

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

Monday, December 14, 2020

OFFICIAL MINUTES

ZOOM LINK: <https://us02web.zoom.us/j/83054776855?pwd=bW1BZU5VWWxTNVRLOS8ydTIYRG9odz09>  
Meeting ID: 830 5477 6855  
Passcode: 043523

**Anticipated Attendees:**

OFFICERS:

President: David Eggleston

Vice President: *Vacant*

Secretary: Thalia Adams

Treasurer: Steve Milz

DIRECTORS:

Improvement and Maintenance/Roads: Mitch Strang

Clubhouse Services/Entertainment: *Vacant*

Boat Harbor, Lake and Canal: Hansel Frazier

Building and Beautification: John Werner

Security: Steven Beavis

Clubhouse Host/Hostess: *Vacant*

**Anticipated Absence:**

**Membership in Attendance:** Virgil & Carolyn Ramey, Yusif Barakat, Jeff Avedisian, Caitlin Fecteau, Carolyn Cain,

1. Call to Order – 7:06 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person):
  - Virgil asked where Langley Road is located. Dave said it is off Cordley Lake Road and is located at the WLO property line by Cedar Beach. A cottage was put up for a sale a year ago, Jeff and Marybeth Miller were aware the seller of the cottage. Virgil indicated that he and Ron Fesl put up no trespassing signs on WLO, but have not checked them in the last two years. Dave pulled up a parcel map of Cedar Beach and Langley Drive. Dave went to the property line to check it out. When the seller of a Cedar Beach cottage approached the board last year, the cottage did not have access to Langley Drive and this raised flags with some members. The new cottage owner was able to get permission to drive across a private lot affording him access to Langley eliminating the need to use WLO property. Dave investigated the issue at the Hamburg zoning department, got a quote to survey the property for \$800 from Boss Engineering and posted no trespassing signs along the driveway in question. Regarding liability to WLO, if the person is trespassing we are not responsible. In my opinion, the temporary driveway to the cottage is not on WLO property. The board felt that there is no need to pay for a survey at this time but we should regularly inspect all of our property borders to assure that our WLO property border integrity is maintained.
  - Yusif invited Tom Black to volunteer as VP, if he does not come on, Yusif volunteers to do that temporarily for the Annual Meeting. He suggested reinstating the telephone tree to call for proxies so we have the ability to have a quorum.

Caitlin Fecteau: Said hello to the attendees and joined the meeting to listen and understand the important things going on in our community.
3. Review and Approval of Prior Meeting Minutes (November 9, 2020) – Thalia made a motion to accept the November minutes. John seconded. All were in favor.
4. Officer Reports:

**President:**

  - Filled in road gravel hole at Whitewood/Colonial entrance. Dave and his son,
  - Closed women's restroom door in clubhouse and secured it with extra bolt lock.
  - Investigated border encroachment concerns at Cedar Beach/Langley Dr.
  - Work crew of Bob Riske and Yusif helped with the following:
    - Removed Willow tree from Cordley lake
    - Pushed leaves into pit at compost dump
    - Thanks to whomever burned the branch pile in the park – Jeff, Norb, Yusif - Thank you!

- Thanks to Bob Riske for power washing the pole barn and the Lodge. Dave mentioned a work party in the spring to paint the shutters on the Lodge.

We still have three vacant positions on the Board: Yusif made a great point that we need to get as many proxies as possible to be able to conduct business.

1. Vice President
2. Clubhouse Director
3. Host/Hostess

If you have thought about helping in the past here is an opportunity to share your talents and make new friends in the neighborhood. Please call any board member or me if you have questions about the time commitments. If you have served in the past or never sat on a board, you are welcome. If you have lived here for decades or moved in this year, you are welcome. Serving on the WLO board is an opportunity to be a positive force in our community.

At a minimum, we need everyone to plan now to either come to the annual meeting in May or complete a proxy so we can conduct business. A majority of outstanding shares needs to be represented at the annual meeting (either in person or through proxies) to approve our budget under our by-laws and the public act. It is imperative that we have a quorum at every annual meeting. This is one day a year when **every member** must give a few hours of their time to White Lodge.

Hope everyone has a safe and healthy Christmas and a happy two thousand twenty one.

