

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

Monday, January 11, 2021

OFFICIAL MINUTES

ZOOM Information:

LINK: <https://us02web.zoom.us/j/84639757084?pwd=NS9zTjJ6dTd3VEloQnd1N09GdE9Wdz09>

Meeting ID: 846 3975 7084

Passcode: 73786

Anticipated Attendees:

OFFICERS:

President: David Eggleston

Vice President: Steve Milz

Secretary: Thalia Adams

Treasurer: Shelly Kovacich

DIRECTORS:

Improvement and Maintenance/Roads: Mitch Strang

Boat Harbor, Lake and Canal: Hansel Frazier

Building and Beautification: John Werner

Security: Rob Chie

Clubhouse Services/Entertainment: *Vacant*

Clubhouse Host/Hostess: *Vacant*

Anticipated Absence:

Mitch Strang

Membership in Attendance:

Yusif Barakat

1. Call to Order – 7:05 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): Dave spoke with Yusif about volunteering. Yusif feels that the most important area to focus on is the annual meeting and obtaining a quorum. Yusif has agreed to chair a special committee on getting members to the annual meeting. The Board can approve a special committee and name a chair for the special committee.
Yusif said that it is important to have a quorum at the annual meeting and the board needs to decide what the important issues are and will be voted on in May. Yusif feels that we need to start now and will form the committee to start contacting members and distributing proxies. Major topics at this time are the columns at the Lodge, and the \$1,000 expense limit increase. More to be determined in the upcoming months.
3. Review and Approval of Prior Meeting Minutes (December 14, 2020) – Steve made the motion. John seconded. No discussion. All were in favor.
4. Officer Reports: President:
I received an email from Steve Beavis on Dec 17 notifying me of his resignation from the position of Security Director. On behalf of the board and general membership, thanks to Steve Beavis for his service to White Lodge. At our annual meeting, he provided an unbiased summary of the history of the mailboxes issue that was critical to our discussion. Despite resigning, Beavis was on the backhoe two days later helping with the Road Maintenance.
Based on a recommendation from Thalia, I contacted Rob Chie and asked him if he would come onto the board as Security Director. Rob works in commercial insurance and expressed his desire to serve WLO on the Board of Directors.
Thanks to Steve Milz for handling the challenging Treasurer position over the last two months. Steve has graciously transferred to Vice President (a position he has held before) allowing us to bring in Shelly Kovacich has joined as Treasurer. Shelly works as an accountant and is a natural fit for Treasurer on our Board of Directors.
So far, I have not been able to recruit anyone for the Clubhouse Director position. Please let me know if there is anyone you think would be good at that position.

As of today, I have not been able to get another tree cutting service to come out and bid on pruning the Black Walnut in front of the clubhouse.
Dave Eggleston

Vice President: No report

Secretary: New WLO window stickers have been ordered for 2021 & 2022. Thank you Mary Baeckelandt. Guest passes were printed for 2021. Late fees applied for three member who have still not paid their 2020 dues. Dues for 2021 are to be paid by March 1. Look for more information by the end of the month. PayHOA update: All member accounts are set up as well as WLO banking information is linked to the new software. Activation emails will be sent in the next 10-14 days, and dues statements will be sent on January 22, through PayHOA. Steve commented that he is very excited about the new software.

Treasurer: See attached reports. Balance sheet total assets are \$255,447. Liabilities: \$1,950 for all boat deposit refunds. Checks going out in February. Negative income of \$5,873.77, however, that will change when dues come in in March. Check detail contains normal operating expenses. Non-recurring checks over \$50: Loretta W., Bob R., Dave E., Northland Services and Bouillon.

Dave made the motion to accept the non-recurring checks over \$50. Shelly seconded. All were in favor.

Director Reports:

Improvement and Maintenance/Roads: No report. Covered in Beautification.

