

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

Monday, January 15, 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, John Sdao

**Anticipated Absence:**

**Membership in Attendance:**

1. Call to Order – Dave called the meeting to order at 7:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None in attendance.
3. Review and Approval of Prior Meeting Minutes (November 13, 2023): Kevin made the motion to approve the November minutes. Derek seconded. All were in favor. November 2023 minutes are approved.
4. Officer Reports:

**President:** I hope everyone had a wonderful Christmas and New Year. Thanks to Dawn Milz for decorating the Colonial entrance again this year. Thanks to Kevin Dreher for filling potholes over the holiday break and for helping to move the gazebo/bus stop closer to the parking lot. Special thanks to Jen Maciag for hosting the Christmas party and being Santa's helper with gifts again this year. Thanks to all the board members for their service over 2023 and looking forward to working with you in 2024.

We survived another power outage although there were a few of us who did not lose power. We will be discussing our proposed projects for 2024 over the next couple of months including replacing the mailboxes.

I am personally looking forward to winter with snow on our roads and the beautiful cover on our land and trees that we enjoy every winter. Wishing safe travels to all our snowbirds.

**Vice President:** In December, the fire extinguishers were tested and are up to code. We are good for another year.

**Secretary:** Only one delinquent account from 2023, with whom I am working with. Dues for 2024 are due March 1. You will receive an automated email from PayHOA with your statement. Look for a survey to circulate by Feb 1, for 2024 WLO stickers and guest passes.

**Treasurer:** See attached reports.

November: Non-recurring checks over \$50: Huntington bank credit cards, clubhouse maintenance and equipment repair, stone depot, Cordley lake association, snow removal.

December: checking: \$38,545, Savings: \$98,756. Check detail: Boat dock refunds, usual monthly bills for the Lodge, PayHOA. Non-Recurring checks: Equipment repair and clubhouse activities (wifi, weebly and social activities)

Additional comments: Property taxes are due in February. Currently at a loss of \$19, however, this is normal during this time and we are in good shape. Shelly is working with Debbie Eggleston for 1099s, and we need W9s for two of our vendors.

A discussion took place regarding the CD. Huntington Bank has a CD promotion. We are currently at 4%, and the new rate would be 5%. Need to renew by February 25, 2024. A further discussion to take place at the February meeting.

Motion to pay non-recurring checks over \$50 for months, November and December. Thalia made the motion. Kevin seconded. All were in favor. Motion passed.

5. Director Reports:

**Improvement and Maintenance/Roads:** Assisted John with the boat dock path in preparation for upcoming work. Repaired chainsaw pull cord. Replaced cable on winch. Went out for a few hours filling potholes, trying to get some of the worst ones. If weather cooperates, I will try to go out and fill more. Working on getting prices for motor rebuild for the backhoe. Kevin to call Bob Myer and ask where they repair their equipment.

**Building and Beautification:** None at this time.

**Boat Harbor, Lake and Canal:** Phase 2 of canal installation is scheduled for Wednesday 1/17 weather permitting. Kevin and I work on the Gallagher trail entrance: Removed broken pallets, Added 2- 8 in. culverts with a plan to build a stone bridge.  
Canal work has been rescheduled from Wednesday (1/18) to Thursday (1/19).  
The remaining pallets will be removed at the Spring clean-up.

**Security:** Since the past year has seen several instances of vandalism at White Lodge and at other nearby locations, we will be installing cameras to keep our property and community safe. There will be one camera near the lodge, to monitor activity around the mailboxes, and another near the Cordley Lake boat launch to protect the canoes, kayaks, and rowboats.  
Derek and Dave to test the cameras as well as the storage to be stored on the cloud or new laptop.

**Clubhouse Services/Entertainment:** VACANT

**Clubhouse Hostess:** Lodge activity- November brought in a total of \$330.00 in rentals. I replaced the smoke detector battery in room 1 on 11/23 and put the Christmas tree up on 11/26.

December brought in a total of \$565.00 in rentals. The Christmas tree will be coming down on 1/15.  
Notified Dave E on 1/5 of a door lock that needs replacing.

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 a motion to accept Directors report. Shelly seconded. All were in favor. Motion passed and Director's reports approved.

6. Consideration of Communications: None received.
7. Unfinished Business:
  - New computer for Secretary/Treasurer: Purchased in December 2023
8. New Business:
  - There have been some incidents were dogs have not been on the leash. Friendly reminder to all pet owners, please keep your dog on a leash at all times.
9. UPCOMING Events & Reminders:
  - EVENTS:
    - Game Night: Thursday, January 18, 2024, 7:00 p.m.
    - Dues: March 1, 2024
    - Boat Drawing: Saturday, March 16, Noon

**Next Meeting: February 12, Lodge, 7:00 p.m.**

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

**Adjourn Time: 7:49 p.m.**