

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, January 13, 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, Mitch Strang

Membership Attendees: Norb Rickelmann, June Ewald, Steve and Bev Selvig, John and Loretta Werner, Steve Milz, Paul Junko

1. Call to Order –Glen called the meeting to order at 7 pm
2. Call to Membership (Discussion will be limited to two minutes per item)
 1. Bev Selvig turned in all hostess keys. Stated that the cleaning person has resigned as well (will only work if Bev is the hostess). Bev stated she would remain as hostess if she received a written apology from the president and assurance that what happened did not occur again. Bev will train the new hostess and is keeping a notebook and will hand over all notes to the new hostess.
 2. Norb asked about the column out front. Brought a picture of an example of a lodge from Georgia that looks like White Lodge but has square columns. Norb noted that the columns are crumbling and it needs to be fixed immediately. Norb asked about going to square posts. Deb asked if they were easier to install and maintain? Steve S. said they talked someone (friend of B. Fraley) that could make a base if we could get a sky lift. Steve B. stated that sky lifts can be rented. Deb commented about Mike Roberts will be coming out in the spring to give us a quote. Bev indicated that they spoke to a contractor that they were using and he indicated it was too big of a job for him.
 3. Paul Junko asked about the status of the mailboxes and are we moving to individual mailboxes through the neighborhood and why? Paul stated that we should charge all the members for the cost of new cluster boxes up at the lodge and that it would be cheaper for each member. Paul asked if the Board was making a decision on this for an immediate take into effect. Deb indicated that all the boxes are full and we were looking at options. Paul spoke about the costs of the mailboxes to the individual members.
 4. Deb presented an email that Mary Beth Miller sent to the Board regarding the mailboxes. Discussion for mailboxes was held off to later in the agenda.
3. Review and Approval of Prior Meeting Minutes (November 11, 2019): Jeff made a motion to accept the minutes, Steve Beavis seconded. Jeff, Glen, Steve B. and Thalia approved. Deb abstained.
4. Director Reports

President: No report
Vice President: No report
Secretary:

 - Placed three liens.
 - One closing/new member in January, and just sent information for another closing.
 - Archived 2019 database and transferring all files to Google Drive. There have been some issues with the current files (USB and Access) and need to have a back up on all files. Thalia met with

Matt Kelley regarding the Access database and are looking into options for updating and adding more information and for easier reporting.

- Dues statements will be mailed around January 17, which is prior to the January 31st deadline.
- Dues payment dates and late fees memo will be sent out to all members this week. Update to dues policy: After 60 days, a \$25 late fee will apply for each month a member is late on dues.
- Thalia will be absent for the June meeting.

Treasurer: As of Dec 31 2019 we have \$208,763 in the bank. There was a deposit error on a dock refund check that accidentally cleared for \$500 instead of \$50. Deb went to the bank to correct the issue. Total assets \$209,213. Monthly Profit and Loss: not much in November, collected a bit of interest and the standard monthly checks were issued for equipment repair, utilities and for the secretary. For the month of November a deficit of \$201. For December a deficit of \$14,485. Income received was from room rentals and membership dues and interest. Biggest expenditure was real estate \$12,743. We did pay \$1,200 for our road base plan for chloride and the first snowplow of the year. Operating expenses clubhouse cleaning, supplies and utilities. Year to date we are running a deficit of \$22,790. In February we'll see a turnaround as dues payments are received. P&L vs actual: at this time there really isn't anything that is out of the ordinary. All expenses are in line with the budget. Check detail for November and December – 30 checks were written for boat dock refunds. Nothing unusual in any of our expenses. Reviewed non-recurring checks over \$50. Deb made a motion to approve non recurring checks over \$50. Jeff seconded. Dave P. asked if the lodge was cleaned twice; yes, by Bev and cleaning service. All approved.

Improvement and Maintenance/Roads:

- Thanks to Steve Selvig for plowing the parking lot and walkways at the Lodge (Nov. 14).

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

Boat Harbor, Lake and Canal:

- Thank you to new members Jason and Brooke Stidham who donated a piece of playground equipment.
- Everyone should have received their deposit back for their 2019 boat slip. If not, please contact Jeff.
- There are still some dock sections and poles along the canal if they belong to you please remove them immediately from the area. There will be clean up along the canal this winter.
- Tree trimming - date TBD

Building and Beautification: – (*vacant position*):

Security: No issues reported.

Clubhouse Hostess: – (*vacant position*): Deb mentioned that with Bev's resignation, that she will cover a rental in February as it is a friend of hers. Jeff asked about contact information for reservations and lodge calendar. Steve M. mentioned he will ask his wife about hostessing. Secretary to email Bev for all login and calendar information. Thalia asked what is the schedule of the cleaning person and do we use one after each rental? Deb responded that it is on an as needed basis.

5. Unfinished Business

- Garbage: Agreement ended December 31 with Advanced. We are not recommending switching of garbage contractors.
- Mailboxes: Update: Glen met with Ted, the Postmaster of the Pinckney Post Office. Glen had been in touch via email but Ted wanted to speak in person. Ted/Pinckney post office prefers us to go to home deliver, however the switch to home delivery is up to WLO and a committee is recommended. Glen stated that a new CBU is \$1,200-\$1,500 and we would need at least 7. If we go to home delivery the post office comes out to mark the spots for the new mailboxes. Next steps: form a committee. One person from the board on the committee. Steve Beavis volunteered to be on the community. Norb asked what the board prefers as homeowners. Deb made a motion to form a committee to investigate the pros and cons of home delivery vs CBUs, cost of the CBUs vs. cost of home delivery boxes, and to survey the membership as to what they prefer. Thalia seconded the motion. All were in favor.
- WLO Pillars: Dave Eggleston contacted Mike Roberts to do repairs to the pillars. Mike Roberts will come in the spring to give us a quote.

6. **New Business**

- Burn Pile/Dump Site Clearing: There was a huge stump and excavator debris that was dumped in the burn pile. These do not burn. Builders within the community have dumped these there. S. Milz said there was a builder that dumped wood chips for the community to use but are still sitting there. The Township has rules about burning and these stumps and debris are not in accordance with the Township ordinance. Secretary to send a letter to the specific members and asked that it be removed immediately.
- Clubhouse hostess: As of December 31, Bev Selvig resigned from her position as the Lodge Hostess. The board would like to thank her for all her hard work and commitment to the WLO.
- Hamburg Township Clean-up Event RECYCLE, REDUCE and REUSE! Saturday, April 25th 2020 9:00 a.m. to 3 p.m. Staging location: Manly Bennett Park West (Disc Golf Entrance) 10405 Merrill Road, Whitmore Lake, MI

7. Next meeting will be on February 10, 7:00 p.m., at the Lodge

Thalia made a motion to adjourn. Jeff seconded. All were in favor.

Adjourn: Time: 8:15 p.m.