

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

Monday, August 15, 2022

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: Hansel Frazier

Security: Rob Chie

Clubhouse Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

Anticipated Absence:

John Werner, Hansel Frazier, Rob Chie

Membership in Attendance:

Norb Rickelmann, John Turke

1. Call to Order: Dave called the meeting to order at 7:01 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): Norb commended the board and all volunteers who worked on the beach stairs and railing. Norb said those were the original steps back from the 1930s. Norb also said that the next thing we should focus on is the upstairs windows in the Lodge. Dave is hoping to bring this to the membership at the annual meeting in the spring.
3. Review and Approval of Prior Meeting Minutes (July 11, 2022): Thalia made the motion to approve the July minutes. Kevin seconded. All were in favor. July minutes are approved.
4. Officer Reports:

President: Thanks to the members who were able to attend the last work party. Please take a couple hours out of their personal time to join us at one or more of these events. Huge vote of thanks to our Maintenance Director, Kevin Dreher and Bob Riske for installing the hand railing on the beach steps and to Kevin's wife Mary for her help moving the last large sections of the maple tree in the playground.

Four mosquito traps installed along the boat slip path. We were unable to hire a company to treat the area with chemicals.

New ladder on swim raft. Looking for ideas for an inexpensive decoy or goose deterrent on the swim raft. The coyote decoys we used last year were effective but expensive and ended up missing.

The By-law committee will meet Wed Aug 17th at 7pm at the clubhouse to review the amendments to Public Act 230 and how they affect us in White Lodge. Please join us. Last update to the bylaws were done in 1998. Steve Beavis, Dawn Milz and Laura Bowen have responded to be a part of the committee. Public Act 230 was changed from \$1,000 to \$30,000 and is based on CPI (Consumer Price Index). This takes affect at the end of the 2022 calendar year. This changes allows us to change our bylaws.

Thanks to the garden club for spreading mulch and weeding the gardens around the clubhouse. They have been asked to look into a memorial garden near the top of the beach steps and they plan to clean up the gardens at the Colonial entrance.

Still waiting on last month's order for delivery of some new street signs. Update: Dave has 2 golf cart sign, two Revere, two Colonial and one Monticello road sign to install.

Vice President: Until roughly ten years ago weed control in the Huron River chain of lakes was handled by the individuals who lived along the water front or who had access to the lakes via marsh, tributary or pond having direct access to the water. These individuals did not have any source of information and used a variety of chemicals to control the jungle of weeds growing in the water limiting their access. So as a result weed control differed and some chemicals killed all vegetation (the invasive along with

desirable) and probably allowed invasive plants to take over more area. Washtenaw County became aware and set up Washtenaw County Water District to better control the water quality of the river and lakes in their jurisdiction. So meetings were set up in the Hamburg Township hall to discuss the weed and water quality situation, how to handle and how much to assess each land owner.

We now receive notice each summer about the cleanup that will take place on the lakes, when and where the chemicals will be applied to control the weeds. In addition, the company doing this has a boat that will cut and collect the weeds to open beaches and open the waterways. Well, many people who pay for this service are very unhappy and petitioned Hamburg Township to take over this process because the boat being used to cut and collect the weeds does not operate in the shallow beach areas or other shallow waterways. So many lake property owners are paying but not enjoying any benefits and having to cut and remove the weeds themselves.

So Hamburg Twp. supervisors have received so many petitions from the lake residents about the situation that it has been decided to contact Washtenaw County Water, obtain as much information, possible use their Limnologist, or search for own. In order to go forward with this process, money is needed and has set up a SAD (Special Assessment District) to cover the cost. A map of the included properties for the sad has been sent to all residents involved. You will notice all of WLO residents are included as we all have access to the waterway with our canal. (WLO Corporate property will not have a special assessment). You will also note that the residents living on the north bank of Cordley Lake will not be assessed since they have no direct access to the river or chain.

A recent letter sent from Hamburg Twnp states another meeting about this issue is scheduled for August 16, 2022 at the hall and all are invited. At this meeting the supervisors will discuss their findings and tell us our portion of the cost. Presently \$98.00 annually will be assessed to each property owner who does not have direct water access, but this is only an estimate. Come to the meeting or wait for the mail for the exact amount.

Summary: SAD meeting was held last month and is the result from a number of people on the Chain concerned about weeds and invasive species. Residents on the chain are paying for a service to remove the weeds, however, this service can not reach the shoreline so they've contacted the Township. The Township is now taking action. Everyone in WLO will be assessed, however, WLO Corporate property is not affected.

Secretary: We still have two members who are not current on dues. Reminders will be sent. If payments are not received by October 1, liens will be processed. Members obtaining boat gate keys have slowed. If you need a key, please contact me.

