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

Monday, April 11, 2022

UNOFFICIAL MINUTES

Anticipated Attendees: OFFICERS:
President: David Eggleston
Vice President: Steve Milz
Secretary: Thalia Adams
Treasurer: Shelly Kovacich
DIRECTORS:
Improvement and Maintenance/Roads: Kevin Dreher
Building and Beautification: John Werner
Boat Harbor, Lake and Canal: Hansel Frazier
Security: Rob Chie
Clubhouse Services/Entertainment: Pete Fecteau
Clubhouse Host/Hostess: Caitlin Fecteau

Anticipated Absence: Rob Chie

Membership in Attendance: Marybeth Miller, Jason Stidham, Steve Beavis, Dan Bennett

1. Call to Order – Dave called the meeting to order at 7:01 p.m. Introductions were done. He stated at last year's meeting we obtained a quorum due to the assistance with proxies. Dave will be asking the board to visit neighbors to help with proxies.
2. Call to Membership (Discussion will be limited to two minutes per person): Marybeth requested to speak about the bluebird project and the shoreline project at the May annual meeting. Steve Beavis thanked the board for the work on the roads and in the canal and offered to assist at more work parties.
3. Review and Approval of Prior Meeting Minutes (March 14, 2022): *Dave made the motion to accept the March 2022 minutes. Kevin seconded. All were in favor. March 2022 minutes were approved.*
4. Officer Reports:

President: Over the last month I have met with many local contractors to cost out various repair projects (clubhouse repairs, beach steps, boat slip path). At our April board meeting we will prioritize the repairs and select which projects to do this year. We will present each as a separate motion for an up or down vote on the proxies and will discuss and vote on each motion at the annual meeting.
Resubmitted application with EGLE (state licensing commission for the riprap permit – Environment Great Lakes & Energy) as a minor project to allow us to complete installation of rip rap along the shore at boat slips path. Please hold off installing your docks to allow us access to the shoreline. Boats can be put in and moved if needed.
Inspected clubhouse foundation concern with Dave Wanlass and with Kevin Dreher. One of the floor joists under the dining room is split and requires bracing. This has allowed the floor to sag. Hope to complete the repair over the summer with help from knowledgeable members.
If you are not able to attend the annual meeting on May 15th it is imperative that you complete a proxy and turn it in. We must have over 50% of shares represented at the annual meeting either in person or by proxy. Digital proxies will be included with the PayHOA packets provided by the WLO secretary at the beginning of May. I will have extra paper proxies if you need one. Dave Eggleston, 810-623-8746

Vice President: I was asked to check what street signs were missing and need to be replaced:

- No sign or pole at the first road intersecting with Colonial. I believe there was such a sign present at one time.
- Sign at the intersection of S. Monticello and Puritan is missing, the empty pole is present. Hansel has the sign and is working to repair.
- Sign and pole at Colonial and Revere (across from Virgil's place) is missing. Kevin will take care of it ASAP.
- There is a very old and rusty sign at the intersection of N. Monticello and Colonial that should be replaced. The sign is on a utility pole across from the yield sign where Colonial and S. Monticello intersect.
- 2 signs needed with reflective paint, no poles. Will come from the roads budget.

Part of V P duties is finding nominations for the 3 different positions that expire every 3 years. I do not know the positions that expire this term, but we can determine those at the April board meeting. Also, if any board member wants to resign from the board, let me know so we can recruit your replacement. Thalia (Secretary), Rob (Security) and Kevin's (Maintenance) terms are up.
One last thought: with the "warmer" weather we see children in the park, on bicycles; more people walking, golf carts and as the temps increase, so will the activities on our roads. Please continue to watch for our neighbors who walk our roads so we can enjoy a fun and safe summer! Marybeth commented that the park equipment could use some maintenance to ensure safety for the kids.

Secretary: As of April 7, there are 13 delinquent members who have not paid their dues. Paper statements were mailed to the members who have not paid. On May 1, anyone with a balance will begin receiving a $25 late fee per month, until the balance is paid in full.
Website: I need to repair some of the links on the website. I archived the old minutes and when I moved the page, the links broke. This will take some time so please be patient. If there is anything on the website that you have a question about, please do not hesitate to contact me.
The annual meeting will be held on Sunday, May 15, Noon at the Lodge. All materials will be sent via PayHOA by April 30. If you do not plan to attend, please complete your proxy and return to me via the drop box, drop it off at my house, or give to any board member.

Treasurer: See attached reports. Check detail was reviewed. Budget discussion: See highlighted items on budget sheet. Each area was discussed and adjusted accordingly by inflation increases and needs throughout the community

Motion to pay non-recurring checks over $50: Thalia made the motion. Pete seconded. All were in favor.

Roads and Maintenance: John and Kevin reviewed the roads budget and roads have not been over budget in the last couple of years. We do expect an increase this year due to fuel, parts, etc. and asked for a 10% increase for ~$3K. Dave said that members have reached out to him to be sure that we do chloride with each grading. Increased the budget to include 3 grading and chlorides per year as well as for fuel and maintenance.
Clubhouse: Lowering the cleaning fees due to Covid restrictions being lifted. We will be able to do more membership cleaning parties and renters will be cleaning as well. Internet will be connected at the Lodge. This is beneficial to the renters as well as the Board to be able to conduct business.
Boats and Harbor: 46 boats – canal path improvements increase. Approximately $8000 for material for the path and will come out of the boat dock fund. Expenditure over the summer to be spread over two months.
Beach stairs: reviewed a new bid from Master Concrete: John to talk to Future Fence for a handrail quote.

