

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, August 10, 2020

OFFICIAL MINUTES

<https://www.whitelodgeownersinc.com/>

Anticipated Attendees:

OFFICERS:

Dave Patton (President)
Glen Ewald (Vice President)
Thalia Adams (Secretary)
Debbie Eggleston (Treasurer)

DIRECTORS:

Mitch Strang (Improvement and Maintenance/Roads)
Vacant (Clubhouse Services/Entertainment Committee)
Jeff Avedisian (Boat Harbor, Lake and Canal Committee)
Vacant (Building and Beautification Committee)
Steven Beavis (Security)
Dave Eggleston (Clubhouse Host, non-voting position)

Anticipated Absence:

Steve Beavis, Deb Eggleston, Dave Eggleston, Mitch Strang

Membership in Attendance:

June Ewald, Marybeth Miller, Amy Rowland, Steve and Dawn Milz, John and Loretta Werner

1. Call to Order – Dave P. called the meeting to order at 7:00 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): No items discussed.
3. Review and Approval of Prior Meeting Minutes (July 13, 2020) – One sentenced corrected under Unpaid Dues. Thalia made a motion to approve the Minutes. Glen seconded. All were in favor.
4. Director Reports

President:

- I hope that everyone is staying healthy and able to enjoy this great summer in a community that has much to offer. Thank you to everyone that worked hard to keep our community in shape. Some of the tasks completed lately: Forgive me if a task or members were left out as it not intentional. Please text or email me and I will correct it:
 - Lodge wall patching and painting of meeting room: Dave E.
 - Lodge painting stairwell and windowsills: Dave E.
 - Lodge pillar quotes: Dave E.
 - Mowing/trimming many acres of grass: Dennis B., Bob R. Bill K. Paul J., Jason S.
 - Maintaining the mowers and equipment: Dennis B, Bob R.
 - Researching/testing/demos for new community management software: Thalia A.
 - Repair boat launch road: Mitch S. Yusif B., Steve B., John W., Curtis K.
 - Pothole engineering: John S. Jeff A., Steve B., John W., Dave P., Mitch S.
 - Securing towing contractor: Steve B.
 - Mailbox committee: Steve B.
 - Replacing swim raft anchors that were destroyed: Jeff and Rachel A.
 - Removing/ordering new swim raft ladder (second time it's been destroyed!): Jeff A.
 - Cordley shoreline committee: Marybeth M. Mike K., Shawn D.
 - Removing tree on septic lines: (?) – Thank you!!!
 - Re-opening of the bathhouse at beach: Dennis and Jamie B.
- Things members can do to help:
 - Pay your dues. If there is a member in WLO that has experience in Collections, please contact the Board/White Lodge Secretary ASAP, as were looking in to the hiring for collections.
 - Obey MAX 15 MPH speed limit and remind kids, family, guest, delivery, contractors, etc., to do the same. The higher the speeds more wear and tear/dust and danger to our members.
 - Please see website for Golf Cart, Burn/Compost/Chip rules. We do not want to burden your neighbors picking up others messes or close these areas.

- Please keep vehicles off cart paths. If you see someone using undesignated paths, take a picture and sent to the Board/Secretary.
- Please use OWNER / GUEST passes for ALL parking in corporate areas. Clearly mark members name on pass to make it valid. If not, you will be subjected to towing.
- TOWING is starting very soon.
- Please remove everything from the compost areas besides grass clipping and leafs (stumps, chips, large roots, branches, etc. READ THE SIGN that is clearly posted. If you ignore these rules, this forces one of your neighbors to clean up after you, and the area will be closed.
- Please keep an eye out for our WLO property as the swim raft has been damaged, TWICE. This year costing \$400/500 plus your neighbors time to repair.
- Please, if you already haven't switched to Advance Disposal 888.443.1717, having multiple trash trucks for one or two houses puts unnecessary wear and tear on our roads costing all of your neighbors more money/traffic/dust etc.
- Please keep potholes filled and trees trimmed from roadways around your home and corporate areas, and help the elderly that cannot physically do it.
- Please take your turn emptying the trashcans at the park, lake, beach, and bathhouse. There are extra bags in the cans.
- A "TO DO LIST" is posted on the bulletin board. Please ask a Director on how you can help.
- After listening to Governor Whitmer, I do not see how we can safely/productively have annual meetings anytime soon. Therefore, I thank the board members for staying on until we can safely meet.
- Discussion: Steve Milz asked if we will be hiring a towing company. He stated over the weekend he saw nine cars at the Lodge; one had a WLO sticker, two others had guest passes with no member names, and the rest had no sticker at all. He has volunteered to hand out violation stickers for vehicles with no WLO identification. Jeff stated that Steve B. is keeping a list to determine if car will be towed on first violation or second violation. Steve Milz asked for specific guest passes for Lodge renters and not the regular guest passes for members.

