WHITE LODGE OWNERS, INC. MONTHLY BOARD OF DIRECTORS MEETING

https://www.whitelodgeownersinc.com

Monday, December 12, 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: John Sdao

Security: Derek Henderson

Clubhouse Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

Anticipated Absence: John Werner, Kevin Dreher

Membership in Attendance: None in attendance

1. Call to Order – Dave E. called the meeting to order at 7:07 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 (November 14, 2022): <u>Thalia made the motion to accept the November 2022 minutes. John S. seconded the motion. All were in favor. November 14, 2022, minutes are approved.</u>

4. <u>Officer Reports</u>:

President: Communicated with Synchrony representatives after the last monthly board meeting to get our CD check delivered to WLO during the week of 12/5/22. Will contact Synchrony again on Monday the 12th if the check has not arrived by then. Installed new street signs at corner of Monticello and Revere. Cleaned up piles of bark and loose branches left on grass from Shoreline tree removal. Pete will work with Kevin to remove the remaining stumps by Cordley dock.

Helped Kevin spread clean limestone in Frankfort road easement at a low section near the canal as well as move the gazebo to new bus stop location.

Discussion: \$115K Synchrony check was received. A discussion took place regarding which bank to invest with as well as the term year and percentage rate. The Board decided to go with Huntington Bank Business CD, 14 months, 4%.

Vice President: No report at this time.

Secretary: Shelly and I met to review the list of all boaters who are eligible to receive their \$50 deposit refund or push their deposit to next year. A message was sent to all boaters confirming their intent for their deposit: Push to 2023 or receive \$50 refund.

Treasurer: See attached reports. Checking: \$36,774, Savings: \$98,702, Synchrony CD: \$115K. Profit and Loss vs. Actual - room donations are down, cash coming in is minimal until dues at the end of January. Net income is \$-33,647, which is normal this time of year.

Checks written were normal items and expenses such as utilities and misc. credit card charges for winterizing the bathhouse. Non-Recurring checks over \$50: Bouillon/equipment repair, misc. equipment expenses and grading & chloride. Dave asked about the lodge budget of \$8,500 and lowering that for next year.

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

5. Director Reports:

Improvement and Maintenance/Roads: Dave and I placed stone in the erosion area on Frankfort. We also moved the gazebo to the new school bus stop. I plan to do a little more leveling on the gazebo when I gather up the material I need.

Building and Beautification: No Report at this time.

Boat Harbor, Lake and Canal:

1. Modification to the WLO boat doc application

Current: Docking season is from April 1 - November 30 each year. Boats and docks shall be removed from the canal and boat dock area by November 30 each season.

Proposed: Docking season is from April 1 - November 1 each year. Boats and docks shall be removed from the canal and boat dock area by November 1 each season.

2. Loss of privileges. One boat failed to remove the boat from the canal. Recommending loss of privileges for 2023 season. Environment concerns. WLO Reputation concerns.

John S. made a motion to amend the application that each boat needs to be removed by November 1 of each year. Dave E. seconded. A discussion took place regarding why it was set at November 30 and is November 1 is too soon. Thalia read the 2022 Washtenaw County Statement of when the lake levels are dropped. All were in favor. Motion passed. Boats will need to be removed from the canal by November 1 of each year.

John made a motion that the one boater left in the canal lose their 2023 privileges and \$50 deposit. A discussion took place regarding current rules and next steps. Pete seconded the motion. 5 voted yes. 3 obstained. Motion carried. Boater will lose privileges for 2023.

3. Canal Path. Will be approx. \$2000 more but under the \$8500 that has been allocated.

Material	Units	Daily Usage	Tax	Expence		Comments
4" application						
4' RIP RAP	500 Feet					
Tracked Bobcat + delivery		4	\$400		\$1,600	Verify Skid steer can access cana
1-3" gravel	24 Yards		\$39	1.06	\$992	
6A Limestone	24 Yards		\$51	1.06	\$1,297	
Delivery Cost	8 pertrip		\$80		\$640	6 yard per delivery @
\$4,530						

4. Loose milestones/timelines

Pren

Remove barricade to canal

Remove stumps wood that would hinder access

Define the layout

Layout Eco Matt

Resources required:

- 1. Team of 6
- 2. Backhoe and operator required
- 3. Chainsaws to cut and remove logs
- 4. stake pathway
- 5. define details

Timeline: January Phase1: install 500' riprap

Install 500' or 24 yards riprap (Delivery drive will HOPEFULLY be able to back in drop)

Resources required:

- 1. Team of 6
- 2. backhoe/bobcat operator required
- 3. shovels/rakes/etc.

