

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

Monday, June 14, 2021

OFFICIAL MINUTES

Anticipated Attendees:

OFFICERS:

President: David Eggleston

Vice President: Steve Milz

Secretary: Thalia Adams

Treasurer: Shelly Kovacich

DIRECTORS:

Improvement and Maintenance/Roads: Mitch Strang

Building and Beautification: John Werner

Boat Harbor, Lake and Canal: Hansel Frazier

Security: Rob Chic

Clubhouse Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

Anticipated Absence:

Mitch Strang, Caitlin Fecteau

Membership in Attendance:

Virgil Ramey, Bob Turke, Norb Rickelman, Loretta Werner, Beau Marshall

1. Call to Order – Dave E. Called the meeting to order at 7:02 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): Virgil R. said he had a confrontation with four younger individuals running and jumping off the bathhouse. The individuals and their parents were inconsiderate and belligerent. Also said that if we bring in sand by the tennis courts that it has sand burrs and needs to be treated. On June 13, about 10:30 p.m. a car was coming up the hill at Colonial/Frankfort and this is the third time in five days. It is an accident waiting to happen. Thanks to Dave for the utility poles at Frankfort, but also wants to request more poles for the Cordley area. Norb brought an original layout from 1924. It shows the canal and the island that was to be developed. A total of 798 lots were originally to be developed in WLO.
3. Review and Approval of Prior Meeting Minutes (May10, 2021) – Steve made the motion to accept the May minutes. Hansel seconded. All were in favor. May minutes are approved.
4. Officer Reports:

President:

- Thanks to all WLO members who either attended the annual meeting or provided proxies. We had a quorum and were able to approve the budget and pass some important motions. See unofficial minutes on <https://www.whitelodgeownersinc.com/board-meeting-minutes.html>
- Happy to report that we now have a full board of directors with Peter Fecteau joining as clubhouse director and Caitlin Fecteau accepting the position of hostess. They will be posting updated reservation documents and a calendar online as well as in PAY HOA.
- Picked up utility poles to block off the boat launch cart path to large vehicles. Waiting for Miss Dig flags to install poles in the ground. Extra poles will be used by the Boat Harbor, Lake and Canal Committee. Special thanks to my daughter's husband for towing the trailer that transported the poles, saving us considerable money.
- As with many building materials there has been a delay in receiving delivery of the new columns for the clubhouse porch. The new date is August 21. Despite this setback I'd still like to have a WLO celebration this summer. We'll discuss possible dates at our June 14th board meeting.
- Waiting on starter recoil for the roto tiller to till the beach. Thanks to all the volunteers who are cutting lawns.
- I have cancelled the zoom account. Yeah!! We will hold future board meetings in person either on the front porch or in the case of inclement weather in the lodge.
- Additional information that the Lodge columns are delayed until August. Rototiller, Bob R. went to Bouillons and it is the spring mechanism, and part is to arrive on Thursday and also install the poles for Three long poles and an assortment of shorter poles to be used for the corner of Colonial/Frankfort. Son got reimbursement of gas.

Vice President: On the 18th of May about 8:00 p m Dawn and I were walking on Colonial from Frankfort toward the club house. We saw several people milling around on top of the bath house and Mr. Ramey walking away from the area. Mr. Ramey was quite agitated and asked if we knew the 4 boys that were on the roof. We did not. We then found out that the boys would not say who they were or where they lived. Mr. Ramey told us he had called the police and the boys had called someone to pick them up. A car with two adults pulled up, got out of their vehicle very angry that the boys had been questioned, and refused to tell us their names or where they lived. We were told they paid their taxes in Hamburg Twp. and that was all that should matter. The 4 boys, one on crutches with a bandaged leg got in the car and all left. A police car arrived a few minutes later and basically said if we had any more trouble, call them. Dawn and I later found the vehicle and the 4 boys at a house on Crystal Ct off the West side of Whitewood.

