

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

Monday, August 9, 2021

OFFICIAL MINUTES

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 Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

Pete Fecteau

Anticipated Absence:

Membership in Attendance:

Terry and Shevon Hahn, Norb Rickelmann, and Virgil Ramey, Loretta Werner

1. Call to Order – Dave called the meeting to order at 7:00 pm.
2. Call to Membership (Discussion will be limited to two minutes per person): Virgil expressed his deep appreciation that the board decided to chloride the roads and also asked if Duncan was the only company we contacted for trash. Dave indicated that Duncan seems to be where a lot of the membership wants to go. Terry said to look at the email that was sent out that has the contact information and a link to the WLO signup. Thalia read a statement from Marybeth Miller and Shawn Duke. Dave is getting a bid from a “widow maker” Oak tree. And there is a broken branch on the oak tree. Shane – tree cutting, cut the stump on the tree that fell. Hollow in the middle is an indication of it’s age. Because of Oak wilt, and cutting be done on a live tree be painted. A second bid for cutting up the trunk to cut up the tree on the hill. Bob Riske has asked about the branches around the flag pole. Clearing around the flag pole and cutting up the trunk. Hansel asked for proper protocol for the flag. Terry added that there are a lot of trees in the neighborhood that need attention that are getting dangerous. It needs to be addressed before someone gets hurt. Need to prioritize the trees in the areas most used. Dave asked for anyone on the board or member in WLO to lead a committee to look at the trees that need attention. Terry agreed to head that committee and Hansel will assist. Terry will do a report each month until it’s done.
3. Review and Approval of Prior Meeting Minutes (July 12, 2021) – Shelly made the motion to accept the July minutes. Hansel seconded. All were in favor. Minutes were approved.
4. Officer Reports:

President: I submitted a signed contract in July to Pardiac Towing. We have begun issuing warning stickers on unidentified cars parked on WLO property. Hans Frazier - Boats, Pete Fecteau - Clubhouse, Rob Chie - Security and myself have warning stickers. If a vehicle is issued a warning sticker a photo of the license plate is kept on file. Rob Chie and myself are authorized to call to have a vehicle towed. Hopefully the warning stickers will provide the desired results, be advised that we will tow repeat offenders. The WLO policy is that all vehicles are required to display either a WLO sticker or a guest pass when parked on WLO property. This policy has been shared through our membership email list and has been posted on our message board.

There have been more complaints of drivers speeding on our roads. With the additional speed limit signs we have made some progress. Thanks to the members who paid for and installed the signs and to those willing to take on the unpleasant task of reminding the speeders to slow down. Please use discretion when speaking to neighbors about their driving. Speeding like any habit takes time to change.

Thanks to the Kovacich family for donating their musical talent to the July 25th show on the clubhouse porch. Everyone I spoke with had a grand time at our music festival. The musicians that I asked to perform all complemented us on our lovely grounds.

A wonderful example of stepping forward and looking for positive solutions to a common problem was demonstrated by Terry Hahn, Marybeth Miller, John Werner and Matt Maciag, who all researched and

found an alternative trash hauling company. The Eggleston's have paid up through Sept. but are considering switching anyway. Each individual member schedules their own trash removal, however it would reduce the wear and tear on the roads if we could all use the same garbage company. This is not a mandate.

Thanks to Bob Riske and Kevin Dreher for working on the 1965 Ford tractor. Thanks to Hans Fraizer and Dennis Buzuvis for cutting up the fallen tree in the park.

The new clubhouse columns are scheduled to arrive late this month. Chris Bonk of B-5 construction has agreed to seal any gaps in the siding on the second floor of the clubhouse while they have their equipment here in Sept installing the columns.

If you're either a new member or a member with some leisure time, please share one or more of your particular talents. Volunteering can be a rewarding experience here at White Lodge.

Vice President: No report at this time.

Secretary: More dues payments were received and three liens were released. There is only one member who is delinquent with a lien.

If you have not done so already, please join the WLO Facebook group. This is NOT a board FB page and not a page to discuss board business. However, this is a community page to keep the community informed. Stay tuned for more details on the page to come out soon.

PayHOA has the ability to send text messages for more urgent updates. Please be sure to have your cell phone numbers updated in PayHOA. Text messages are sent from number: 859-687-6879. Please add this to your contacts to avoid it going to spam and being blocked.

Huge thank you to Shelly Kovacich for taking the July minutes in my absence.

Treasurer: Shelly is returning from vacation and will have the July and August numbers at the next meeting.

Director Reports:

Improvement and Maintenance/Roads: Getting the tractor repaired and keeping an eye on the budget for the roads. Dave E. went to Bouillons for chain saws maintenance for a fuel issue. The fuel is 50:1, red cans for regular and yellow for diesel. Quote from SE equipment to repair the brakes on the backhoe \$4,000. \$2,000 material & \$2,000 labor. Bart F. has a friend who can repair old machinery. Dennis B. has a friend to come look at it as well for under the \$4000 SE Equipment quote. Should have a quote by the semi-annual meeting. If anyone is using the backhoe to use the lower gears to slow down instead of the brakes. There was a question about when the road meeting would be held. Mitch stated due to his schedule he cannot schedule a meeting at this time.. Dave tried to do a day work party, and only 2 members showed up.

