

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

Monday, February 12, 2024

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: Jane Juckno
Boat Harbor, Lake and Canal: John Sdao
Security: Derek Henderson
Clubhouse Services/Entertainment: VACANT
Clubhouse Host/Hostess: Christine Boggs
Jane Juckno

Anticipated Absence:

Membership in Attendance:

Steve Woodley, Bob Turke

1. Call to Order – Dave called the meeting to order at 7:02 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None to discuss.
3. Review and Approval of Prior Meeting Minutes (January 15, 2024): Kevin made the motion to approve the minutes. Shelly seconded. All were in favor. Motion passed. January 2024 minutes approved.
4. Officer Reports:

President:

I have received multiple complaints over the last few months from WLO members who when walking on our roads and trails have been approached by loose pets barking and scaring them. I have not had any reports of any dogs actually biting anyone. If a dog physically attacks you, please call 911 and a police officer will respond. For all other complaints about pets who have left the owner's yard, you may call dispatch at 517-546-9111. The responding personnel are authorized if they choose to issue a citation for \$125 and may also take the dog to Animal Control in Howell. To recover a pet from Animal Control you must show that the pet is up to date on all shots. Please keep your pets in your yard, either on a leash or use a radio collar so that everyone may walk on our roads free of fear of being attacked by a loose pet.

[Hamburg Township Animal Ordinance](#)

Four security cameras were installed, one at the mailboxes and three around the exterior of the clubhouse. Cloud storage Free for 15 days. After trial \$1.99/mo. Dave to research if more cameras are purchased can we use the current cloud storage.

Cleaned up a pile of wood along North Monticello.

Vice President: No report at this time. Steve to notify insurance that we have installed security cameras to see if a discount can be applied.

Secretary: Dues statements were emailed at the end of January 22. WLO sticker and guest pass survey were sent on January 29. Please complete the number of WLO stickers you need for your household vehicles. These stickers are for the members/vehicle that live at your residence. Please choose the number of guest passes for 2024 (up to 4 each). If you do not complete the survey, 1 vehicle pass, and 1 guest pass will be sent to you. Beginning February 26, stickers will be sent on a weekly basis to those that have paid their dues for 2024.

Guest passes, envelopes and stamps were ordered to prepare for sending stickers/guest passes to members.

I would like to suggest adding mailbox numbers to PayHOA. I receive a lot of texts and emails from members who find keys left in the mailboxes. In order to eliminate mass emails due to one person leaving their keys, I would like to send out a survey asking members to provide their mailbox number. This information is private and only available to the member. If keys are found, contact me, I will look in PayHOA to find the owner and contact them directly without having to send a mass email to all members.

UPDATE: Thalia spoke to the Pinckney Post Office. Our carrier is double checking the box list and will drop that off to Thalia when complete. Thalia will add the mailbox numbers to PayHOA. If you notice keys in a mailbox, please leave them and contact Thalia. She will contact the owner through the proper channels. Thank you.

Treasurer: January Reports attached.

January financials balance sheet: Checking ~\$41K, savings ~\$99K, CD ~\$19K, with ~\$4K in earnings. Our By-law fund CD at Huntington Bank expires on Feb 25. We have an appointment to roll over to a new CD at a higher promotional rate on Feb 26th which is within the 10-day grace period. Loss of \$19K, but as dues are received, this will help the bottom line. Check detail were the usual expenses with the exception of \$2K for boat dock improvements, T&C Landscaping. Non-recurring check over \$50: Huntington bank statement, laptop, fire extinguisher. Shelly thanked Deb for filing our 1099s. Shelly to start working on the budget. The board needs to come prepared in March and April to work on the budget before the Annual meeting in May.

Motion to pay non-recurring checks over \$50 for June: John made the motion to approve non-recurring checks over \$50. Steve seconded. All were in favor. Non-recurring checks over \$50 were approved.

5. Director Reports:

Improvement and Maintenance/Roads: Picked up new clips and reinstalled the window in the escape door at the Lodge. Also spoke to a mechanic the backhoe. It's possible that it's not as serious as originally thought and could only be a head gasket as opposed to a full rebuild. Will work with the mechanic to determine the best and most efficient way to repair the backhoe. All signs point to it being a gasket. Trying to fix only what is needed and not do a full rebuild which would be double/triple the cost. We are talking to our insurance agent to determine what steps are needed to cover liability to WLO for volunteers and individuals working on our equipment in the pole barn.

Building and Beautification: Regarding the new pole barn erected on a member's property near the Colonial entrance, the board has now received plans to connect the pole barn to the residence. This plan meets the By-law requirements in Article 11D section 2 and 3. The members applied for and did receive a land use and building permit prior to construction.

Boat Harbor, Lake and Canal: The [2024 boat application](#) is on our [website](#). Please complete the google form and upload your documents. Once your form/application is received, within 48 hours an invoice will be added to your PayHOA account. Payments need to be received in order to participate in the drawing.

At this time, all returning boaters owe \$150. If you are a new boater, the fee will be \$200. If you have any questions regarding your 2024 docking fee, please contact Thalia at 734-649-2957 or at whitelodgesecretary@gmail.com.

Any questions regarding docking partners or handicap spots, please contact John Sdao at 734-546-9802 or whitelodgeboats@gmail.com

Look for more information on spring clean up dates to come in March. Setting up the path and spreading the aggregate will be part of the cleanup.

Discussion took place regarding a tree service to look at dead trees in the main areas such as by the boat launch, Cordley boats and throughout the neighborhood. Dave Eggleston to contact a tree service for estimates.

Security: Covered in presidents report. Derek thanked Dave and John for installing the cameras.

Clubhouse Services/Entertainment: VACANT: We are still hoping to replace the eight broken dining room windows in this year's budget. We discussed setting a date this coming summer to get volunteers to paint the exterior of the clubhouse. If you have experience painting or are willing to help please contact the board before summer so we can include you in discussing when picking a date.

Clubhouse Hostess: Lodge activity- January brought in a total of \$700.00 in rentals.

Don't miss out- Summer weekends are already filling up! Please check the calendar and reach out to book your rentals.

Please consider the lodge when planning your family gatherings, company picnics, etc. The lodge has great potential to bring in revenue to our community and is a wonderful place to have an event. Reach out to me or check the calendar in PayHOA for availability. The calendar in PayHOA is located under the 'other tools' tab and is updated with each rental.

Motion to accept Director's reports: Thalia made the motion. Kevin seconded. Motion passed.

6. Consideration of Communications: None received. Discussion took place regarding:
 - Blight: What does the township do? Do they get fined? Is there a point where the property is considered abandoned and can be disposed of?
7. Unfinished Business: None at this time.
8. New Business:
 - Long term Lodge Rental: A discussion took place regarding long term lodge renters. Last year it was determined from May through September that we do not accept long-term rentals and it is a daily rate only, no monthly rate. This is a special case, and it was determined to allow the renter to stay due to the circumstances. The renter will leave if another full Lodge reservation is received.

9. UPCOMING Events & Reminders:

- EVENTS:

- Game Night: March 28, 7:00 p.m.
- Dues: March 1, 2024
- Boat Drawing: Saturday, March 16, Noon

Next Meeting: March 11, Lodge, 7:00 p.m.

Motion to adjourn: Steve made the motion to adjourn. John seconded. All were in favor. Meeting adjourned.

Adjourn Time: 8:12 p.m.