

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
John Werner, Kevin Dreher

Anticipated Absence:

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): 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.
4. Officer Reports:

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.

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 be 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!
 - Canal Clean up Dates: Look for information before the holiday break for work parties in January and February.
 - Winter Social and Lodge Clean-up Party: February 4, 2023, 10 am - 1 pm
 - Easter Egg Hunt: Time TBD at the February meeting.
 - 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.