On the 19th of May about 9:15 Dawn and I were returning home and stopped at the sign at Puritan and Monticello. It was almost dark and I saw a golf cart in the darkness coming down Monticello toward the intersection and had no lights on. I stayed stopped just to see where the cart was going. It did not stop and continued south down Monticello. We told them to turn their lights on and they responded "mind your own business"! Later that night (after ten) I was out to bring in the cat. I heard wheels moving over the gravel and saw the outline of a cart traveling west on Monticello, without lights. The same thing happened about 10:30 on the night of June 6th. I wish someone could tell me why these people are driving around without lights in the dark. Last summer you may recall I was coming home on N Monticello in pitch dark and almost took out a cart with no lights on with 4 girls on board "chilling out".

In short, these individuals are being very irresponsible putting themselves in a very serious situation just imagine a cart and a pickup in a crash! Beyond a doubt there would be injuries and who would pay for the medical bills and possible law suits. If you said WLO liability insurance, you are correct!

Secretary: An "Information" page has been added to the WLO website with links to different documents, i.e., Senate Bill 129, Cordley Lake sticker policy. Currently there are four delinquent accounts and only one lien. Two liens were paid in full and a release of lien sent to Livingston County Register of Deeds.

Treasurer: May is the first month of our fiscal year 21/22, and all financials have been put into QuickBooks. Attached to the packet is the balance sheet, check detail, and then the non-recurring checks. End of May we saw a small profit of \$2,012.79.

Pete made the motion to accept the non-recurring checks. John seconded. All were in favor.

Director Reports:

Improvement and Maintenance/Roads: The roads were graded and we used a good MDOT material, super course. The heavy rain we got after the road was graded has left some holes. The next time we grade we will use a finer material to pack in the holes. We will be alternating between the two types of gravel.

Building and Beautification: Need volunteers to weed and maybe plant flowers at front entrance. It was noted that Shawn Elmy has been weeding and cleaning up the front entrance. Thank you to Shawn!!

Looking into more sand for the pit by the tennis courts and the beach. John noted that with cutting off the path at the top of the hill and the path next to the gate getting rough, he would like to pave that area. Mike Mulvhill has offered to help frame it out. Once the rototiller is fixed we need to get a beach party and also will be bringing in more sand. It was asked how will we get sand to the beach. The best way is to remove one of the stumps by Cordley to get the truck through. Norb commented that years ago, DNR said to not bring in sand but to get a pump and bring the sand back up from lake to the beach. Loretta would like to start a committee to get rid of the weeds on the tennis courts.

Boat Harbor, Lake and Canal: Hansel noted that all the lights at Cordley are out and need to be fixed. Dave said that DTE fixed the lights at the launch but does not control the lights at Cordley. He has a call into a member who is willing to help. There is an unauthorized boat in slip #25. Thalia looked in PayHOA for the MC and no member has submitted a boat with that MC number. Hansel to look into this.

Security: We now have stickers for unauthorized vehicles, or vehicles not displaying a WLO sticker or guest pass. A discussion took place on who is going to sticker the unauthorized vehicles, who can call the towing company and what is going to be our policy. Shelly noted that her husband, Mike, was security and he had a committee that walked around and monitored the parking spots. They would record the car and license plate number. At that time there was never a repeat offender. Whatever policy we have needs to be controlled and use license plate numbers. Take a picture of a license plate and information to be shared in PayHOA or spreadsheet. There is no problem with the towing but it has to be documented. Steve M. was also security for many years and stickered and said they would tow, but the biggest offenders are those that live in WLO and do not use a sticker. Pete thinks that we will see a drop off of unauthorized vehicles once we start stickering and once vehicles are towed. Virgil asked about special events at the Lodge. Pete stated that we have 25 passes for guests who rent the Lodge. The last three

times the Lodge has been rented the stickers were not used. Shelly said that 25 passes are not enough for bigger events. If there is an event we should not be towing at all. For the day rentals we need to be a bit more flexible. Dave said he noticed 11 cars at the launch; 7 had stickers, 2 had guest passes and 2 had nothing, which is way above average in previous years. We want to keep out trespassers and not fault our members and our neighbors. It should never be in our plan to tow a member. A discussion took place regarding setting a policy that will be shared with all members. Thalia said she would email the policy as well as mail a hard copy to each resident at their home address. The unauthorized vehicles will be listed in PayHOA and will be referenced when sticker violations. A formal policy to be written and shared with all members.

