

WHITE LODGE OWNERS, INC.

MONTHLY BOARD OF DIRECTORS MEETING

<https://www.whitelodgeownersinc.com>

Monday, April 17, 2023

OFFICIAL 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: John Sdao

Security: Derek Henderson

Clubhouse Services/Entertainment: VACANT

Clubhouse Host/Hostess: Christine Boggs

Anticipated Absence:

Steve Milz

Membership in Attendance:

Steve Selvig

1. Call to Order – Dave called the meeting to order at 7:09 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None in attendance.
3. Review and Approval of Prior Meeting Minutes (March 13, 2023): Thalia made a motion to approve the March 10, 2023 minutes. Kevin seconded. All were in favor. Minutes are approved.
4. Officer Reports:

President: Still looking for someone to fill the clubhouse director position. Christine Boggs has graciously accepted the clubhouse reservations position. She handles all bookings at the clubhouse. If you have questions about what is involved with this board position, please contact me.

Burn pile was successfully burned, thanks to Bob Riske.

A special meeting to discuss the proposed amendments to the By-laws will be scheduled for a weeknight before the annual meeting. Watch for the exact date of the meeting. Notice to be sent this week.

A motion to allow home mail delivery in White Lodge will be placed on the proxies for the annual meeting. Members who wish to continue to have their mail delivered to the centralized boxes by the clubhouse may do so.

I will be presenting a proposal to the board to purchase a polypropylene plastic pickleball court to be laid over the current broken asphalt. Estimates for removing or milling and resurfacing the asphalt ranged from \$47,000 to \$145,000.

Each year at the annual meeting, a certificate of appreciation is presented to a member with outstanding service and dedication to the WLO. This year, we wish to honor Ron Fesl. Ron is currently in hospice and the certificate was given to him on April 15.

Vice President: No report at this time.

Secretary: As of April 4, 111 members have paid their 2023 dues with 27 members outstanding. Invoices were printed and mailed to those that have not paid. All current members were sent their 2023 WLO stickers and guest passes. If you did not complete the survey or contact me regarding the number of stickers, you were sent two of each (WLO cling and guest passes). Thalia to work on getting the clubhouse reservation forms in a google sheet and on the website.

Treasurer: Reports as submitted. Not a busy time, we are on par. The board reviewed each of the following areas and made adjustments as needed: overall budget, Maintenance, Beautification, Boats and Harbors,

Budget: canal path, slight increase due to inflation. Everything else is pretty standard and straight forwarded expenses.

Maintenance: Unless something unforeseen happens, we should have no problem. Biggest expenses are the grading and the chloride.

Beautification: added \$5,000 for tree removal.

Boats and Harbor:

- Delayed purchasing additional stone for path till the fall.
- Bathhouse: New railing (\$10 per linear foot). Replacing toilets – free from a member.
- New aluminum dock on Cordley boat area
- Priority 1 - canal; Priority 2 - bathhouse, Priority 3 - dock replacement
- Discussion took place regarding the boat fund, balance and usage.

Clubhouse: Increased social activity. Room donations have been down a little bit. Internet at the Lodge. Clubhouse maintenance/inspection on fire extinguishers, bees/pest control. Dave mentioned the high cost of heat for the clubhouse. Dave changed the filter and contacted a member to look at the furnace that was donated. More rentals at the Lodge would be beneficial.

Administrative: Secretarial fees, PayHOA, postage for stickers, QuickBooks and a new computer for Treasurer/Secretary – online QuickBooks is 60/month. A new computer is necessary for the Secretary and Treasurer to fulfill their duties.

A final discussion took place about the tennis courts. Dave will bring information to the membership and if there is interest in doing something with the area, then it will be budgeted for next year. A thought was to remove some of the old fencing and get quotes for install only if WLO removed the old asphalt.

Motion to pay non-recurring checks over \$50: Kevin made the motion to approval non-recurring checks over \$50. Dave seconded. All were in favor. No discussion. Motion passed.

5. Director Reports:

Improvement and Maintenance/Roads: We received a message from Pinckney Schools Transportation regarding the roads/potholes. Myers Excavating was contacted and graded the roads. The roads were in bad shape and will be regraded after the rain and settling. Chloride to be applied immediately after the second grading. This month Dave E. and I filled potholes and refilled the fuel cans and equipment. Participated in clean up after the snowstorm. A new hood was installed over the Dropbox. I purchased a new battery for the winch. I am preparing the equipment for the summer season and will continue to monitor and maintain the equipment.

Building and Beautification: None at this time.

Boat Harbor, Lake and Canal: Was very successful on Saturday (4/15) Canal Party: Incredible turnout!

Thank you to: Steve Webster, Steve Woodley, Brian Byrne, Jim Daniels, John Turke, Dave Wanlass, Derek Henderson, Jeff Haydon, Bart Baechelandt, Matt Maciag, Steve Beavis, Dave Eggleston, John Sdao, Mary Munkcasy, Sharon Bell, Jeff Pajtas, Greg Morris and friend, Tony Hart, Mike Casady and Glen Ewald, Scott Hart!

