

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

Monday, January 10, 2022

OFFICIAL MINUTES

Zoom Meeting: <https://us02web.zoom.us/j/84838837036>  
Meeting ID: 848 3883 7036  
Passcode: N/A

**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: John Werner  
Boat Harbor, Lake and Canal: Hansel Frazier  
Security: Rob Chie  
Clubhouse Services/Entertainment: Pete Fecteau  
Clubhouse Host/Hostess: Caitlin Fecteau

**Anticipated Absence:**

**Membership in Attendance:** John Yost

1. Call to Order – Dave E. called the meeting to order at 7:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None at this time.
3. Review and Approval of Prior Meeting Minutes (November 8, 2021): Thalia made the motion to approve the minutes. Shelly seconded the motion. All were in favor. Minutes are approved.
4. Officer Reports:

**President:** Hope you and your family are healthy and ready for the winter months. Thanks to Kevin and John for patching rough spots on our roads before the latest cold spell. DTE reattached the service line to the light on the hill overlooking the bath house. All work has been completed on the clubhouse porch for this season.

The tow policy that the board created this summer was a success. After posting the policy a little over a dozen cars were issued warning stickers in the boat launch and clubhouse parking areas but there were no repeat offenders that required towing.

When the canal freezes a work crew and their chainsaws are needed to cut and remove tree branches that will interfere with summer boat traffic on the canal. In addition there are a couple trees that need removal along the boat slip path. We also need to reinforce the shoreline with stone riprap. If you are one of the boaters who use this area, your help and expertise is needed with these projects. Hansel is talking with contractors about building up the boat slip path this spring. The more work we can do with White Lodge volunteers the less we need to contract out.

The board will be discussing our priorities for the spring and summer projects at the upcoming monthly meetings. There are plenty of issues that need addressing including the beach steps, the clubhouse foundation and windows, the tennis courts, and testing milled asphalt in a high traffic area of our roads. We will not be able to do everything this year but will prioritize what is most important and feasible with our budget and will focus on doing those repairs well.  
Respectfully, Dave Eggleston

Discussion: The canal was not trimmed last year and will wait until the canal is frozen to trim trees and remove branches. Dave met with Dave Wanlass and walked through the basement of the clubhouse. The area in the dining room/nook corner, the floor is sagging. Looking for volunteers before contracting out.

Hopefully not a major expenditure. Also discussed the beach stairs. John will present three quotes for the February meeting.

**Vice President:** Before the holidays Steve filled the entrance holes with asphalt. There is a Washtenaw County Conservation District Webinar on January 27, 6:00 p.m. There is work being done on the portions of the chain to remove invasive plant species. If you are interested in finding out more information please call 734-302-8715.

**Secretary:** Dues are coming up and are to be paid by March 1. PayHOA will automatically send out yearly invoices for dues/maintenance fees on January 22. You can log into your PayHOA account and pay online via credit card (small fee) or via ACH/Check (no fee). A survey will also be sent for the number of WLO 2022 stickers and guest passes. Each member is allotted up to 4 each. If the survey is not completed, I will provide one WLO sticker and two guest passes.

**Treasurer:** Nothing out of the ordinary to date. November had some of the lodge repair. December financials to be reviewed in February.

Motion to pay non-recurring checks over \$50: John made the motion to approve. Kevin seconded. All were in favor. Motion passed.

Director Reports:

**Improvement and Maintenance/Roads:** Kevin and John filled potholes at the end of December. Did some minor grading and repaired rough patches in the road. Talked to Tom at Northland to sand the roads to help with the ice. The culvert was repaired and extended in early December.

**Building and Beautification:** Plans were approved for the new build on Colonial and construction is underway.

**Boat Harbor, Lake and Canal:** Volunteers need for rimming branches along the canal and dropping four trees that are on the path that have been identified as needing to come down. Save the date for February 19, 10 am, meet at the canal. Hansel has an invoice for the new locks and new key will be a small key to the membership. Currently, there are five paddleboats, seven row boats, and four canoes at Cordley. Hansel is reviewing paperwork from the previous director to see if these can be identified.

**Security:** Nothing to report. Dave E. noticed ice fisherman with vehicles without stickers. Rob reminded us that the new year has begun and parking warnings will reset. If a car does not have a sticker, take a picture of the license plate/back end of the car, with a description and send to Rob.

**Clubhouse Services/Entertainment:** Porch lights, ceiling and electrical fittings are complete. Fire extinguisher with a passing grade. Could not look in the garage. One outdated extinguisher in the Lodge. Pete to pick up a replacement. Programmed thermostat to hold a steady temperature when not in use.

**Social Committee Update:** Thalia emailed Nickol Anderson for an update on a community survey.

**Clubhouse Host:** There were two bookings in November and three bookings in December with donations totaling \$1,970.

Motion to accept Directors reports: Shelly made the motion to accept the Directors reports. Kevin seconded. All were in favor. Reports are approved.

5. Consideration of Communications: No communications received.

6. **Unfinished Business**

- None at this time.

7. **New Business**

- Flyer Paranormal – John Yost presented on his Paranormal Flyers business. He investigates historical buildings that have experienced paranormal activity. He’s done 18 investigations in 2021 and held 2 events and would like to hold an event at the Lodge. Upon further discussion, Pete made a motion to allow John Yost to rent the Lodge for a paranormal investigation without a live feed, no sharing on social media without prior approval from the Board, and no event ticket sales. John must present findings to the Board. Rob seconded. 8 were in favor. 1 against. Motion passed.

**Next Meeting: February 14, 2022, 7:00 p.m., ZOOM**

**Motion to adjourn: Shelly made the motion to adjourn. Thalia seconded the motion. All were in favor. Meeting adjourned.**

**Adjourn Time: 8:46 p.m.**