Building and Beautification: Cleaned out the catch basin at Monticello/Frankfort and put a new filter sock in it. Thanks to Jeff Avedisian and Bob Riske for bringing up some material to fill in the road next to the gate for the golf carts. Waiting on an estimate from Myers excavating to extend the culvert on the other side of the gate and fill in that area. The bank and the road is eroding. John to get two more estimates, to ensure that road will not erode. The board OK'd the plans for Marshall Smith for the new construction on the corner of Concord and Colonial. Roads were graded and Chloride applied in July and seem to be holding up pretty good and dust is down. We'll need to stay ahead of filling the potholes this time before the fall grading.

Boat Harbor, Lake and Canal: There were indications that the boat launch lock had been tampered with. Hansel checked it out and it seems to be fine. Thank you to the volunteers working on the bathhouse doors. The men's door has been ordered, steel outswing left-handed exterior door. A question was asked about the shoreline project. Hansel commented that it helps with the run off to Cordley Lake. It's fenced to allow it to grow and the geese will not take them out. Hansel has looked at website for Michigan native plants to help the shoreline.

Security: We have begun tagging vehicles who are without a WLO sticker or guest pass. I have been building a database of vehicles. A discussion is needed to set procedures for what we should be doing when taking pics of vehicles. Rob sent a spreadsheet to Thalia to set up a spreadsheet for easy accessing. Rob asked to get a picture of the car and a copy of the sticker on the car. There was a question about ticketing people who are parked on corporate property. Rob indicated if the car has a WLO sticker they are ok. It was asked if this also applies to boats. Rob responded that the major areas are at the Lodge or boat ramp.

Clubhouse Services/Entertainment: I would also like to thank to Kevin and Mary Dreher for their help and donation of materials for phase one of the clubhouse pest control. Looking forward to the second phase, second story work to take place. This will coincide with the column install as that company has agreed to help with their bucket lift. That second phase will focus on soffit and eaves repair.

Clubhouse Host: There were 4 bookings in July with room donations totaling \$1,310. President provided a new comforter, and a couple of new mattress covers and pillows. I recommend replacing more of the

old pillows, comforters and mattress covers as they are flattened, stained and stretched out, respectively. Shout out to Shelly Kovacich for volunteering to wash bedding and Wendy Clark for cleaning the Clubhouse. Ask families to “adopt a room”. Discussion on use of portajohns for large gatherings. Caitlin said any party of 75 will be problematic. It would be a requirement of the rental agreement. Caitlin offered that any WLO member can submit recommendations to her. Dave E. is going to check into when the last time the septic was pumped. Virgil said there are two tanks and not sure if they have been pumped out in the last few years. Caitlin asked about a 25 maximum in Lodge. As a board we have to follow the local guidance/State of Michigan. Still doing the cleaning fee of \$25 per room or \$50 for the entire Lodge or Great room.

Motion to accept Directors reports: John made the motion to accept the directors reports. Hansel seconded. All were in favor.

5. Consideration of Communications:

6. **Unfinished Business**

- Compost Pile: How to prevent outside dumping? Is this an issue, if so, how do we deal with it? Hansel has a lock. John said it has not been a big issue this year. Steve M. thinks is an issue more in the fall. Dave spoke to Darren R. and he has not seen anyone coming in and out. The board decided to not install a chain across the entrance to the compost at this time.
- Geese Decoys for Cordley Beach, Swim Raft, Boat Dock: Two are down at Cordley Beach. Are they working? Windmills have also been recommended as a deterrent. Dave E. recommended moving decoys such as a wind sock. Hansel said Whirly birds and offered to pick up a few.
- Speeding/Speed bumps/speed dips: Discussion about holding a meeting to consider speeding (speed bumps, speed dips and speed tables).

7. **New Business**

- Special thanks to the following members for answering the call to help remove a fallen tree at Cordley Beach: Marybeth Miller, Tarra and Nickol Anderson, Pete Fecteau, Norb Rickelmann, Dave Eggleston and guest, Hansel Frazier, Virgil Ramey, Shawn Duke, Paul Juckno, Kevin and Mary Dreher, Dennis Buzuvis, Bart Baeckelandt – special thanks to Mary for buying the crew lunch from Little Caesar’s, Bob Riske, Robbie Mullen, Mike Kovacich, Matt Maciag, Glen and June Ewald, Derek and Davidson Henderson, Loretta Werner and Bill Holland!! THANK YOU!!
- Also thank you to Brian Rojeck for helping the Michigan State Police with removing the boat that crashed into the island.
- There was a question about the current status of the promenade and corporate property if anything has changed, moved or abandoned. The board has not authorized any change or abandonment of any corporate property.

Next Meeting: September 13, 2021, 7:00 p.m., Lodge

Motion to adjourn: Hansel motioned to adjourn. Rob seconded. All were in favor.

Adjourn Time: 8:19