

**WHITE LODGE OWNERS, INC.**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
<https://www.whitelodgeownersinc.com>

Monday, April 12, 2021

OFFICIAL MINUTES

ZOOM Information: [ZoomLink](#)

Passcode: 197226

ID: 824 4027 6840

Anticipated Attendees: **OFFICERS:**

President: David Eggleston  
Vice President: Steve Milz  
Secretary: Thalia Adams  
Treasurer: Shelly Kovacich

**DIRECTORS:**

Improvement and Maintenance/Roads: Mitch Strang  
Building and Beautification: John Werner  
Boat Harbor, Lake and Canal: Hansel Frazier  
Security: Rob Chie  
Clubhouse Host/Hostess: Vacant  
Clubhouse Services/Entertainment: Vacant

Membership Attendance: Linda Hart, Virgil Ramey, Brooke Stidham, Kathy Schiff, Bob Turke, Steve Beavis

1. Call to Order – 7:02 pm

2. Call to Membership (Discussion will be limited to two minutes per person): Virgil Ramey was confused about the disposal of boats in the Cordley Lake storage area. Deferred discussion until Hansel joins the meeting.

3. Review and Approval of Prior Meeting Minutes (March 8, 2021) – *Shelly motioned to approve the March minutes. Mitch seconded. All were in favor.*

4. Officer Reports:

**President:** Wonderful to see neighbors and their children at the playground on our warm spring afternoons. Thanks again to Bob Riske for repairing the playground equipment. Great to see people out and about. I feel a real sense of community returning to WLO with all the new families. That includes dog families. What a great place to raise a family. There is no better way to meet your new neighbors than serving on the board of directors. Rob Chie, Thalia Adams and Hans Frazier, all relatively new members, have stepped in to help. I moved into WLO in 1983, got involved and have stayed involved because this is a community of volunteers. Steve Milz is heading the nominating committee and is looking for a Clubhouse Director and Hostess.

We will be holding the annual meeting outside again this year. There are a few picnic tables but suggest you bring a lawn chair. The bill in Lansing to amend the \$1000 threshold in Public Act 230 of 1897 is expected to go to committee in May. Per the by-laws, we require a majority of shares outstanding to be

represented either in person or by proxy to approve the 2021/2022 budget and any expenditures over \$1000. The annual meeting is scheduled for Sunday May 16th at noon.

The board sought a legal opinion from Makower, Abbate, Guerra, Wegner, Vollmer, PLLC regarding our proxy votes. We inquired, based on our by-laws and any relevant state laws regarding proxies. Can we modify our open proxy to include specific pending proposals for approval or disapproval by the proxy giver? Our attorney, Ben Henry, informed us that the current open proxy can be changed to include specific proposals or motions directing the proxy holder how to vote at the meeting. Proposals not specified on the proxy can still be voted on by the proxy holder at the meeting at their discretion.

The board received a legal opinion on disposal of abandoned boats in our Cordley Lake storage area. Hans Frazier hopes to organize this area to improve the appearance by removing abandoned boats. Unidentified (unstickered) boats will be disposed of in the fall.

As requested, the board also got an opinion on who is authorized to approve expenditures from the boat slip fund. A project under review for fall/winter is upgrading the path along the canal east of the boat launch to allow for golf carts. The board of directors has exclusive authority to spend money in all funds approved by the membership.

**Vice President:** Steve Milz is serving as chairman of the nominating committee. Three terms are up this year; fortunately two of the board members whose terms are expiring are staying on the board so we only have one open director position. He has been looking for someone to fill the vacant clubhouse positions with no success to date.

**Secretary:** 19 members still have not paid their 2021 dues. I sent a reminder in the mail to the 19 members with an invoice from PayHOA. We have received 17 boat applications to date. I have added tags, MC#s, and dock partners to PayHOA. Please remember, no other member can see your personal information in your account. By adding this data, it makes it easier to verify information and reporting. Mitch asked Thalia what the fee is to use your credit card to pay your dues. One member paid \$13.95 in credit card fees to pay her \$465 in dues.

**Treasurer:** Review March reports & Budget Discussion (see attached)

Questions about 2021/2022 budget deferred to new business. Split rail fences for N Monticello and Puritan corner can come out of either Roads or Beautification. Question about how the budget amounts were determined. Amounts are based on previous year's amounts and anticipated expenditures for the coming year. Currently there is a sixteen thousand loss in this year's budget when factoring in columns so if other budget items can be reduced that will help offset the cost of the columns. Discussion about who can we ask to audit the WLO books. Audits had been done in the past by August Keller and with August moving we need to find someone else to do this in the future. Shelly plans to ask Deb Eggleston to do a review of the books starting next year. This will not be an independent audit since Deb is married to the president but will be a review of our books.

#### Director Reports:

**Improvement and Maintenance/Roads:** Filled some of the gas and diesel cans. Meeting with Mike Meyers this week to look at the condition of roads including boat launch road and push compost into the hole. To investigate installing split rail fencing at the corner of Puritan and North Monticello. Move tree stump. Call Miss Dig. There may be a retail supplier of split rail fencing in Milan.

**Building and Beautification:** \$400 budget. What are the areas of responsibility? Is \$400 enough for these responsibilities? Entrance, park, gardens around clubhouse.

