

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

Monday, February 8, 2021

OFFICIAL MINUTES

ZOOM Information:

LINK: <https://us02web.zoom.us/j/82327723094?pwd=YTRBd1Uram9ENGZaSWx5MXBqbXR6QT09>

Meeting ID: 823 2772 3094

Passcode: 872983

Anticipated Attendees:

OFFICERS:

President: David Eggleston

Vice President: Steve Milz

Secretary: Thalia Adams

Treasurer: Shelly Kovacich

DIRECTORS:

Improvement and Maintenance/Roads: Mitch Strang

Building and Beautification: John Werner

Boat Harbor, Lake and Canal: Hansel Frazier

Security: Rob Chie

Clubhouse Host/Hostess: *Vacant*

Clubhouse Services/Entertainment: *Vacant*

Anticipated Absence:

Hansel Frazier

Membership in Attendance:

Pat Wisniewski, Kathy Schiff, Virgil Ramey, Jeff Avedisian

1. Call to Order – Dave called the meeting to order at 7:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person):
 - Pat Wisniewski is one of the seven siblings that runs the Varsity Day Camp. His parent's original home is on Puritan and they have new renters moving in this month. He was in Michigan last week at the day camp and they marked 94 trees with oak wilt. He visited the home on Puritan and noticed some trees in WLO that look bad and need to come down. When he returns to Michigan, he will have his equipment and offered to help remove the trees.
 - Virgil commented on the request to increase the \$5,000 limit for Public Act 230. He said years ago, there was another resort community like ours that contacted the State Rep for the limit increase, but could not remember the Reps name and had no other information. Dave provided an update. Emmet County was upgraded from the \$1000 to the \$5000 limit and he sent a letter to our Representative and requested an update for Livingston County. Shelly had said that Lake Chemung could be under Public Act 230. Dave spoke to them and they are not under this Act. Dave received a response to his limit increase request and was told this is a state law and they want to make the change statewide.
3. Review and Approval of Prior Meeting Minutes (January 11, 2021) – Shelly made the motion to accept the January 2021 Minutes. Thalia seconded. No discussion. All in favor.
4. Officer Reports:

President: Still searching for a Clubhouse Director. Please consider stepping up and helping keep our clubhouse open this coming year. I have been filling in as Clubhouse Director and host since last June but with my duties now as President, I need to hand off this responsibility to another member or two. This is a great way to get to know your neighbors.

At the January meeting, the Board approved an effort to contact our state representative in Lansing asking her to look into changing Public Act 230 of 1897 to reflect current dollar values. I sent a letter to our State Senator Lana Theis asking that she put forward an amendment to the Public Act increasing expenditure requiring approval of a majority of shares outstanding from \$1000 to \$5000. At the recommendation of the board, I used the example of a large dangerous tree needing removal but based on our current constraints we would need to delay any action until the general membership voted. This would create a safety issue to members in the interim. So far, I have spoken twice with the

Constituent Relations Director and was told that the Senator's Legislative Director is looking into the issue. Changing the Public Act would only be step one, we would also need to change our by-laws regarding the \$1000. This will take time but hopefully we have the ball rolling. Major expenditures such as replacing the columns on the front porch or improving the boat slip path would still require a majority of shares outstanding for approval.

At the last board meeting, I appointed Yusif Barakat to chair a special committee for the purpose of getting a quorum at our annual meeting in May. I did this according to Article 10-A Section 2. Yusif is looking for volunteers to assist him in contacting members, encouraging them to either attend the stockholders meeting in person or complete a proxy so we can do business. We will be voting on major issues such as the porch columns and the boat slip path. The Board will include these two motions requiring a majority vote in the packet distributed before the annual meeting. As with any annual meeting, we cannot predict motions that will be introduced by the members but only those the Board introduces.

Purchased a new vacuum for the clubhouse. We had numerous complaints from renters last year who were forced to bring their own vacuums to clean the lodge.

Welcome to our two newest board members, Rob Chie as Security Director and Shelly Kovacich as Treasurer. Thanks Steve Milz for transitioning to VP and to the board members for their service to WLO particularly Thalia for rolling out the online payment software. We will still accept paper checks from members who are not ready to move online at this time. Thanks to the members for their patience with the Board as we continue to transition into our new responsibilities.

Dave Eggleston

Vice President: No report at this time. Dave asked if there was any progress with the tree trimming for Lodge. Steve signed a contract and they are expected on/around April 12. They will clear the roof as well as the branches around the power lines that lead to the Lodge.

Secretary: PayHOA activation email was sent on January 21, with yearly dues statements sent on January 22. Three invoices were mailed via USPS on January 15, to those members who do not have an email on file. REMINDER: Dues are to be paid by March 1. Even if you do not submit your dues online, I strongly urge all members to create an account. PayHOA will be the primary form of communication for posting documents such as minutes, boat applications, surveys, proxies, Lodge availability, calendar, security issues, maintenance requests, etc. Another activation email was sent to members who have not logged into PayHOA as of Feb. 7. As of Feb. 8, out of 138 members, 84 have logged into PayHOA, 30 payments received, of which 28 were paid online.

Currently, there are only seven stock certificates left. I recommend reviewing the current stock certificate and make updates prior to reordering. Some of the information is not used or no longer relevant.

Steve asked about payment of bills and reimbursements and how does that work since two board members sign checks. Thalia said approval can be done through PayHOA and will speed up the reimbursement time.