Treasurer: See attached June financials. Next month will we cover July and August. Currently we have \$281K in cash. Profit and Loss: we have a loss of \$6,500. A loss will occur until next spring when we collect dues. We are still well within our budget. Check detail Grading, chloride and new boat launch keys. Non-Recurring checks: credit card for Dave, Thalia and Kevin, Bob Myers, and payment for the balance for the new keys.

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

5. Director Reports:

Improvement and Maintenance/Roads: A few potholes will need to be filled but otherwise the roads are holding up well.

It's been a busy 5-6 weeks: Kevin thanked Dave Eggleston and Jeff Avedisian for helping with the new beach stairs railing. There was a tree that came down in the park. It was a huge group effort and thanked everyone who assisted. General maintenance is ongoing and all chainsaws are now working again.

Kevin fixed the front screen door to the Lodge prior to the meeting.

Dave added that the bus stop area is congested and has talked to Kevin about cutting back the brush to allow for more space and parking. Shelly suggested that we call the district to move the bus stop to the park area. The bus stop was there years ago. Shelly will reach out to the school as well as we urge all parents to call the school as well.

Road/Tree trimming volunteer party on Saturday, August 27, 9 am.

Building and Beautification: The WLO Garden Club met for the first time and did a wonderful job weeding and mulching around the Lodge. A huge thank you to Debbie Eggleston, Susan Bathgate, Sharon Bell, Marybeth Miller, Caitlin Fecteau, Mary Munkacsy, Shevon Hahn and Joan Sayre. Watch for more information on the next Garden Club meeting. f

Boat Harbor, Lake and Canal: Dave stated that the path around the gate is starting to erode. More fill is needed in that area. A pothole filling party will also be needed at some point. The canal lights were

smashed in the canal. The light by Cordley is also out. Dave indicated that this light is not handled by DTE. Dave will contact DTE to see if DTE can take over this light for maintenance. Shelly asked if we have a status on the rip rap. Dave said there is not further updates and we can't work down there until the Fall.

Security: No report. Rob will be stepping down in October. The Board is looking for a new security director. If you are interested please contact Dave Eggleston.

Clubhouse Services/Entertainment: No report.

Clubhouse Host: There were four July bookings with donations totaling \$1,400. Renters please remember to leave it better than you found it. Glitter or other party decorations that could end up all over the lawn are prohibited. The cleaning checklist is the renter's responsibility to complete and return to the Host. Donation request for new or gently used: twin & queen comforters, mattress covers, pillows, bedroom & hallway rugs. UM research did approach WLO to rent the Lodge, however, there was a conflict and will not be renting the Lodge at this time. Rob called Pete for an insurance walk-through at the Lodge. Pete walked the insurance agent through. All fire extinguishers are up to date. A member contacted Caitlin to rent the lodge and asked about obtaining a license/renters insurance for alcohol. The bylaws state there is no alcohol on WLO property. A discussion took place regarding the pros and cons of updating the bylaws to include alcohol at the Lodge. There will be no change at this time.

Motion to accept Directors reports: Shelly made the motion. Steve seconded the motion.

6. Consideration of Communications:

- a. Stidhams: Yield sign available for Monticello/Lafayette: Thalia read Brooke's email regarding adding a yield sign at Monticello/Lafayette. The board agreed that this is a great idea and Kevin will look for the yield sign in the pole barn to install at this corner.
- b. Mulvihill: Golf cart path/Hill to the beach: Thalia read Tracey's email regarding golf carts using the hill to the beach. Thalia reiterated that only golf carts with a handicap sticker are to use the hill to the beach. Dave has two golf cart signs that will be used for dedicated golf cart parking. One will be up by the Lodge and one will be at the canal. The parking at the canal will be along the wooded area near the path. Shelly suggested a reminder. Thalia to send reminder to members to not take carts on WLO property as well as the new designated golf cart parking areas.
- c. Letter from Mark Morris – July 22 – sent to Hansel. There are two large branches in the canal from the tree that fell last year. Dave will contact Mark.

7. Unfinished Business

- Beach Stairs: Stairs and new railing are complete!
- New Boat Launch Keys: New lock was installed Monday, June 6. Thalia is selling keys for \$20.
- Mosquito Mitigation for canal: Four Mosquito TNTs installed on canal path.
- Memorial Garden: Caitlin was at the Garden Club and they discussed putting in native species at the top of the hill. Shawn Duke offered to help choose plants for that area. The Board discussed adding a bench in memory of Virgil and making this a space for all WLO members. Thalia will send a request out to the membership for donations for a memorial bench in honor of Virgil.

8. New Business:

- Semi-Annual Meeting: Sunday, October 16, Noon at the Lodge – No monthly board meeting.
- Bylaw Committee Meeting: Wednesday, August 17, 7:00 pm

Next Meeting: Monday, September 12, 2022, 7:00 p.m.

Motion to adjourn: Thalia is making the motion to adjourn. Pete seconded. All were in favor.

Adjourn Time: 7:55 p.m.