

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, July 13, 2020

MINUTES - OFFICIAL

<https://www.whitelodgeownersinc.com/>

Anticipated Attendees:

OFFICERS:

Dave Patton (President)
Glen Ewald (Vice President)
Thalia Adams (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)
Dave Eggleston (Clubhouse Host, non-voting position)

Anticipated Absence:

Steve Beavis

Membership in Attendance:

Terry Hahn, Dawn Milz, June Ewald, John and Loretta Werner, Dave Eggleston, Tara Anderson, Parker Owen, Laura and Dave Bowen, Marybeth Miller, Dennis Zajac

1. Call to Order – Dave P. called the meeting to order at 7:05 p.m.
2. Call to Membership (Discussion will be limited to two minutes per item): No items discussed.
3. Review and Approval of Prior Meeting Minutes (March 9, 2020): Corrected one sentence in unfinished business: Frankfort Easement. Deb made a motion to approve the minutes. Glen seconded. All approved.
4. Director Reports

President:

- Current issues and complaints are regarding security and sticker. Please write your name on the passes.
- I hope that everyone is staying healthy and able to get outside and enjoy the water with this hot weather. I would like to thank all the members that have been working hard to make our community a great place to live. Please make sure you are doing your part, 12 hours a year per person (there is a TO-DO LIST or ask a director) to keep this place in shape and not overload your neighbors, AND PAY YOUR DUES!
- Several hours have been spent:
 - Mowing and trimming the grounds
 - Trimming the trees
 - Beach, Trail and Launch Maintenance
 - Burn and Compost Maintenance
 - Roads and Equipment Maintenance
 - Lodge Spring Cleaning inside and out
 - Lodge Meeting Room Wall Repair and Painting
- Please be aware of the new golf cart, burn and compost rules. These are available on our website: whitelodgeownersinc.com
- This hot weather has increased the number of people outside using the amenities (members, guests as well as trespassers). Please help by using your 2020 owners stickers and give your guest 2020 guest passes. You must clearly print the members name on the guest pass before using. Also, please ask trespassers to leave.
- Please be courteous and remind your guest, contractors and delivery people to:
 - Obey our MAX 15 MPH speed limit.
 - Head or back in only in the U shaped boat launch parking area.

- Trailers to be parked on the "sides" of the road leading to Cordley Lake (do not block the road to Cordley).
- The launch parking is for members first. Please have your guest park at your house during busy days/weekends.
- Paddle boats, etc. are not to be left blocking Cordley lake access. Please tie up to your own post out in the water and remove at the end of season.
- Remove large amounts of personal trash from beach.
- Take your turn emptying the trashcans at the park, beach and launch.
- Gravel is for filling holes in our roads, not personal driveways or your approach.
- No more contractor dumping in any areas (burn, compost chips, etc.).
- Do not add any more chips to pile. We would like to move chips to an area between compost and gravel and start taking the hardwood chips only.
- The NO DOGS ON THE BEACH actually means YOUR DOG TOO. No dogs on the beach.
- We are in need of volunteers to:
 - Open Clean and Close the Bath house
 - Repair Lodge Columns
 - Collect a few long term unpaid dues
 - Several Board Members by next annual meeting
 - Continue to trim trees along roadways
 - Clean out the road gutters on boat launch road
 - Remove the pile of roots and stumps from compost area

Vice President:

- No report.

Secretary:

- Status of dues: Received three payments over the last month, but still have seven who have not paid. Two of which currently have liens. One member six years passed due; another member four years passed due.
- Guest passes: please write your name on the pass.
- Website update: new golf cart rules, burn pile/compost rules and clubhouse information are now available on the website.
- Still on the list: Update website with To-Do's and volunteering opportunities, community events and research management software.

Treasurer:

- Budget: June financial report will be prepared and sent out. Non-recurring checks over \$50 that need to approval: Lodge cleaning, Lodge repair/cleaning supplies, CLA association dues, Huntington MasterCard. Dave P. asked about a late fee. Deb responded it was due to the timing/transition of paper statements to online statements. Deb made a motion to approve the checks. Thalia seconded the motion. All were in favor.

Improvement and Maintenance/Roads:

- Roads committee has been on hold since Feb. Area out front of Lodge for experiment for millings. Still in discussion phase.
- Roads - Agreed strategy: investigate and experiment with asphalt millings, using the area in front of the lodge (possibly the entrance aprons) as a trial:
 - Playground parking area to mailboxes
 - Inspect base for depth adjustment (scrape to level)
 - Add and roll millings to recommended depth
 - Evaluate regularly (twice/year) for 2 years to assess durability
- Signs: Now working from home and has personally witnessed speeding in the neighborhood.
 - Agreement to add additional speed control signs around the neighborhood to remind drivers of 15mph speed limit
 - Reposition Stop signs to adjust traffic flow more appropriately – went to purchase signs but waiting for a discount (20%), which is a huge discount of several hundred dollars. If speeds get worse, will reassess. Glen asked what the issue with the traffic flow is. Mitch responded looking at the stop signs within the neighborhood to help with speed control and traffic flow.