5. Director Reports:

Improvement and Maintenance/Roads:

Building and Beautification: No Report.

Boat Harbor, Lake and Canal: I am still working on getting new/better boat slip marking posts. I have two and need twelve more. Still working on the plan for the canal path, more details to come as well as another work party. New keys for the gate and boat stickers for Cordley are available. Please email me if you need them. I will be setting up different times at the lodge and on weekends. Shelly and Thalia offered to assist with the distribution of the keys and stickers. I would like to fix up the tennis courts and make one a Pickle ball court in May. If anyone is interested and would like to help, please email me and we can come up with a plan. I would also like to put in some horse shoe pits in the park and make them safe for the kids to be running around them. I have a few ideas on how to do this.

Security: No report at this time.

Clubhouse Services/Entertainment: A discussion took place about painting the Lodge and new shutters as well as replacing the downstairs windows. We have received multiple bids from local contractors to determine the cost of replacing single pane windows with double pane windows and painting the siding of the clubhouse. The lowest bid for replacing windows was from Wallside at $16,000 for the dining room and great room windows. Lowest bid to paint siding was $9,000. One problem is that the black shutters would require repainting in about 8 years. We could purchase vinyl shutters for about $2,000 and install them with volunteers. The board decided to focus on beach steps and boat slip path this year and put off replacing clubhouse windows and painting till sometime in the future.

Clubhouse Host: No report, no Lodge bookings. Dave asked what the clubhouse capacity. 25 cars and 75 people inside the clubhouse.

Motion to accept Directors reports: Shelly motioned to accept the Directors reports. Hansel seconded. All were in favor.

6. Consideration of Communications: None at this time.

7. Unfinished Business

- Beach Stairs: Discussed in Budget. Received a lower bid to replace the stairs and John to get a quote regarding a hand rail. Also discussed volunteers/members assisting with installing the handrails.
- Silent Auction update:
  - Boat 1: Dave Wanlass
  - Boat 2: Moved-No sale
  - Boat 3: Greg Morris
  - Boat 4: No Bid – will be disposed
  - Boat 5: Bill Bathgate
  - Boat 6: Frank Eshelman
  - Boat 7: No Bid – will be disposed
  - Boat 8: No Bid – will be disposed
  - Boat 9: Greg Morris
  - Boat 10: Greg Morris
  - Boat 11: Thalia Adams
  - Boat 12: Moved-No sale
  - Boat 13: Jim Sanders
  - Boat 14: Dave Wanlass
  - Boat 15: Mike Patterson

Thalia to contact the winning bids. The boats will need to be re-stickered or removed ASAP from Cordley.

- New Boat Launch Keys: Thalia to invoice all members for $20. Key's will be sold at the May Annual Meeting. Please keep your current gate key as that lock may be used in other areas in WLO, i.e.: compost area.
- A third canal party – Stay tuned for dates.
- Proxy for annual meeting: Reviewed suggestions and will have 4 motions for the annual meeting.
- REMINDER: Annual Meeting: Sunday, May 15, 2022, Noon, Lodge Lawn

Dave made the motion to cancel the May Monthly meeting. John seconded. All were in favor.

8. **New Business**:

- **Stid's Mow & Mosquito**: Jason Stidham said he has been approached by several members regarding the mosquitos at the canal and boat launch. A discussion took place regarding pulling a permit, controlled wetlands and filtration to the lakes. Jason explained that with his license and training he does not need to pull a permit. Jason explained that he will replace Bifen with a safer application of Mavrik which has a shorter residual that is safe to pollinators.
  - Marybeth Miller handed out two letters of concern about spraying chemicals in the wetland area, one from her and one from Shawn Duke. More discussion took place and information will be made available to the membership. The board did not feel comfortable making a decision to proceed with mosquito treatment until the membership was informed at the annual meeting. *Shelly made a motion to include mosquito spray in the wetland area next to boat-slip path to the membership at the annual meeting. Thalia seconded. All approved.*
- **Proxies and motions**: The Board will include the following motions:
  - Motion 1: Motion to approve White Lodge Budget for 2022/2023. Yes OR No.
  - Motion 2: Motion to purchase 1 x 3 and 6AA limestone for boat slip path with funds from Boat Dock Fund not to exceed $8,000.00. Yes OR No.
  - Motion 3: Motion to hire a contractor to replace concrete steps to the beach with new concrete steps and new hand railing. Funds to come from the General Fund, not to exceed $15,000.00. Yes OR No
  - Motion 4: Motion to spray vegetation in the wetland next to boat-slip path to reduce mosquito population. Nine applications are not to excedd a total of $1,800 to be paid out of the Boat Dock Fund. Yes OR No
- **Pilates in the Park**: Loretta Werner has so graciously offered to teach Pilates in the Park this summer for all members who are interested. This will be on Saturdays. Dates and times TBD soon. Stay tuned.

Next Meeting: SUNDAY, MAY 15 – ANNUAL MEETING, NOON, LODGE. May monthly meeting has been cancelled.

Motion to adjourn: Thalia made the motion to adjourn. Dave seconded. All were in favor.

Adjourn Time: 9:13 p.m.