Dave made a motion for two warnings before being towed. Shelly seconded but also added we need a written policy. Three were in favor, five opposed. Motion failed.

Rob made a motion for one sticker warning and then the vehicle is towed. Steve seconded. Five in favor and three opposed. Motion passed.

Clubhouse Services/Entertainment: First and foremost I want to thank the Board for Inviting Caitlin and I to join the Board as the Clubhouse Director and Host. We're excited to take a part in organizing and improving this very welcoming community. We hope to facilitate the clubhouse as best as we can and we've had an outpouring of offers to help us.

The 2021 rental season is just now coming online (pun intended, read below). May had one booking. June has five bookings scheduled. The replacement columns for the clubhouse aren't scheduled to be shipped until 8/21/21. This means we're expecting an install date later than originally intended, assumedly in early/mid-August. We can now open all of July for bookings.

We hired Wendy Clark to come in and do a deep cleaning of the entire clubhouse on May 21st. She has been the person hired to do disinfecting in between bookings so she's familiar with the clubhouse and our policy/procedures. In the future we'll hire her or someone else to do a deep cleaning when we open the clubhouse up and then again when we "winterize" the clubhouse.

I imagine that we'll soon have new mandates from the State of Michigan re: COVID that will allow us to skip the disinfection process we do after each booking and also allow for a full 75 person occupancy. It's currently capped at 25 people.

Caitlin (with help from Thalia) is currently working on digitizing the booking process with editable online forms and payment options via PayHOA.

We will be working to organize a "Linen Washing Party" in the near future. The idea here is that a WLO member can volunteer to take a room (or two!) worth of bedding home with them to wash and fold and then return to the clubhouse by X date. With 6 bedrooms and 12 beds total this would be quite an undertaking for a single washer/dryer. More details will be shared soon. - Thanks Dave for this great idea.

Issue 1: When we took over director/host responsibilities, Dave gave both Caitlin and I a detailed tour of the clubhouse. During this tour we noted that squirrels had gotten into bedroom #6 and had made a mess. We've kept this bedroom closed and will not be renting it out until we can have pest control run some abatement procedures. There was also a dead squirrel in the basement and just yesterday (June 6th) Caitlin found a dead bat that had drowned in the Men's room toilet. Both bats and rodents of course spread disease but can also cause damage to the property (as seen in bedroom #6). We've also noticed a notable amount of flies and wasps inside the clubhouse. This kicked off a need to have an assessment of the entire clubhouse for all things regarding pest control.

I contacted EcoShield, a local pest control company, to come out and give us an initial whole-property assessment. That initial quote came in at \$3,250. We have since contacted Orkin and Terminix pest control companies and have scheduled additional assessments/quotes this week. We should be able to present multiple quotes and options at our next meeting.

We believe getting pest control to run a full and thorough "exclusion" is a priority. If a guest were to become sick or get stung that would make for a poor experience and one which the WLO could be liable. We hope to be able to select, schedule and complete the necessary pest control as soon as possible. With the new columns and service purchased and scheduling pending, we should have enough budget remaining to complete the pest control and remain under the \$30k ceiling the members have agreed to although that number was for the columns only.

Issue 2: During the first assessment by EcoShield, the assessor noted that the attic of the clubhouse is insulated with Vermiculite. Depending on the age and source location of that Vermiculite, there is a 75% chance that it also contains Asbestos. EcoShield would not be able to enter the attic to do clean-up work until the Vermiculite is properly replaced. Other pest control companies we've contacted have also expressed this limitation. It's important that they are able to clean up the animal waste, however pest control should be able to complete the whole-clubhouse exclusion work from the exterior of the building.