- Maintenance: Many people helping and taking care of the grounds. Looking at defining the grounds and laying top soil.
 - Additional topsoil from compost area prior to millings application in order to better define and improve the roadway
 - Strategic Objective - Reduce annual expenses to provide funding to stabilize and improve road surface
 - Looking to get a crew together to help repair the boat launch road.
- Discussion: Dave P. asked Mitch to talk to the mowing crew to use DR trimmer on road edges/rough areas as mowing with the Exmark is hard on the blades. Mitch said he would talk to the crew. Dawn asked Mitch about taking out signs and indicated the speeds are awful and asked what is the plan to monitor speeds? Mitch responded that it would be by neighbors reporting speeds. Dawn asked how changing signs is going to make it better? Mitch stated that the speed limit signs around the neighborhood blend in and are not obvious. Strategically place signs throughout the neighborhood. Dawn stated that she spoke to several mothers in the neighborhood (Frankfort/Monticello) and they are very concerned with the speeding in the neighborhood with children playing. Dawn has asked to meet with Mitch. Mitch has committed to putting out a notice and agreed to meet before anything is installed. Mitch will have a drawing of the neighborhood with his markings for signs in the neighborhood.

Clubhouse Services/Entertainment: – (*vacant position*): Open position. Need volunteers.

- Dave E. spent several days doing wall repairs on the inside of the Lodge. Three parties the last three weekends, \$1,000 income. Board voted to open the Lodge following phase 4 guidelines, 10 people capacity. Request form requires signature to follow phase 4 guidelines, and waiver of responsibility to WLO from any person who could potentially get sick. Received one complaint from a member stating they did not feel it was safe by renting the Lodge out during this time. Dave E. has been in contact with Dave P., President. The Lodge is rented the rest of July, and two weekends in August.

Boat Harbor, Lake and Canal:

- Bathhouse will remain closed until we can get volunteers to open, close, and clean it. Since the email went out, I have had one person say they are willing to help.
- Several complaints about parking at boat ramp please be respectful, have a WLO sticker or guest pass in your car. Have your guest park at your house so there is plenty of room for members.
- Several complaints of trash at the beach. If you use the beach area, please take your turn emptying the garbage can. Thank you Dave Patton and Bart Fraley for doing it the past couple of weekends.
- I am planning to have a meeting for the boaters sometime before the Annual meeting to discuss future plans. Keep an eye out for an email.
- Thank you Virgil for your many years of keeping the bathhouse open.
- Thank you to all the volunteers who help around White Lodge.
- Discussion: Terry asked what is the requirements to install to a dock on Cordley Lake? Jeff stated no real requirements and 2 years ago, a dock was put in at the approval of the Board. Terry stated the poles and all boats should be removed from Cordley. Keith mentioned that Thalia's boat was used and left discarded. Jeff said to tie up. Thalia commented there is no more space. Dawn stated that are we setting a precedence by letting one dock on Cordley. Asked Board to think further into the future and provide a master plan. Deb E. commented that before the docks were there, the pontoon boats were parked by the paddleboats. The boats being in the general vicinity were already there and it looks nicer with the dock. Now if more people have pontoon boats, possibly extend the dock. Terry asked the difference between a having a paddleboat and a pontoon down there. Jeff told Terry to get on a committee to set the rules. Dave E. likes the idea of sharing a space and feels it looks better.
- Marybeth Miller volunteered to do some clean up along Cordley Lake. She has asked two ecologists who live in the neighborhood to assist and walk the shoreline for their expertise. She has already cleared some of the weeds/prickers by the dock. Terry asked about Lafayette and Colonial, clearing the tree limbs/bushes. Parker asked about the unclaimed boats. If there is a boat that is unclaimed to let Parker know. Terry asked if there is a fee. Jeff stated there is a \$10 fee and the stickers are for identification if the boats float away. Loretta stated it's very unsightly with all the old and abandoned boats and is happy to get on a committee to clean it up.

Building and Beautification: – (*vacant position*): Plans were approved for Dihls.

Security:

- With it being the busiest time of year for the boat launch area, there are still residents not displaying their resident stickers and still not providing visitor passes for friends and family. In addition, members are failing to close the gate behind them when entering or exiting the boat area. Please close the gate and display stickers.

Clubhouse Host: – Dave Eggleston-Interim (*vacant position*): Dave E. received a quote of \$21,000 to replace all 5 columns. Purchase fiberglass columns and remove the siding to confirm that the structural beam is still functional. Purchase the columns prefabricated, have them shipped and installed. He spoke to two other contractors and still waiting on quotes. A fourth quote coming by August 1. One contractor asked to have an Engineer come and look at the columns, \$200 fee. A place out of Texas said the prefabricated columns would be \$2,000/each. Ideal situation is to buy prefabricated columns and to ask/pay a member to help install them to cut costs. The current columns are wood and the new columns would be all fiberglass. Terry Hahn asked if all columns were bad. Dave E. stated that the two on the ends are the worse, but to keep everything uniform and make it last for many years, the ideal is to fix all columns at once. Loretta asked about the sale of property that happened years ago, and do we still have that money for the columns. It was acknowledged that yes, and it was for \$5K for one column. Terry stated that when he looked at them several years ago that only the base was bad. Dave E. stated that the quotes are to replace all five columns.

