing the very old windows at the clubhouse. Pending the member's approval to replace the columns, I will reserve a seven-day window to do the work. The clubhouse will be open for the remainder of July for rentals. Still hoping and praying that Covid restrictions are lifted and we can plan a White Lodge community celebration sometime in later July.

Boat Harbor, Lake and Canal: Hansel Frazier

The swim platform is in the water and the beach looks good. Thank you to the members who volunteered to get the beach and Cordley Lake areas ready for all of us to enjoy! Boaters are starting to put their boats in the water. The bathhouse door is in bad shape and needs replacing. Receiving quotes for bathhouse doors and a member offered to help with the door replacement.

Boaters are starting to put their boats in the water. I received a third quote for the pathway along the canal from Mike Myer and it includes a rip wall along the shore.

Security: Rob Chie

I put up a no parking and towing signs at the clubhouse. More will be added by the launch and gate. Please remember to display your WLO sticker in your vehicle at all times. Please be sure your guests display their guest pass if they are parked at the Lodge or at the launch. We will be enforcing the stickers and towing more this year than years past. Thank you!

WLO Certification of Appreciation 2021 – Bob Riske

Dave Patton was on to something when spoke of the positive impact it could have on all volunteers if we take time once a year to recognize a particular volunteer in our community. The first recipient of a certificate of appreciation was my dear WLO friend, Norb Ricklemann. I had the pleasure of talking with Norb at the brush pile fire on Friday. So many great White Lodge stories.

Deciding who to nominate this year was easy. On behalf of the board and in front of your neighbors I would like to thank another dear WLO friend Bob Riske. We all saw his work ethic last summer as we drove past the playground and watched him day after day repairing and refinishing broken playground equipment for the young families in WLO. Bob also helps keep our menagerie of vintage equipment in the pole barn functioning.

Last fall, I buried the backhoe in the soft compost, he hopped on the backhoe and using tricks I was unaware of drove it out. Amazingly, he has not mentioned my mess-up since. I can't remember him complaining about much of anything here in WLO. Just somebody helping wherever they see a need. Although Bob has no expectation of recognition we see the need to acknowledge his commitment to helping. We all benefit from his kindness. I suggest you give him a wave or call out when you drive past the pole barn.

On behalf of the WLO Board of Directors

Thank You,

Dave Eggleston

Shoreline Project Update, Marybeth Miller

It's wonderful to welcome all the new young families to the neighborhood. I love all the happy kid sounds! I hope you have many happy years here in White Lodge.

I think we'd all agree that Cordley Lake is a priceless gem. One of the best lakes in Michigan! However, last year about this time, we noticed a great deal of algae in Cordley Lake....that's a sign that things are NOT good...so I started asking what we could do to protect the lake. I discovered that one of our neighbors is an expert in shoreline mitigation and another is a groundwater remediation expert. Perfect! Their knowledge and advice is just what we needed.

We submitted an action plan to the Board and emailed it to all members. It's also recently been added to the White Lodge Pay HOA site for everyone to access.

In a nutshell:

- We are adding beneficial native plants near the shoreline in the area that has the greatest risk of runoff (next year, sledding can run right through here - we didn't mean to interrupt that fun!) A shout out to everyone who helped with Phase 1 of this portion of the project - phase 2 coming soon!
- We are carefully removing the invasive species along the lakeshore but leaving the native plants to flourish
- We have asked the mowing crew to mow further away from the lake.
- We also requested that they stop mowing the small hill from the fishing dock to the rowboat/canoe area. Plants like Queen Anne's lace and goldenrod that used to grow there will hopefully grow back to help stop the erosion in that area. Like golf courses cut their heather once a year in the fall, we may mow it once....perhaps not at all the first couple years until it recovers - And we all know the importance of keeping the golf carts away from the shoreline

All of these vegetation adjustments will help stop runoff, which protects the water quality of Cordley Lake.

So far already our small team has donated over 75 hours of volunteer labor, just in the first year of the action plan - pretty awesome, isn't it? If you have volunteered on the project, will you wave so we know who to thank? This year, year 2 of the action plan, there will be work at the rowboat area and more plantings. Watch for announcements if you'd like to help - it's a short term commitment, but please do get involved.

If you have any questions or comments, I believe my email address is on the original document,

On another topic, please watch for communication about our Bluebird nesting box trail that was built by Jerome Janiga, Jerry's father. We'll be asking for volunteers to adopt a bluebird box, and will supply information about how to care for your box and hopefully your baby birds inside. We've had lots of success over the years but we're ready for more help.

Thanks to everyone who volunteers - there are so many people who chip in, in such a variety of ways! If you can't right now because your plate is full, we hope to see you whenever you can. It takes all of us to keep White Lodge the amazing place that it is.

Previous votes on Lodge Pillars

WHITE LODGE OWNERS INC. Semi-Annual Membership Meeting Agenda Sunday, **October 23, 2016 2:00 P.M.**

Intent of selling the two lots is to take the income and use it to repair and maintain the lodge. Terry H. said there was also interest in a zero turn lawn mower by maintenance crew and that some of the money would be put toward that. Terry has a list of items that the lodge

could use - windows, A/C, and furnace were some of the suggestions he mentioned. Dave Eggleston – asked about repairing sidewalks and mailbox Virgil - asked about the list of repair items. Terry said this will be at the May annual meeting. Dawn Milz - asked about the price of the lots and who decides to accept a lower offer. Bathgate said the BOD would decide but would inform the membership of the meeting where an issue like that is discussed. Bathgate - suggested we try a private sale of lots 311 and 312 before we list this w/realtor due to the 4-5% listing fee. Lots will be offered to WLO membership before it goes to a wider market. **Any profit from the sale would go into the general fund, to be allocated in the budget at the following annual meeting - to be approved by membership. Bathgate motioned to sell lots 311 and 312, Fesl raised that terry's motion from 2014 is still valid, no second needed - passed.**

WHITE LODGE OWNERS INC. Semi-Annual Membership Meeting Agenda Sunday, October 22, 2017 2:00 PM

New Business - Discussion regarding lots obtained for back **taxes - we need to determine** where the money from selling the lots will go. Terry thought the intent of the money was going into the lodge repair/improvements fund. **Greg Morris motioned the money from the sales of the lots to go for expenditures for the lodge. Bart B seconded. Unanimously approved** Dave Wanlass motioned to approve expenditure for a best value bid to replace a portion of the windows. Jerry seconded. Vote - Majority against, not **passed. Dawn would like a structural engineer to check foundations, Bowen agreed. Matt commented that we would need a report** and Yusif would like a master plan. Dave W. states the foundation work would cost more than we could pay for now, and we could take care of the windows now. Yusif motioned to table windows. **Motion for \$2500 for lodge pillar repair, second by Dawn Milz, later amended by Dawn to \$3000, Laura Bowen seconded with any remaining funds left over to remain in the lodge fund; amended by Bev S to \$5000. Vote for \$5000 pillar repair - unanimously aye, passed** Yusif suggests a special committee for repairs of the White Lodge led by Norb.

Clubhouse expenditures: We have spent \$7000 to replace furnace. We have spent \$6000 to replace sidewalk Money spent to date on columns 0 Money spent to date on foundation 0 Money spent to date on windows 0

Balance of funds from the sale of lots 311 and 312 is \$26,000 Quote from B5 to replace five columns \$21,200