If anyone was missed, please know it was not intentional. THANK YOU!!! That was a lot of hard work, but we came together and accomplished much!

A portion of the trail to Gallagher is clear....thank you to the member who took that initiative!

Removed all the concrete and filled the dumpster (removal on 4/19). Trees were removed from the canal:

Spring Work Party at the canal APRIL 15th:

- Remove concrete piles.
- Remove logs further down the canal
- Cut and remove logs on the trail (Marked for removal)
- Remove another old raft that was found during the path installation
- Replace broken and split boards on the boat launch (Purchased deck boards)
- Crew filled in rip rap through position 25

Canal path Phase 2:

- Clear and widen some areas of the path.
- Remove old cut logs
- Order 40 yards of riprap
- Order 40 yards of 6A stone
- Skid steer Service
- Embankment riprap all the way to slip 25, new boards, need to widen the path and clean up.

Someone drove their vehicle down the canal on the newly installed pathway. NO VEHICLES - golf carts only. A barrier has now been installed to prevent this from happening again.

A letter from the President will be sent to the owners of the boat that was left in the canal over the winter.

At the canal party, it was suggested that a new stronger winch was needed. Bart B. sent Thalia product and cost information for a new winch. Thalia has forwarded the information to Kevin Dreher. Kevin will evaluate the condition of the electric winch and how to proceed.

Cordley lake bathhouse:

- New Toilets – A member is donating and installing. Thank you Scott H!
- New Railing on cement roof (Estimate coming)
- Fresh Paint on outside (Estimate coming)

Need for a second work party. Look for dates in May.

Security: No report at this time. Dave Eggleston to drop off parking violation stickers to Derek.

Clubhouse Services/Entertainment: Scott Hart has offered to replace all leaking kitchen faucets at no cost to White Lodge.

Clubhouse Hostess: There was one booking with donations totaling \$200 in March. Another reservation began on March 29th and will end on April 11th for one room only. Spring & Summer dates for 2023 are still available. The shared calendar in PayHOA is updated with all current bookings. The parking area will be used on May 7th with no booking of the lodge.

A guest inquired about rusty water upstairs and short-lived hot water. Kevin checked on this and determined the hot water heater was working fine and water was running clear and hot for an extended period of time. Same guest inquired about a gas-like smell from the vent downstairs. I directed her to Dave and he followed up with me, stating he changed the air filter last month and will be looking into purchasing a carbon monoxide detector.

Motion to accept Director's reports: Thalia made the motion to accept the Director's reports. John S. seconded the motion. All were in favor. Director's reports are approved.

6. Consideration of Communications: from Thom Black:

I think it would be a good idea to warn the members that there are now beavers on the chain of lakes and they are causing damage. One of my large oaks by the canal has been gnawed in half-a-dozen places on its roots. Even if the beavers don't take the whole tree down, if they completely girdle it, it will die. I've put chicken wire around it. Others may want to take this precaution with their shoreline trees.

7. Unfinished Business

- Memorial Garden/Bench: Update provided at the Annual Meeting. Current balance \$455.
- Shoreline Project and Next Steps: Marybeth Miller requested the leftover log/tree be removed by the shoreline.
- Special Bylaw Informational meeting for all members on Tuesday May 16, 2023.

Board approved motions for this 2023 proxies:

1. Approve 2023 budget
 2. Amend By-laws to increase non-budgeted maximum board expenditures allowed from \$1000 to \$10,000.
 3. Amend By-laws to increase special assessment maximum from \$25 per share to \$75 per share
 4. Amend By-laws to allow working from home following twp. ordinances
 5. Amend By-laws to correct the multiple spelling errors
 6. Amend By-laws to update the former presidential list.
 7. Allow each member to choose home delivery or maintain current centralized delivery..
- Boat Dock Drawing was held on Saturday, March 18. The application is now online and can be accessed through the website.

8. New Business:
- Upcoming Events:
 - All Community Garage Sale: looking for volunteers
 - Fall 2023 Pig Roast: TBD
 - Looking for community event ideas:
 - Summer festival

9. UPCOMING REMINDERS:

DUES: Dues were to be paid March 1. Beginning May 1, if dues are not paid, a \$25/month late fee will automatically be applied to your account via PayHOA until your balance is paid in full.

ANNUAL MEETING: Sunday, May 21, 2023, Noon at the Lodge

Next Meeting: ANNUAL MEETING, Sunday, May 21, NOON, LODGE LAWN – weather permitting. If inclement weather, the meeting will be held inside the Lodge.

Motion to adjourn: Thalia made the motion to adjourn. Shelly seconded. All were in favor. Meeting adjourned.

Adjourn Time: 8:40 p.m.