Timeline: Jan/Feb/Mar

Phase2: install 500' riprap

Install 500' or 24 yards 6A limestone (Delivery drive will HOPEFULLY be able to back in drop)

Resources required:

- 1. Team of 6
- 2. backhoe/bobcat operator required
- 3. shovels/rakes/etc.

Timeline: Jan/Feb/March

NOTE: I have called Myers a couple of times. Have not been able to make contact

5. Dumpster to remove cement.

Burying the cement can cause the ground to be unstable. If there is a future build site. If there is metal or paint it can be considered an environmental issue.

Cost of dumpster

http://www.monroerubbish.com

\$450 for a 10 yard container for 7 days. Remove cement and yard waste

Discussion: A lengthy discussion took place regarding the time, money and resources needed in order to begin work on the canal path. There needs to be commitment from boaters and the community. John will put together a plan/survey/questionnaire. Shelly asked about the ground freezing during the timeframe suggested as well as the budget necessary to continue to maintain the path. A deeper discussion took place regarding the balance in the boat fund, possibly raising the boat docks fees, as well as the funds that were used for the new gate and culvert – the general fund or the boat fund. Another discussion took place regarding work parties and the amount of volunteers that would is needed to install the riprap and geomat. John S. to look into purchasing a dumpster to dispose of the extra concrete by the launch. Shelly suggested that we use the dumpster to dispose of big items from the lodge and around WLO property.

Security: I am in the process of getting more parking warning stickers; we should have those by end of next week (just in time for the holidays!) Insurance is not set to renew until April--I do not have the exact date yet, but I am working on it with Rob Chie (previous security director).

Clubhouse Services/Entertainment: Great Christmas event with Santa at the Lodge!

The Clubhouse is closed for January and February. No bookings will be accepted for that time. It has been a good solid year and looking forward to February Lodge cleanup. Dave E. and Caitlin closed storm windows around the Lodge.

Clubhouse Host: A big thank you to our November booking, Jaime Kroske, for going above and beyond in her Clubhouse cleaning. November had three bookings with donations totaling \$255. A WLO community Winter Social will be held on Saturday, Feb 4, 2023 (time TBD).

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

6. Consideration of Communications: Shelly received an email from a member regarding the memorial fund.

7. Unfinished Business

- Memorial Garden/Bench: Shelly sent a message on December 1 to the membership asking for donations. Will leave on the agenda until the spring to determine next steps. Please consider giving. Contact Shelly Kovacich at whitelodgetreasurer@gmail.com for information on how to give.
- Shoreline Project and Next Steps: Update four black locust trees were removed. Rest of the trees will be done professionally along the shoreline.

- By-Law Committee Update: Dave Eggleston Dave Eggleston followed up on two questions at the November board meeting.
 - 1. Requiring a 2/3 majority vote of shares to amend bylaws. Answer: We do not need a 2/3 vote of membership to amend the bylaws so no change to that section of the current bylaw.
 - 2. Thalia asked Dave about the requirement in the public act that the annual packet include name, address and number of shares of all members. Answer: We will ask our attorneys if that information is now protected by recent laws protecting personal information.

8. New Business:

- Upcoming Events:
 - Santa at the Lodge: Sunday, December 11, 1:00 4:00 p.m. Thank you to all the volunteers and families who participated in this year's Winter Gathering! Santa enjoyed his visit and is looking forward to returning next year!
 - <u>Canal Clean up Dates</u>: Look for information before the holiday break for work parties in January and February.
 - o Winter Social and Lodge Clean-up Party: February 4, 2023, 10 am 1 pm
 - o <u>Easter Egg Hunt</u>: Time TBD at the February meeting.
 - o Fall 2023 Pig Roast: Late Summer/Early Fall 2023.

Next Meeting: NO MEETING in January 2023. Next meeting: Monday, February 13, 2023

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

Adjourn Time: 8:28 p.m.