

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

Monday, July 11, 2022
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: John Werner

Boat Harbor, Lake and Canal: Hansel Frazier

Security: Rob Chie

Clubhouse Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

Anticipated Absence:

Shawn Duke, Yusif Barakat, Kathy Schiff (D. Patton)

Membership in Attendance:

1. Call to Order – Dave Eggleston called the meeting to order at 7:03. He thanked everyone for coming.
2. Call to Membership (Discussion will be limited to two minutes per person): Shawn Duke talked about the flower garden next to Cordley and hoped that everyone is seeing the benefit. He requested one more purchase of 50 pollinator plants to install at his discount. The additional plants will complete the area and will target another area along Cordley in the future. Hansel made the motion to approve \$100 for the purchase of more plants for Cordley. Pete seconded. Discussion: Dave asked if WLO purchased the original plants. Shawn responded yes and he donated the weed fabric. No other discussion. All were in favor. Motion passed. Kathy Schiff attended for Dave Patton and stated he is concerned about people touching/cutting his trees. Dave P. wanted it on the record that he will trim his own trees. Kevin responded that only the overgrowth onto the roads will be trimmed and will not be done before Dave P. returns.
3. Review and Approval of Prior Meeting Minutes (April 11, 2022): Pete made the motion to approve the April minutes. Shelly seconded. Discussion: Pete stated he did price out a disc golf basket for the park at approximately \$350. Pete to check into other baskets and will provide pricing. Dave will paint the old basket in the park. All were in favor. April minutes are approved.
4. Officer Reports:

President: Thank you to everyone who either attended the annual meeting or turned in a proxy. We achieved a quorum for the second year in a row. All four of the motions listed on the proxies did pass with a majority after discussion. To review here are the motions and current status:

Motion 1: Motion to approve White Lodge Budget for 2022/2023.

Motion 2: Motion to improve boat slip path with funds from Boat Dock Fund not to exceed \$8,000.00.

Still do not have a permit to install 250 ft. of rip rap on shoreline from EGLE. Thanks to individual members who have spread stone at their boat slips. We will need to schedule a work party to complete reinforcing the shore line with stone in the fall before we add the weight of gravel on top of the path. Will need to wait for the ground to harden next winter to finish the path. Thanks to all the volunteers who helped clear the trees this past winter/spring. More to be done in late fall, closer to winter.

Motion 3: Motion to hire a contractor to replace broken steps to the beach with new concrete steps and new hand railing. Funds to come from the General Fund, not to exceed \$15,000.00.

Master Concrete installed new steps to the beach. Landscaped and seeded. Ordered black aluminum handrail kit from Northville Lumber. Will pick a date to install hand railing at the board meeting. 10,900 for the stairs and \$3,700 for the railing. Odds and ends, and still at budget.

Motion 4: Motion to spray vegetation in the wetland next to boat-slip path with chemicals to reduce mosquito population. Nine applications are not to exceed a total of \$1,800 to be paid out of the Boat Dock Fund.

No luck in securing competitive bids from commercially licensed contractors to spray the area. One contractor is in the process of obtaining a commercial license. Trugreen and Mosquito Joe did not respond to my request for bids. After visiting WLO Terminix declined to bid on the job because of the proximity to the water. Looking into other methods of reducing the mosquito population by the boat launch. Fortunately the mosquitoes have not been bad so far this year.

Steve Milz presented a DynaTrap that he was given as a father's day gift. \$239, works up to an acre, but needs electrical plug. A discussion took place regarding different types of mosquito traps, cost to run electricity down to the canal path, as well as propane and solar options. Hansel suggested Mosquito TNT. Dave said that with the passage of motion 4 some type of mosquito treatment needs to be done this year. After further discussion it was determined that we would purchase Mosquito TNT, \$39.99 for 4, which covers one acre. WLO to purchase 12 and place along the canal.

Steve Milz asked about the status of getting internet in the clubhouse. Pete & Caitlin will call Spectrum and get it set up.

White Lodge By-laws: While Lodge Owners Inc. was incorporated as an Association under Public Act 230 of 1897. Sections of the Public Act have been amended over the years but the WLO board of directors have been hamstrung by a \$1000 limit on spending since incorporated in 1936. The Michigan legislature amended the public act increasing expenditures permitted by the board of directors and Senate Bill 129 was signed into law by the Governor on March 10, 2022. Our by-laws supersede amendments to the public act. Amendments and updates to our by-laws will require a majority of all outstanding WLO stock voted in person or by proxy. I will ask our board to authorize the formation of a special committee to recommend changes to our by-laws based on the current Public Act amendments. If the special committee is approved by the board it will meet once a month starting in July on Tuesday evenings. If you are interested in participating in the by-law committee please contact me. The goal will be to vote to update the by-laws at the annual meeting in May of 2023.

Dave requested to chair the special committee. The Board approved. The previous committee went into depth through the bylaws. This time it will be 5 – 10 different Articles. For example, the \$1,000 limit is being amended in Public Act 230, and our bylaws need to coincide with this amendment. Dave will be forming this special bylaw committee which will report to the board and then to the membership at the annual meeting in May 2023.

Vice President: Steve and other members from WLO attended the CLA meeting in June. CLA is happy with WLO. Only issue was with noise and bands that have played at the Lodge. CLA reiterated the noise ordinance is 11 pm. Caitlin indicated that the time for the Lodge is 10 pm.

Back in April Dave asked Steve to look into replacing street signs that are missing, rusted and need to be replaced. Signs will be ordered for Monitcello/Puritan, Revere/Monticello, Madison/Colonial.