Vice President:

- No Report.

Secretary:

- Status of dues: Six members have not paid. Members more than one year past due owe:
 - Last paid 2013/owes: \$3,780; Last paid 2018/owes: \$1,070; Last paid 2016/owes: \$1,600
- Guest passes: Please write your name on each pass!
- WLO Access Database. I used the bio sheets from the dues mailing and went line by line to update each member's record. I deleted old contact information (deceased, moved) and added emails for spouses. Currently, I have phone numbers for every member; one member does not have email, and am waiting for a return call to validate an email.
- Purchased a printer for WLO. I did a quote for printing the annual mailing: \$865, not including postage.
- DTE – In collaboration with Deb E., we were able to get all four DTE accounts on a single online account. DTE and Consumers are now paid online.
- HOA Software: Had four demos the week of July 20th (SimplifyEm, Empowered HOA, Buildium and PayHOA). I did a second demo with Buildium and PayHOA on August 7th. Recommendation: Pay HOA. \$165/month and will house all our information. Members will have a secure access to the portal which will house:
 - All transactions and access to information will now be online.
 - Documents: Minutes, announcements, events, etc.
 - Upgraded website that will allow us: to reserve the Lodge online, Make payments for dues and other charges (boat dock, keys, stickers, etc.
 - Financials: online dues payments, automatic late fee's, automatic reminder and billing for delinquent payments, boat/dock payments, lodge rental, ACH payments for reimbursement, connects to bank accounts and provides one click reporting similar that that of QuickBooks.
 - Misc. Info: Unlimited fields for stock numbers, lot numbers, boat slip numbers, row boat/kayak sticker numbers, etc.
 - Community Board: Similar to that of NextDoor and will be rolled out by early 2021. However, we can still utilize other aspects of the software to communicate to members.
- On Work list: Purchase PayHOA software. Data dump from Access to new software.

- Discussion: Marybeth M. asked what needs to be mailed for the annual meeting. After discussion it is believed that it is only the meeting notice and proxy. Thalia stated she will research what needs to be included in the mailing. Dave P. said that with less income from the Lodge, we should only put what is necessary to keep costs down.

Treasurer:

- The following reports are were submitted to the Board: Balance Sheet 7/31/20, Monthly Profit and Loss July 2020, Year to Date Profit & Loss by Class thru July 2020, Budget vs Actual thru July 2020, Check Register for the Month of July 2020 and Nonrecurring checks over \$50 needing approval. Glen made a motion to approve the non-recurring checks over \$50. Thalia seconded. All were in favor.
- Highlights: Total Assets at month end \$255,939.40. There was a surplus for the month of July of \$1,033.34 due mainly to room donation fees of \$3,965. All activity in July was in the general account. No major variances in the budget vs actual at this time. Major expenditure in July is the payment of property taxes - \$3,302.51

Improvement and Maintenance/Roads:

- Boat Launch road is washing out. Scheduled a workday to repair. Yusif Barakat and Mitch Strang were the only two to show. With no one to operate the backhoe, we hand shoveled material into the trailer, and then spread it over what we saw as the worst areas in the launch road. Thank you Yusif Barakat.
- Pot holes in roads. A crew got together to fill the worst of the roadway potholes with limestone material. Thank you John Werner, Jeff Avedisian, Dave Patton, Steve Beavis, John Sdao.
- Traffic control signs purchase and placement are pending
 - 1. A call to review proposed road sign changes/additions
 - 2. Purchase of road signs (waiting on the next 20% sale at RoadTrafficSigns.com)
- Open Item: Mitch Strang requests the time of someone familiar with the backhoe to train Mitch on its operation.
- Discussion: Jeff talked to Mitch about training on the backhoe. Dave P. asked if Norb would be willing to train Mitch. Jeff will contact Norb and see if he is available to do the training.
- Dave read John Werner's road report. A work party was held to fill the roads.

