

**LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING**

Monday, February 10, 2020

OFFICIAL MINUTES

<https://www.whitelodgeownersinc.com/>

Anticipated Attendees:

OFFICERS:

Dave Patton (President)
Glen Ewald (Vice President)
Thalia Colliau (Secretary)
Debbie Eggleston (Treasurer)

DIRECTORS:

Mitch Strang (Improvement and Maintenance/Roads)
Vacant (Clubhouse Services/Entertainment Committee)
Jeff Avedesian (Boat Harbor, Lake and Canal Committee)
Vacant (Building and Beautification Committee)
Steven Beavis (Security)
Vacant (Clubhouse Hostess, non-voting position)

Anticipated Absence:

Dave Patton, Glen Ewald

Membership attendance: John Werner, Steve Milz, Amy Prentiss, Lori Brandon, Loretta Werner

1. Call to Order –7:01 Deb called the meeting to order
2. Call to Membership (Discussion will be limited to two minutes per item). No items to address.
3. Review and Approval of Prior Meeting Minutes (January 13, 2020): Deb made a motion to approve minutes from January meeting. Jeff seconded. All were in favor.
4. Director Reports

President: Absent. No report at this time.

Vice President: Absent. No report at this time.

Secretary:

- Dues statements were mailed on Tuesday, January 21. 33 members have paid to date. Thalia to send a reminder to the community.
- Created a welcome email for new members with links to the website and general information about WLO.
- Updated all forms online: boats and harbor, lodge and board information
- ‘Wish List’ for new criteria to be added to database: Stock numbers; separate entry for spousal information; additional email information; home and cell phones; 2nd address for those who only own land or have a seasonal address; Boat/Golf Cart/non-motorized information- registration, fees paid; dock number; dock keys; late fees; liens placed/removed; Notes/Other.

Treasurer: Assets are all cash in the bank approx. 212K. No other liabilities. No out of ordinary expenses. Expenses: no overspending in any area with no anticipated overspending. Mitch asked about money left in budget does it roll over to next year. Deb responded. Board has to approve any money left over in a budget. If underspent, it does not increase the budget but it does increase the amount that each area has to spend. Underspent money goes into the general fund. Deb will be bringing a preliminary budget for 2021 to the March meeting. Generally finalized by the April meeting. Check details: only two checks to Northland Services. Non-recurring checks over \$50 to be approved. Deb made a motion to approve the payment for northland services for \$840. No discussion took place. Mitch seconded. All approved.

Improvement and Maintenance/Roads:

- Roads planning update: R&I committee has continued to meet. Attendance is dwindling but still making progress on thoughts and ideas of how we can put together a long-term plan for the roads and drainage issues. Going forward, will target the May semi-annual meeting for a presentation on a plan for approval to the membership.

Clubhouse Services/Entertainment: – (*vacant position*): One rental in February. No other activity.

Boat Harbor, Lake and Canal: No report.

Building and Beautification: – (*vacant position*): No new plans have been submitted.

Security:

- No complaints or concerns have been reported.

Clubhouse Hostess: – (*vacant position*): Dave Eggleston will volunteer until May semi-annual meeting.

Thalia to draft host/hostess duties & responsibilities and will send to membership.

Deb made a motion to accept Director Reports. Steve seconded. All were in favor.

5. Unfinished Business

- **WLO Pillars:** Lori Brandon works at Alto Equipment Company and has volunteered to assist WLO for equipment rental to repair the Lodge columns. Lori indicated that liability insurance is required but can provide a discount on equipment rental or possibility transportation fee only. WLO can pick up the equipment if we have the ability to do so. When the contractor comes to do an estimate WLO to let Lori know and she can come and talk to the builder.

- **Mailboxes:** Committee to be formed: Email sent out to membership on February 4th asking membership to participate in the mailbox committee. Responses were requested by February 9th. First meeting will be held at the Lodge on February 12, 7:00 p.m. Thalia to send Beavis member comments that were received.

- **Burn Pile:** Huge tree stump needs to be removed. Members were not given the ok to dump construction debris. The township is strict on what can be burned, size and the type of materials. \$1800 quote to remove the stump. Board to get some guidelines for dumping in the burn pile.

Steve Milz asked what happened in the past when the park was built and those trees cleared? Dave responded that the burnable stuff have been placed in the burn pile. The stumps less than 8 ft in diameter are either hauled out or buried. Thalia sent letter to members on January 17 and never received a response. Thalia to send another letter and set up guidelines

- **Golf Cart registration form:** Jeff reported that years ago the non-motorized license vehicle registration fee was a one-time \$10 fee, with \$100K liability insurance. Then, the next board changed it to \$25 per year, same \$100K policy. Deb stated that golf carts are growing and becoming very popular and are a good alternative to vehicles driving on the roads. Thalia mentioned her concern is the liability insurance.

Steve B. made a comment that if we do not require liability insurance does that open WLO open to being sued. WLO will still require liability insurance. Steve Milz added a comment: don't know what the rules are of the golf cart, but he has seen kids on golf carts, if there is an accident, does WLO liability insurance cover an accident that happens on our property.

Jeff made a motion to accept that it is a \$25 one-time fee, must show 100K liability insurance. Fees go into the general fund. Deb seconded the motion. Dave Patton opposed. Jeff, Deb, Mitch, Thalia and Steve B. approved.

6. New Business

- **Cordley Lake Association Membership:** \$200 fee that WLO pays to the Cordley Lake Association (CLA). Several other groups are a part of the association as well. Jeff asked how long we have been a part of the association. Deb responded 5 or 6 years. The CLA pays for the testing of the water, and unaware of other activities. The WLO check for the CLA will be cut in June or July. Will keep on the agenda for a future meeting to discuss what the \$200 fee gets WLO for its membership.

Next meeting: March 9, 2020, 7:00 p.m.

Deb motioned to adjourn. Jeff seconded. All were in favor.

Adjourn: Time 8:19 p.m.