Shelley asked about utilizing the PayHOA check disbursement for \$.95 per check, which includes processing the invoice, printing, envelope and stamp. Thalia suggested using this service for certain circumstances, such as vendor reimbursements outside WLO. Thalia also added that PayHOA has several system updates that will be rolled out soon and will provide an update in March.

Treasurer: January financial statements are attached along with a list of outstanding checks dating back to 2019. Efforts are being made to either re-issue these checks or credit owner's accounts. Boat Dock refunds will be processed this month. Jeff A. to send the complete list of 2020 boaters to Shelley. One member has requested a credit for 2021 boat dock usage in lieu of a refund check. Shelley noted that payments that come through PayHOA take about 5-7 days to hit our bank account. Beginning in March, Shelley will be requesting help from each director in preparing the 2021/2022 budget. Deb E. to work with Thalia and Shelley to reset Huntington passwords. There were two non-recurring checks over \$50. Mitch made the motion to accept the non-recurring checks over \$50. John seconded. No discussion. All were in favor.

Director Reports:

Improvement and Maintenance/Roads: Northland sanded the roads a couple of times. They are also shoveling/salting the snow from the lodge walkway, steps, ramp and the sidewalk behind the mailboxes for no extra charge. John asked Northland to run the blade to the smooth the road on Colonial. Dave mentioned that a car hit one of the boulders at the entrance and asked if they could provide some extra attention to the entrances.

Building and Beautification: No report at this time.

Boat Harbor, Lake and Canal: Dave reported that Hansel is doing the columns and talking to a company for the boat slip path. He was told that any kind of work to be done in that area should be done right now while the ground is frozen. There was also a discussion about possibly moving the gate from the top of the road to right in front of the launch. Before anything would be done it would be presented to the membership. Jeff provided some information as far as monitoring Cordley, the pontoons and kayaks. Jeff said the gate used to be down at the ramp and was moved up to the main road to stop non-members from getting down to that area and having access to Cordley, all the rowboats, canoes and pontoons. Steve M. said it was down at the launch in the 90s. The gate at the top of the road stops non-members from that area.

Security: Towing signs – Rob spoke to Steve Beavis about getting the signs. There have been quite a few vehicles at the Lodge parking lot without tags. Some vehicles could be from the construction on Monticello, or Lodge renters. Rob suggested putting up the towing signs, sending a community message and use a warning sticker. Dave asked Rob to order new warning stickers.

Clubhouse Host/Hostess: - (*vacant position*): Dave purchased a new vacuum and there was a Lodge rental at the end of January (two rooms). Dave said that we have quite a few rentals in June. Thalia recommended using the PayHOA calendar to show Lodge availability. Shelley added that another benefit to having the Lodge calendar on PayHOA is security. It also lets the members know when renters are in the Lodge.

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

Motion to accept Directors reports: Thalia made a motion to accept Directors reports. Dave seconded. All in favor.

5. Consideration of Communications: The board of directors received an email from our previous president, Dave Patton. In that email, he addressed some of his concerns about the last annual meeting agenda and the proxy votes. We discussed his suggestions and agreed to include anticipated topics on the agenda and when possible include a board motion for expenditures exceeding \$1000 that we anticipate voting on at the meeting. The motion will be stated along with a not to exceed dollar amount. The member signing over their proxy will have an opportunity to vote yes or no on that motion right on the proxy. These board proxy motions will be included in the packet that goes out to all members. The board of directors agree that the current open proxy gives the recipient significant power to vote on motions made at the annual meeting. While any WLO member is permitted to put forth a motion at any membership meeting, we hope to include all major issues ahead of time. If a member has a reasonable topic they would like to include in the agenda, please contact a board member before the packet goes out in April. Shelly also added that in the future PayHOA could be a very useful tool in communicating with the membership.
6. **Unfinished Business**
 - Lodge Column Repair: Hansel is still working on obtaining quotes. The board agreed the repairs need to be done this year for the integrity of the Lodge/roof. Item will be added to the annual meeting.
 - Update: Tree limb removal Lodge roof/porch: - updated in VPs report.
7. **New Business**
 - Special Committee: Dave spoke to Yusif regarding chairing a special committee for the annual meeting, specifically for proxies and attendance. Dave made a motion to appoint Yusif as the chair of a special committee to notify membership about the annual meeting. Mitch Seconded. All were in favor. Thalia said she would work with Yusif and provide any information he may need. Dave wants to get the word out as soon as possible. Thalia suggested discussing the annual meeting agenda at our March meeting and will add an agenda item under new business.

- Insurance: Rob is a commercial insurance agent and has been looking at our insurance policy with Auto Owners. Rob noticed some items that could help lower the premium. By appointing the policy to his agency, he would be able to help with cost savings, certificates and claims. He asked if the agent on our policy is a member. Steve said he is in Keego Harbor and has had the policy for about 15 years. Rob said that we could keep the same policy but move it to his agency. At this point, Rob does not have any final quotes yet, but offered to do a list of items that he thinks would help with cost savings, including a group discount that could be up to 5-7%. He even offered to draw up a list of savings to show the current the current agent. Virgil helped set up the policy and suggested that it might be a conflict of interest if the policy is in Robs agency. He suggested that Rob could be the point person to talk to the agent and stated that Rob's suggestions are to be considered. Dave suggested that Rob, Virgil and Steve meet before next meeting to discuss recommendations on policy.

Next Meeting: March 8, 2021, 7:00 p.m.

Motion to adjourn: John made motion to adjourn. Mitch seconded. All in favor.

Adjourn Time: 8:31 p.m.