Thank you  
Dave Eggleston  
Dave15egg@gmail.com  
810-623-8746

**Vice President:** – (*vacant position*)

**Secretary:** PayHOA data was submitted on December 1. Onboarding on December 16, 1 – 2 p.m. Watch for a letter with more information after the first of the year. Late fees were applied to three member's accounts. Annual minutes are complete and on the website. Thalia will be ordering more cling stickers for 2021. Caitlin asked about communications through software. Thalia explained that PayHOA is looking into adding a platform similar to that of Next Door. In addition, requests and communications can be sent through the software for notifications, maintenance items, etc.

**Treasurer:** See Reports. Not much change from last month. Only liability is the boat dock refunds. \$1,950. All boaters are eligible to receive their \$50 deposit back. No income at this time. Jeff commented that he has the final list of boaters and that should go to Steve. Steve covered the check detail and expenses for November. Non-recurring checks were Weebly, Northland Services and Bouillon Sales. Mitch made a motion to accept all non-recurring checks over \$50. Dave seconded. All were in favor. Steve also reconciled the bank statements and noticed there are a number of checks that have not been cashed. Steve to notify members who have outstanding checks.

Director Reports:

**Improvement and Maintenance/Roads:** Dave said there is a deck cover for the riding lawn mower that needs to be fixed. Mitch to get the details and will get it fixed before spring. Northland Services is the contracted to plow for this winter.

**Clubhouse Services/Entertainment:** – (*vacant position*)

**Boat Harbor, Lake and Canal:** The remaining boats were removed from the canal. The boathouse was cleaned, winterized and closed for the season. Will meet with Jeff over the holidays to discuss boats and harbor responsibilities. Hansel asked if the doors need to be replaced. Jeff stated both doors should be replaced. Steve M. commented that the preferred type of lock is one that cannot be locked from the inside to prevent individuals from locking the doors.

**Building and Beautification:** Rob Mullins and I removed a fallen tree from the boat dock gate. (Thanks Rob!) Steve Beavis and I cleaned up all the leaves at the front entrance and the Blvd. on Colonial off Whitewood and ½ of the ditches on boat dock road. We will try to finish up before the snow flies. We have also added Christmas lights at the entrance. Would like to have a work party to fill the roads, this Saturday. Thalia to send a message.

**Security:** Only Security issue is that of an alleged break-in on Monticello in November. No other information available.

**Clubhouse Host/Hostess:** - (*vacant position*)

Motion to accept Directors reports: Hansel made a motion to accept the Directors report. Steve B. seconded. All were in favor.

5. Consideration of Communications: Letter from Terry Hahn. Dave Eggleston read the entire November 16<sup>th</sup> email from Terry Hahn during the consideration of communications and thanked Terry for his comments. If you would like to communicate with Terry, you can reach him at tnshahn@yahoo.com or call (810)599-0415.
6. **Unfinished Business**
  - Lodge Column Repair: Hansel has reviewed the proposal for the columns and has talked to three members to be on the committee.
  - WLO Encroachment/Langley Road/Cedar Beach: Covered in Call to Membership
  - Recognition Board: Last year Norb was recognized and Dave E. would like to continue this. A discussion on nominees. Yusif commented that recognition is very important, we need to have a set method of volunteer recognition, and in the past, there was a dinner for the volunteers.
  - Unpaid Dues/Collection Agency: No new information.
7. **New Business**
  - New email addresses for Board of Directors: Thalia suggested creating all WLO email for each board member instead of using personal emails. Mitch made the motion to create WLO Board email accounts. Hansel seconded. All were in favor. Thalia will create the new email addresses for each board member and send the announcement out to the membership.
  - Tree limb removal over Lodge roof/porch: Dave E. to secure more bids for tree cutting services for the Black Willow tree hanging on the Lodge porch. John sent information for two other services: precision tree and whitewood tree services. Yusif mentioned Dave's Tree Service.

Yusif once again stated the importance of the board calling members to get involved for the annual meeting.

**Next Meeting: January 11, 2021**

**Motion to adjourn: Thalia made the motion to adjourn. Steve Milz seconded. All were in favor.**

**Adjourn Time: 8:52 pm**