

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

Monday, June 12, 2023
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: VACANT
Boat Harbor, Lake and Canal: John Sdao
Security: Derek Henderson
Clubhouse Services/Entertainment: VACANT
Clubhouse Host/Hostess: Christine Boggs

Anticipated Absence:

None

Membership in Attendance:

None in attendance

1. Call to Order – Dave called the meeting to order at 7:11 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 (April 10, 2023): Kevin made the motion to approve the minutes. Shelly seconded. No discussion. All were in favor. Minutes approved.
4. Officer Reports:

President: Thanks to all the members who participated in the annual meeting either through attending the meeting in person on May 21 or completing a proxy. We had a majority of shares outstanding vote for the motions to approve the budget and amend our by-laws. I hope to share the amended by-laws with the by-law committee and the board of directors before the June board meeting.

I have asked Jason Stidham to treat the tennis courts for weeds again this year. I had looked into repairing the asphalt surface but every company I contacted informed me that we would need to completely remove the existing surface and install all new asphalt. I still hope to find volunteers willing to attempt to repair about 25% of the current surface to allow us to paint a pickle ball court. If you are a fan of pickle ball and are able to help please contact me.

Unfortunately, we have hit a roadblock with home mail delivery in White Lodge. After multiple encouraging conversations with our local post office including receiving a map showing the delivery route we have been informed that AMS management will not approve home delivery. I'm in discussion with some of our volunteers to see if we can repair and straighten the current boxes. The 16 slot CBU boxes we have are no longer in production.

Game night in May was a success and we have scheduled a 2nd game night on June 21 at 7pm. If you like card or board games come check it out.

The White Lodge canal water level is dangerously low due to lack of rain. Huge thanks to all the volunteers who helped remove fallen trees this spring.

Discussion: A discussion took place regarding the post office and next steps for new mailboxes. Dave attended the CLA meeting. Several items were mentioned including the noise level at the Lodge, the light at the canal and some of the poles in the lake by Cedar Beach. The meeting primarily focused on the health of the lake and invasive weeds. Dave mentioned the Garden Club did a great job on the Lodge and will be meeting again this week.

Vice President: No report at this time.

Secretary: We have received two more dues payments. Currently 8 members are outstanding.

Treasurer: See attached reports.

April Financials: Year-end numbers/balance sheet: net loss of \$8,198.50, which will be dispersed between the boat dock fund and general fund.

Non-recurring checks over \$50: credit cards, annual insurance, fee's for roads (grading and chloride).

May Financials: \$66K in checking, \$115 cd, \$98k savings. Current profit of \$2,500, which is mainly from dues.

Non-recurring: credit cards: tree removal, boat dock for stone depot and Monroe Rubbish.

Motion to pay non-recurring checks over \$50 for April and May: Thalia made the motion to approve the non-recurring checks for April and May. Kevin seconded. No discussion. All were in favor. Motion approved.

5. Director Reports:

Improvement and Maintenance/Roads: Not a lot to report this month. Removed a large branch from the compost area. Also pushed back the material to make room for people to access the area. Worked with John and Dave on some of the beach cleanup. Installed two drip covers over the bathhouse doors. Contacted Myer Excavating to schedule the mid-season road grading. Mike said he would check to see when they will be in our area and get back to me. Once I have a date I will contact the chloride company and schedule that for right after the grading. As always, I will continue to monitor our equipment and take care of any problems that arise.

Building and Beautification: VACANT – If you are interested in joining the garden club, please contact Deb Eggleston at 810-623-8747.

Boat Harbor, Lake and Canal: Met with the Cordley Lake Association and discussed water quality and environmental issues. The Beach has been rototilled. Looks great. Received pricing for new railing for over the bathhouse. Provided boat launch key and two boat stickers for Cordley lake.

Discussion: Recapped the CLA Annual Meeting from June 3. Looking at doing more testing which could increase our yearly dues from \$200/year to \$300/year.