Clubhouse Services/Entertainment: – (*vacant position*): Open positions and need volunteers.

Boat Harbor, Lake and Canal:

- Marybeth Miller Report on Cordley Lake Cleanup and Preservation: See attached report at the end of the minutes. Summary, we have experts who live in our neighborhood, Shawn Duke, Mike Kovovich and Terri Wilkerson from CLA, who met and came up with a plan for the cleanup and preservation of Cordley Lake.
- Marybeth asked about a one-day work day crew. Jeff to follow up with her for a date. Marybeth asked Jeff about putting stakes for a no mow zone. Jeff suggested having Dennis B. and Bob R. at the meeting as well. Jeff asked if we should not mow that hill the rest of the year. Marybeth M. replied yes. Jeff responded by stating it might be decided on at the annual meeting. Dawn M. stated the lake is a resource and our best amenity. Loretta said she would be happy to help with the signage. Loretta asked about the people who come to the lake, what does a guest mean? Shouldn't members be with the guests? Dave P. stated when new people move in, they get a ton of company and visitors the first year or two, however, recently this seems to be increasing. Loretta stated it's fine if the members are with them, but if you just hand out your pass is it really being a guest? Thalia asked if we can set more guidelines? Jeff stated there are numerous signs indicating no trespassing. Dave P. said that Hamburg Township said that since there are no gates at Whitewood, it will be open to the public unless we ask them to leave. Towing will be the only answer to keep trespassers out. WLO can't legally tow until the signs are displayed.
- Both anchors came up missing from the swim raft on July 19th. Sometime after that the ladder was broke off the raft and half of it is gone. New anchors have been installed and we are waiting on a new ladder. These repairs were roughly \$400. Please let someone know if you see people mistreating our property.
- Boaters meeting went well, good turnout and some good ideas for the future. Most people agreed that looking into a better long-term solution to the canal and creating more boat slips.
- Thank you to:
 - Dennis for keeping open the bathhouse.

- Marybeth and Jeff Miller for working on and coming up with a plan for Cordley Lake shoreline.
- Mitch and his work party for adding stone to the drive to boat launch.
- Thanks to Steve Beavis, Curtis Kilbourne and John Werner for working on the rip rap along the road.

Building and Beautification: – *(vacant position):* Open position and need volunteers.

Security:

- There have been a couple reports of abusive language at the beach area and more damage to the swim platform, which has been repaired again. Updated signs for private property/no trespassing, towing have been researched and just need to be purchased and placed in specific areas. The use of member windshield stickers/visitors passes have improved slightly but still see several vehicles without passes. Would appreciate volunteers to help place warning stickers on unauthorized vehicles, as I'm not available to respond all the time.

Clubhouse Host: – Dave Eggleston-Interim *(vacant position):*

- Jeff and Dina Haydon moved in Aug 3 and plan to stay until Aug 15. I told them they could stay all month if needed. They changed from 3 bedrooms to 2. There is another single family asking about Sept. Regarding September multi-family gatherings/rentals, with so many complaints from members about renters not following Covid guidelines in July, we might want to keep the clubhouse closed to those gatherings. I do understand the argument that if schools can be open why can't we use the clubhouse with a 10 person indoor capacity. Based on how the school openings go we can use those results to decide when to reopen the clubhouse to multi-family rentals.
- Talked to Dave Patton regarding the handicap spot nearest the mailboxes. Had complaints from members not able to get to their mailboxes when a large truck was parked in that location. Will move the handicap sign to the left of the other handicap spot and purchase a no parking sign for that nearest spot. Also purchased a no parking sign for the area beyond mailboxes to the south (currently paper signs). Will install signs when I return for vacation.
- Discussion: Dawn M. asked why the names of the renters were listed and are they/will they be new members. Thalia confirmed they are new members. Also asked about the complaint regarding blocking the boxes when a vehicle was parked in the handicap spot. She disagrees with moving the handicap sign. The signs are placed for more access for the person with the sticker. If there are complaints about not getting to the mailbox, the member should get out of their car and get their mail if someone is parked in the handicap spot. Marybeth M. agreed.

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Glen made the motion to accept the Director reports. Thalia seconded. All in favor.