Deb made a motion to accept Director's reports. Glen seconded. All in were favor.

5. Unfinished Business

- Golf cart rules: Rules for handicap members with golf carts. Thalia made a motion to add to the general rules. No second. Rules stay at noted.
- Amend Boat Application: After further consideration, the motion to amend the boat application has been withdrawn. Dave made a motion to withdraw the motion. Glen seconded. All in favor.
- Mailbox Committee Update:
 - June 22 meeting update and next steps: Steve B. to provide report later this week after he returns from vacation.
- WLO Repair Status: report stated above. Dave P. thanked Dave E. for his work on the quotes and repairs inside the lodge. Dave E. thanked Jeff A. for fixing an electrical outlet.
- Frankfort Easement: Originally, the Morris's were asked to clear the 10-foot easement and mark it. They asked the Board if they could move the easement. The neighbor, A. Keller, agreed to the proposal. The Board asked the Morris's to do the research with an attorney to see if this is plausible. No swapping, just moving. The Morris's are clearing the lot, and have not cleared the easement or marked it. The Board was open to the idea, however, it has been over a year and nothing has been presented in writing. If they did clear it, it would be brought up to the membership and up for discussion. The Morris's are still being asked to clear it and mark the property however they want. Terry still stated that it is not a board decision. Nothing has been presented to the board to date.

6. New Business

- **Lodge Rental**: Members have been complaining about renting the Lodge during Covid. At the time the Board agreed to rent the Lodge, Covid numbers were declining, however, now the numbers are going up. Dave P. asked the members in attendance for their input regarding rentals. Terry: Close it and this would be the perfect time to do a renovation on the lodge, take the 100K from the reserve fund and put into renovations. Marybeth is concerned if they are following the rules and what is on the waiver. Loretta, if no large gatherings and following the guidelines they should be allowed to rent. Some members are concerned with the number of people at the beach. Dawn Milz agreed that it should be rented through August. June E. stated to honor what is reserved and take no more. Mitch:

- not concerned about renting but concerned if we are liable if someone gets sick. Dave E. read the waiver. Dave P. suggested keeping this on the agenda for August, revisit the status of Covid and the rental agreement. Mitch made the motion to keep this on the agenda for further discussion. Thalia seconded. All in favor.
- Security/Towing/Speeding Enforcement: Towing company has been confirmed. Signs should be up by end of week or early next week.
 - Vehicles driven off-road: The road was cleared for golf carts to avoid boats coming up the boat launch drive. Mitch stated to put up a barricade to limit vehicles and only allow golf carts. Mitch to look into making it so that cars/vehicles cannot drive down the hill. Golf cart use only.
 - Unpaid Dues: A discussion took place regarding how to collect dues from members who are years behind and are not paying. Terry asked could we sell their shares of stock. Marybeth asked if dues were assessed to the property, Dave P. responded that he believes dues are assessed to the property. Terry quoted public act 230. Deb E. stated that a collection agency would be best as they are the professionals who deal with this type of issue. Thalia read the language on the lien paperwork that is filed with the county. Dave P. asked Thalia to ask Jane J. for more information.
 - Outside Firm to handle Financial/Secretarial Duties/Software management tool: Researching management software that will house all member information as well as dues payments, late fees, accounts payable/receivable, and communications (email/texts). Thalia to have three demos by next meeting in August.
 - Mowing equipment maintenance: Mitch commented that the maintenance has been taken care of, but Dave P. stated that there is concern that the mowers breakdown very regularly. Dave P. stated that a lot of mowing is done with one particular mower that is constantly breaking down.
 - Volunteering and Monthly To-Do List: Thalia to create a list and put on the website. Marybeth asked if people can add to the sheet on what they have done, ie., recognition board. A discussion took place on how to have a recognition board, or recognize a "Neighbor of the Month". More discussion needs to take place on how to add this to the website where members can view the information and a streamlined process for knowing what needs to be done and what has already been done.
 - Community Events: Thalia to do a google poll on community events and involvement. Dave E. offered live entertainment if we ever have a community event.
 - 2020/2021 Budget Approval: Updated the budget. Reduced the budget due to the lower income from lodge rentals. The budget was approved in June.
 - Annual Meeting: A brief discussion took place regarding how to send the materials if/when we have the annual meeting. Thalia asked if there is any opposition to sending it out electronically. The costs for printing are very high. There are a few members who do not have emails and the information would have to be sent to them through the mail. At the next meeting, the Board will discuss when to have the Annual meeting.

Next Meeting: Monday, August 10, 2020, 7:00 p.m.

Thalia made a motion to adjourn. Deb seconded. All in favor.

Adjourn Time: 8:55 p.m.