Clubhouse Services/Entertainment: – (vacant position):

Boat Harbor, Lake and Canal: Inquiring about the Eco Mat and put a call in to the DEQ (Michigan

Department of Environmental Quality) for a permit at the recommendation of Shawn Duke. The permit is for any type of work along a shoreline/canal, etc. He also contacted a landscape company for materials and requirements. Some members spoke to Hansel about donating time and material. Hansel contacted MDPT in Howell, for recommendations on companies to install the columns. Hoping to have all the information by the end of February. **Building and Beautification:**

Road Report: Northland did one snow removal and sanded a couple of times, which they did not charge WLO for the sand applications. We missed Jefferson in front of Janinga's house. John was notified and spoke to Tom at Northland. Tom ensured John they will get Jefferson moving forward. John salted the back of the mailboxes and mentioned that the clubhouse sidewalk and porch are icy, and asked if anyone in WLO should be taking care of that area. Shelly asked about the contract with Northland and if shoveling is included. John will ask Northland Services if they can shovel and salt this area. John cleaned up all the downed branches in the roads after the heavy snow and removed the Christmas lights at the main entrance. Jeff Avedisian, Dave Wanlass and John cleaned up downed trees on Monticello. Jeff Avedisian, Dawn & Steve Milz, Hansel and John cleaned up downed trees on the corner of Puritan and Monticello.

Security: No report at this time. Discussion: Dave E. stated more people are ice fishing and noticed vehicles parked at the Lodge, some with no stickers. He asked if we want to start ticketing or towing. Thalia said WLO secured Pardiak Towing this fall and the signs need to be installed. She also commented that a sticker, WLO or guest pass needs to be displayed or should be towed. Steve agreed. Hansel mentioned seeing a family with children on the ice. The vehicle did not have a sticker. If a child, or a non-member gets hurt that is a liability for WLO. Shelly said the same thing happens in the summer and is a problem. Rob to contact Steve Beavis to get the Pardiak Towing signs and get them hung in the designated areas: one at each entrance, in front of the Lodge, the gate and down at the launch. John offered to help hang signs. A discussion took place regarding warning stickers for cars without a pass, and special passes for Lodge guests.

Clubhouse Host/Hostess: - (vacant position):

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

Steve Milz would like to nominate Shelly Kovacich as Treasurer and Rob Chie as Security. John seconded. All were in favor.

5. Consideration of Communications: None submitted.

6. **Unfinished Business**

- Lodge Column Repair: Hansel making contacts and obtaining three more bids. Ypsilanti Restoration bid is good through summer.
- Recognition Board: Tabled for now.
- Tree limb removal over Lodge roof/porch: Dave received a bid from Russell Tree Service. Steve also contacted Shane Black, from McFarland Tree Service who has done some work for him. Both quotes were comparable. After a short discussion, it was determined that Steve will contact McFarland to get the limb cut and taken care of ASAP. Hansel noticed some children playing on a tree that is also known as a “widow maker”, and is extremely unsafe. Dave, Hansel and John to meet and look at the tree. Shelly commented that we should have a plan in place to remove the unsafe trees and add this to the budget.

7. **New Business**

- New email addresses for Board of Directors:
 - President: whitelodgepresident@gmail.com
 - Vice President: whitelodgevp@gmail.com
 - Treasurer: whitelodgetreasurer@gmail.com
 - Secretary: whitelodgesecretary@gmail.com
 - Roads & Maintenance: whitelodgemaintenance@gmail.com
 - Boats & Harbor: whitelodgeboats@gmail.com
 - Beautification: whitelodgebeautification@gmail.com
 - Security: whitelodgesecure@gmail.com
 - Clubhouse Services: whitelodgeclubhouse@gmail.com
- Representative Theis: Dave wrote a letter to Representative Lana Theis and requested an amendment to Public Act 230 to increase our limit from \$1,000 – \$5,000 for Livingston County. This increase has happened in Emmet County, MI. The increase will allow WLO to conduct legal business on expenses over \$1,000. Dave read the letter. Hansel suggested adding in the comparison of what a \$1,000 was in 1897 as compared to today’s dollars. Rob suggested adding in safety and being able to act quicker to specific needs, such as old and dangerous trees. Dave to add this information to the letter and send to Rep. Theis. He will also follow up with a phone call.

Next Meeting: February 8, 2021

Motion to adjourn: Thalia made the motion to adjourn. John seconded. All were in favor.

Adjourn Time: 8:21 p.m.