5. Unfinished Business

- Mailbox Committee Update: The mailbox committee had 3 meetings with the last being the most productive with input from several members of the community which brought several suggestions to improve our deteriorating situation.
 - 1. Replace the CBU boxes that are in disrepair and add needed CBU for additional members moving into our neighborhood.
 - 2. Repair current damaged and possibly leaking CBU and add roof for added protection from weather.
 - 3. Home delivery with either individual boxes placed at homes or a variation of private clusters and/or individual boxes placed at homes and seek board approval to place on corporate lots.
 - At the time prices were researched they had a wide range, so to quote them would be irresponsible but to replace the CBU was in the range of \$1871 per 16 box cluster x9 clusters equaling around \$17,000.00 and if we have about 140 residents that want mail delivery it works out to just over \$120/ resident. To purchase individual boxes started around \$35 for an inexpensive box, post and concrete. I found secure boxes around \$90 each. I do not have a quote to repair existing CBU's and

having a roof built over them. I appreciate the input from all members and hope a resolution can come to fruition on this matter.

- Dave P. read the mailbox recommendation: Thalia asked how does that work? Dave P said that the board voted on it unanimously a year ago and that only 2-3 % are opposing it, that we will not get a vote to spend \$17,000 for boxes, costs for demolition of the old boxes, costs for relocating or adding temporary boxes or having the post office hold mail until all the work is complete. Glen stated that we will have to vote at the annual meeting. Dawn M. said they took a poll at the last committee meeting and there was a survey that was to be sent out; it has not been done. Dave asked who was on the committee. Dawn M. said about 17 people were at the last committee and the survey was to get the sense of what the community feels. Marybeth M. was on the committee and said there is a type of hybrid style box that could be used. Thalia to work with Steve on a survey.
- WLO Repair Status: No one contractor came by to look at the pillars this week. One contractor said it was too big of a job for him. Another contractor cancelled an August 1st meeting and said he could reschedule for August 15. I told him I was out of town but he was welcome to come by. I also sent a request to a prefabrication column supplier in Texas, who sent me a catalog on columns, asking if they have ever worked with any contractors in southeast Michigan.
- Lodge Rental & Covid: Still in phase 4. Lodge rules stand as is.
- Vehicles Off-Road/Frankfort Hill: No recent complaints.
- Unpaid Dues/Collection Agency: Thalia suggested calling a collection agency or continue with current procedures; continue applying late fees and add a lien on October 1. Late fee's continue until dues are paid in full. Dawn M. offered to research collections agencies to help us collect unpaid dues.
- Annual Meeting Date: Discussion regarding hold the annual meeting. It was asked how many do we usually have at the meeting. Jeff stated between 30-40 people. Since we can not hold the meeting inside the Lodge (limit is 10 people inside) and need to meet outside, how does it work if we have to change the date. It was suggested that alternative dates be included in the meeting announcement. If those dates do not work then it will be moved to the spring. Thalia asked if this was the Annual or Semi-Annual. It was stated that it would be a combined annual and semi annual. Since board members were absent, a message will be sent to the board, confirming dates and a meeting date will be set, with alternate dates for inclement weather. Marybeth M. asked if someone has a sound system so all members could hear outside.

6. **New Business**

- Pinckney Swim Team/Cordley Lake: Thalia to contact member and let them know we need to get something from the coach or the Athletic Director to make sure this a school sanctioned event and make sure they are covered for this type of request so no liability falls on WLO. If they are covered, then special passes will be made for the specific days and times they will be on WLO property.
- Dogs on Beaches: During the meeting a dog was spotted on the beach. We asked that members do not take their pets to the beach.
- Tree branch on Lodge: Steve Milz indicated there is a tree limb on the lodge porch and needs to be removed asap.
- Garbage: A discussion took place about the garbage company. There are four different companies coming into the neighborhood. Loretta volunteered to call and get quotes for a January switch date. Marybeth M. asked if we could check on senior rates and the best discounted and negotiable rate.
- Dog Days of Summer Event: Marybeth M. stated she would like to hold a community event "Dog days of Summer" for members. Marybeth and Thalia to work on details and a message will be sent out.

Next Meeting: Monday, September 14, 2020

Jeff made motion to adjourn. Thala seconded. All were in favor.

Adjourn Time: 8:29 p.m.