I guess the silver lining here is that there's an impetus to replace the insulation with something asbestos-free but also with a much higher R-value. This will ultimately help keep clubhouse heating and cooling costs lower and potentially extend our rental season.

I will be carefully collecting a sample of the vermiculite insulation and submitting it to be tested for asbestos. We will know if we need to take steps to remediate once we have test results back.

That concludes this month's report, thank you to everyone who has helped on-board us!

Discussion: three requests for quotes have been submitted. Pete was in the clubhouse and there are active bats as well as he found a dead one. Possible asbestos that needs to be tested and confirmed. Wendy Clark will continue to disinfect until the State says otherwise. The current limit on the inside is 25. Pete and Caitlin plan to set up a linen washing party for members to help clean/wash the linens. Dave E. asked what do we get for the \$3,200? Pete responded an entire exclusion – covering up all the gaps – it does not include anything for stinging insects, but covers rodents (raccoons, birds, critters, squirrels), and includes all the soffits. A one-way door will be installed in the attic and the stairwell in the back. They come back after a couple of weeks and check for any critters and seal everything up. Dave talked to Mark at Orkin and was told to cover all the holes in the columns to also stop the squirrels and any critters. Steve asked if it wise to do anything before confirming asbestos in the attic. Pete thinks the critters can be taken care of first and then do the sampling. If asbestos is found, a specialist would be called. Virgil commented that Marybeth Miller had done quotes for pest control and would be a good idea to speak with her.

Clubhouse Host/Hostess: No report at this time.

Motion to accept Directors reports: Thalia made a motion to accept the Director's report. Hansel seconded. All were in favor. Director's reports approved.

5. Consideration of Communications: Dave E. read two communications from Members. Matt Maciag regarding speeding and Kelli Adams regarding towing.

Matt Maciag's letter was read: The board of directors received a letter from Matt Maciag expressing his concern about vehicles speeding on our WLO roads. Matt has four young children who ride their bikes and play at the playground. If you are the parent of a young driver please remind them that children on bikes may not see them coming and to slow down when they see children. Adults are role models for the young drivers so please obey our stop signs and speed limits. We cannot rely on the local police to enforce our 15 MPH speed limits so it is necessary for us to remind our neighbors of the need to keep the speeds down in WLO. Don't be offended if a neighbor asks you to please slow down. If the speeding vehicle is a delivery vehicle here are a few phone numbers you could call.

Amazon - 844-311-0406

UPS - 800-742-5877

FedEx - 800-463-3339

Pinckney Post Office - 800-275-8777

Beau Marshall asked what is going to be done about the speeding. Hansel said that if anyone calls the police that there needs to be documentation. More discussion is needed to figure out a way to deter speeding before someone gets hurt.

Kelli Adams letter was read: Norb mentioned that years ago we had a group of members would make sure that anyone that comes into WLO was a member or a guest. Also a gate at the main entrance was discussed years ago. Steve said had he known this vehicle was a member, he would not have had the car towed. Rob also stated that being in the neighborhood this long you should know to have a sticker on your vehicle. Shelly stated we did not clearly communicate a policy and a contract was not submitted. John said we did not have a policy, and we received a heartfelt letter and now that we have a policy, and we jumped the gun, we should give his money back.

Thalia also received an email from a member regarding dogs at the beach and would remind our members to not take the dogs to the beach area.

6. **Unfinished Business**

- Colonial/Frankfort Hill: Posts to be installed to deter motor vehicles from going up/down the hill to the launch. Already discussed and posts will be installed on Thursday.

7. **New Business** – Thalia made a motion to discuss the new business items in July business. Hansel seconded. All Approved. June new business items will be discussed in July.

- Compost Pile: How to prevent outside dumping
- Geese Decoys
- Beach/Sand/Sandpit for horseshoes

Next Meeting: July 12, 2021, 7:00 p.m., Lodge Lawn

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

Adjourn Time: 8:48 p.m.