Dave asked Steve Milz to attend the Hamburg Township Weed Control (SAD) meeting on July 19.

Secretary: There are four delinquent members with one being several years past due. I resent all delinquent account invoices on June 7. I am still selling boat keys and entering the information into PayHOA.

Treasurer: May 2021 – April 2022. The goal was to not have a loss of more than \$2,500 and we only had a loss of \$1,138.85. That will be rolled into the general fund and reduce the general fund. Shelly will be forwarding year end number to Deb E. to prepare for tax returns.

Check detail were normal expenses: PayHOA, boat dock refunds, insurance, utilities, etc. Non-Recurring checks: Huntington Bank, Insurance, Dave Patton boat dock refund.

May 2022: Profit & Loss vs Actual, we have a profit of \$2,341.83. Not much activity in May, mainly dues and new boat dock keys. Check detail are normal expenses: PayHOA, utilities and credit cards (equipment repair and gas) which are all on auto pay.

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

Dave thanked Dennis and Jamie Buzuvis for the fabulous job cleaning the women's bath house walls. There is a window in the women's bathroom that is closed up and needs a vent fan. Kevin indicated that he thinks he can repair it. If not, he will install new vents.

Shelly is using the old laptop, which barely powers up, and has an old version of QuickBooks. She knows a neighbor/member that will take a look at the computer, however, if it is unrepairable a new laptop will need to be ordered. Thalia is currently using her work laptop and may not have this available much longer. She would need a WLO computer as well.

5. Director Reports:

Improvement and Maintenance/Roads: Participated in the beach cleanup, hauled new sand to the beach, moved topsoil for the stairs, continuing to fix the chainsaws and equipment, and general overall maintenance. A discussion took place about trees that need to be cut throughout the neighborhood. A volunteer party will be formed and sent out to the membership.

Building and Beautification: Looking for volunteers to clean up the entrance by the front sign on Colonial. Also have a call into Myers for July road grading, scheduled for July 11, chloride when grading is complete.

Boat Harbor, Lake and Canal: Thalia informed Hansel that the ladder to the floating raft at Cordley is broken and missing the two bottom steps. It was discussed to possibly use the ladder from the old floating dock.

Security: Rob reported that things have been relatively quiet. Over the July 4th holiday there were 4 vehicles that did not have a sticker. Reminder to membership to lock the boat gate. Rob received an email from a member that someone was lighting off fireworks at the beach. Bylaws state that there are no fireworks at the beach. A discussion took place about a community fireworks show. NOTE: no fireworks are allowed on WLO property.

Clubhouse Services/Entertainment: A huge thank you to Sharon Bell for being the ONLY member to show up for the spring cleaning party back in May. Also in attendance were the Host and the Host's mom and friend, Peggy. July weekends are booking up so an organized cleaning event isn't feasible at this time. The Host requests any group or individual willing to help clean an area of the Clubhouse to text Caitlin at 810-588-9256 so she can let them in. There will be an amendment to the Lodge rules to not allow confetti. Another solid year so far and already have reservations for next year.

Clubhouse Host: April and May had a combined 4 bookings. June had 4 bookings totaling \$1,260 in booking donations. July and August are filling up fast so we're excited for a strong summer. The PayHOA site now has an up-to-date calendar to check for availability [select 'Other Tools' on the bottom left then click Calendar]. You can also fill and submit your booking forms electronically. We are looking into and hoping to make online invoicing and payments for bookings available. Paper forms and checks will continue to be accepted as well. A reminder that ALL Clubhouse renters must complete, sign and submit the cleaning checklist when they return the keys. UM research has reached out to rent the Lodge to do research at Cedar Beach/CLA, from Aug 4 – 6 for field work to train for water quality and restoration. Pete & Caitlin to host UM.

Motion to accept Directors reports: Hansel made the motion. Shelly seconded the motion. All were in favor.

6. Consideration of Communications:

7. Unfinished Business

- Beach Stairs: Steps were installed and the hand railing kit was delivered to the pole barn. Dave talked about the golf cart parking by the bathhouse and needing a handicap sticker to park at the beach. A no golf cart sign to be installed at the beach, unless you have a registered handicap placard. Discussion took place about parking at the lodge, beach and launch. One question that arose is there a cap for the number of boats we can have in the canal and the impact it will have on the parking if more boats are allowed. Parking is now becoming an issue.
- New Boat Launch Keys: New lock was installed Monday, June 6. Thalia is selling keys for \$20
- Mosquito Mitigation for canal: Covered in President's report.

8. New Business:

- Honoring Virgil Ramey: Bench, picnic table, Tree planting, plaque at bathhouse or other suggestions. Carolyn wanted to thank the board and WLO for hosting the memorial service for her husband, Virgil Ramey. The new beach steps that were installed now includes a 9 ft. landing. To the left of the landing

there is an area that could be designated for a bench. A discussion took place on how to honor our fellow WLO members who have passed. The board agreed that this area next to the new stairs will be designated as a memorial garden. A bench will be purchased in memory of Virgil. Look for more information on how to donate to purchase this bench. Shawn D. will assist with the garden plans for the memorial garden.

A discussion also took place about replacing the pallets on the path to Gallagher with old dock sections as a permanent board walk in a wetland would be an EGLE issue.

Yusif commented that he has never seen a board that is so harmonious and thanked and congratulated the Board.

Next Meeting: Monday, August 15, 2022, 7:00 p.m. -.

Motion to adjourn: Dave made the motion to adjourn. Hansel seconded. All were in favor.

Adjourn Time: 8:34