## Boat Harbor, Lake and Canal:

- Reviewing a letter from Dave Patton: Discussion about the priorities for the boat slip path. There was a question whether we should extend the rip-rap along the embankment before adding material to the top of the lawn. Hans agrees that adding weight (gravel) to the path may result in the premature failure of the bank. Previous suggestions were to use the broken concrete pile located to the right of the launch to reinforce the bank but boat owners feel the large chunks of concrete on the bank could damage their boats when they pull in. Some years ago, money was approved to extend rip-rap along the embankment. Wood chips were suggested to fill in low/wet spots rather than gravel and there was agreement with using round stones as rip-rap to reinforce the embankment at some point in the future.
- Hans shared that it is important that the drainage be in a direction from the Cordley wetlands to the canal and not the other direction to keep PFA's out of Cordley Lake. Based on Han's discussion with the DEQ we are not allowed to excavate or open the flow between the small wetland area and the canal.
- Canoe/Kayaks by Cordley – Discussion for removing non-stickered and abandoned boats, as well as general cleanup of the area. Attorney says since we are a private organization we do not need to follow marina laws for 180 day notification before removal of abandoned boats. Hans says we need to get all the boats stickered and the owners identified. Mitch knows an individual who is looking for paddleboats for a new rental business he is starting on Ford Lake. The discussion dragged on quite a long time. Shelly suggested that a separate meeting be held to work out the details for an action plan to organize the Cordley Lake boat storage area. The plan will be included in the packet going out to members before the annual meeting. The meeting was scheduled for Sat April 17th at 9 am.
- 2021 Boat dock application update: 17 boat slip applications so far. Will ask for a show of hands from those attending the boat slip drawing if they support moving the start of boating season from May 1st to April 1st. This is to address the fact that some members have already put their boats in the water before out traditional drawing for slip location.
- Beach clean-up day: Till sand on beach and open bathhouse on May 1st at 9 am.

**Security:** Rob looking into smaller no parking stickers, \$1.50 per sticker. If anyone knows the location of these parking/towing signs please let Rob know.

**Clubhouse Host/Hostess:** - Bought paper supplies for summer clubhouse rentals. Waved the 24-hour gap between renters on May 18/19 (back-to-back graduation parties) after seeing on the news this week that the likelihood of transferring Covid on surfaces is extremely low. The board voted to continue with disinfecting after every renter. The state guidelines for indoor capacity has changed twice in the last couple of weeks. Asking for volunteers willing to weed and plant in the garden to meet in front of the clubhouse on May 1st. This is the same day as the Beach cleanup. Contingent on Covid protocol I'd like to plan an outside celebration in July after the columns are repaired. I can get old musical entertainers (not Elvis old but Beatles/Rolling Stones old) to perform in the afternoon and early evening.

**Clubhouse Services/Entertainment:** – (vacant position): See July celebration above.

Motion to accept Directors reports and authorize payment of non-recurring checks over \$50.00: *Hansel made the motion, Shelly seconded. All were in favor.*

5. Consideration of Communications: Already discussed Patton letter on boat slip path.

6. Unfinished Business

- Lodge Columns Repair/Replace Update: Proposed motion to authorize the replacement of five columns on the front porch of clubhouse to be included on proxy slips. Present a report at the

annual meeting. This proposal was discussed at the last annual meeting but there was not a quorum of shares represented at the meeting to approve the expenditure.

- Insurance Update: WLO security committee is changing from Auto Owners to Femont Insurance Company. The change will result in an annual savings from \$7500 last year to \$5185 this year with comparable coverage to our previous insurance plan. Shelly needs an invoice via email to pay the insurance bill.
- Review attorney response to our three questions.
  - Can we dispose of abandoned boats in the boat storage area? Yes
  - If we want to limit the number of boats that a member can store in the area, we need to discuss this at the annual meeting as an agenda item. Steve and Hans have offered to help remove boats for those who need help.
  - Can we include specific proposals on proxy slips? Yes
  - Proposal to approve 2020/2021 budget. Proposal authorized board to spend not to exceed thirty thousand dollars to replace columns.
  - Remove proposal requiring all boats in Cordley storage area be stickered this year and all boats in the fall.
  - Proposal to move the boat slip lottery to 3rd Saturday of March and move start date boat season from May 1st to April 1st.
  - Who is authorized to prioritize expenditures of funds set aside in the boat slip fund? The board of directors.
- May Annual Meeting:
  - When does the packet need to go out? (need reports by April 25 with meeting notice if to receive two weeks prior to meeting)? Does the packet need to go out with the meeting notice or can that be sent out later? Can the packet be sent through email? Does the year-end go with the packet? Not before April 30th, the last day of fiscal year.
  - Agenda: discussed date that reports are due and start time for the meeting. Board to sit on the porch and use PA to project our voices.
  - Proxy: Board members to contact their neighbors for proxies.

## 7. New Business

- Compost Area: Discussion on allowing plastic leaf hauler to be stored in the compost dump. A majority of the board voted in opposition.
- Annual Garage Sale: Friday & Saturday, June 18 & 19, 9 a.m. – 4 p.m. Please contact Jane Juckno at 734-417-0341
- Budget: Discussion about line items in budget. Adjusted Lodge rental revenue, Insurance, Social activities, Bath house doors using volunteers, Emergency fund, Equipment, Fuel, Park maintenance had checks not cashed, Road base and improvement, Equity funds accumulate from funds not spent in a given year (asphalt millings for entrance and by clubhouse could be taken from the roads equity fund), clubhouse maintenance (\$30,000 for columns)
- Burn pile: Headed in recent years by Jeff A. Discussion on posting date and time of next burn. Need to contact the township to notify if necessary of the burn. Burning should be during daylight hours.
- Fallen trees on the island need to be cleaned up before they end up in the canal. In an effort to speed up meetings, directors should submit an outline of their report before meeting.

**Next Meeting: May 10, 2021**

**Motion to adjourn: Thalia motioned to adjourn. Shelly seconded. All in favor**

**Adjourn Time: 9:46 p.m.**