John to move forward with the railing over the bathhouse and remove the light. The railing will be the same style as the beach stairs and will be installed sometime in July. Kevin to assist John.

A lengthy discussion took place regarding the boat left in the canal from 2022. The Board to send a letter to the owner for next steps for removal.

Security: The boat garage at Varsity camp was broken into and vandalized with spray paint the last week of May. There have been no recent updates on the case. If anyone has any information please contact the Hamburg Police Department at (810) 231-9391.

Clubhouse Services/Entertainment: VACANT –

Report from Dave Eggleston:

- Wendy cleaned all the rooms upstairs in the clubhouse.
- Dave E. cut down a section of tall weeds to the right of the beach steps to improve the view of water from the front porch.
- Replaced showerhead in upstairs bathroom.
- Room 1 - Replaced 3 comforters and added 2 pillows.
- Room 2 - Replaced 1 comforter, valances and repairing broken window.
- Room 3 - Replaced 2 mattress pads.
- Room 4 - Replaced 2 comforters and 4 pillow covers and all window valances.
- Room 6 - Replaced mattress pad.

Still need a clubhouse director. Would like to have someone who has not served on the board before to learn about how we manage White Lodge. I will be happy to assist whoever takes the position. Need volunteers to paint some walls and windowsills in the clubhouse.

Clubhouse Hostess: There is a shared calendar in PayHOA (under Other Tools) available for the community members to view when looking for Lodge availability. Members can of course still email/call/text to check availability, but are encouraged to use the online tools. (whitelodgeclubhouse@gmail.com or (810) 360-3522).

The calendar in PayHOA is updated with each rental. Please turn in your paperwork and checks ASAP once confirming availability and you request to be penciled in. Your rental is only official once the rental agreement and checks are turned in.

Lodge activity- May had one long-term rental for one room (3/29-5/15), one Great Room rental, and one room-one night rental totaling \$2,350.00. June is busier with three dates of Great Room rentals, and the entire lodge is rented out for 4 nights at the end of the month.

Motion to accept Director's reports: Thalia made the motion to approve the Director's reports. Derek seconded. No further discussion. All were in favor. Motion approved.

6. Consideration of Communications:

7. Unfinished Business

- Memorial Garden/Bench: Thank you to all the generous members who donated to this worthy cause for our loved ones. At this point, we have about \$1200 which is enough to purchase a 6ft bench, a plaque for the back of the bench, the materials to install the bench, with some funds leftover for some perennials, plants, etc. A unanimous decision on the bench. Shelly to get it ordered and Kevin to assist with the install. Shelly will work with the garden club for ideas for a plaque and plants.
- By-Law Committee Update: Dave gave the board an updated set of ByLaws and ask that we review the changes.

8. New Business:

- Hollow Tree between Cordley and Boat launch: Board to contact DTE about the tree.
- Tennis Court Weed Treatment: Jason Stidham to treat the tennis courts.
- New computer for Secretary/Treasurer – John suggested that Thalia check out UM stores for a discount. John will assist Shelly/Thalia with specs for software and licensing. Shelly is also researching QuickBooks software and will have more information by the July meeting.

9. UPCOMING Events & Reminders:

- EVENTS:

- All Community Garage Sale: June 16 – 17, 9 am – 4 pm. Please contact Jane Juckno 734-417-0341.
- Game Night: Wednesday, June 21, 7 pm
- Fourth of July: no success scheduling activities and will try next year
- Fall 2023 Pig Roast: TBD

- REMINDERS:

- DUES: Dues were to be paid March 1. Beginning May 1, if dues are not paid, a \$25/month late fee will automatically be applied to your account via PayHOA until your balance is paid in full.
- Speed Limit is 15 MPH: School is out, children are playing, and families are walking their dogs...Slow Down!
- Boat Gate: Please remember to close the gate.

Next Meeting: Monday, July 10, 2023

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

Adjourn Time: 8:59 p.m.