

LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, June 8, 2020

OFFICIAL MINUTES

<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:

Mitch Strang

Member Attendees: Virgil Ramey, June Ewald, Dave Eggleston, Steve and Dawn Milz, Norb Rickelmann, Matt Kelley, John and Manuela Yost, Yusif Barakat, Hansel and Renee Frazier, Amy Roland, John and Loretta Werner, Jim and Laura Sanders, MaryBeth Miller

1. Call to Order – Dave Patton called the meeting to order at 7:05
2. Call to Membership (Discussion will be limited to two minutes per item): Virgil stated that instead of gravel along the canal we should raise it and put sod. Dawn Milz said that she has an idea for the recurring hole at the front entrance; use a cattle grate over the hole at the Colonial entrance. Steve asked for more information; does she know anyone who can install it, or how much weight it can handle with traffic and trucks. Dawn to find out more information.
3. Review and Approval of Prior Meeting Minutes (March 9, 2020) Deb motioned to approve minutes, Glen seconded. All in favor.
4. Director Reports

President:

- Report will be added in appropriate agenda items.

Vice President:

- No report.

Secretary:

- Ten outstanding members have not paid their dues. Of these, 8 were applied late fees, 2 made payments but have a small balance due (\$10). Of these 10 members, three have current liens, one of which one is 6 years delinquent (2014-2019). All outstanding members are being sent a letter with balance due and copy of dues policy.
- A photo gallery is now up on the WLO website. I welcome all members to send in photos from around the community.
- All files are now on Google Drive. File backup is done once a month.
- Working on getting all bill/paper statements online: DTE, Consumers, and Huntington.
- Great turnout out for two community calls to action: Beach/Dock and Lodge spring-cleaning. Dave added that a second tree trimming was done for the roads with a great turnout as well.

Treasurer:

- Budget: Deb reviewed account activity for April and May. As of April 30, there is \$261,170.75 in various bank accounts. The funds include boat dock ~\$29K; Bylaws \$100K; capital improvements \$4555; clubhouse \$12,700; Emergency fund ~\$14K; improvement and maintenance ~\$14K, income ~\$27K. Monthly Profit & Loss (P&L) through thru April is a net income of \$23,584. This is typical at this time of year for dues collection. Large expenses were the Insurance bill and road grading. All other expenses were standard.

- In previous years if we were underspent in an area, the board can choose to allocate the funds to various funds to set aside. We underspent in the emergency fund, roads & maintenance and the clubhouse. Deb made a motion to apply the funds to the emergency, roads & maintenance and clubhouse funds. Glen seconded. All were in favor.
- May begins new Fiscal. As of May 31, there is \$254,068 in accounts. P&L by class; collected \$3,200 in income for dues and maintenance. Expenditures were secretarial fees, fuel, roadwork and clubhouse supplies totally \$10,061. Net loss of \$7,100. May check detail for secretary, chloride and excavating, reimbursement to Mitch for fuel and Dave Eggleston for clubhouse supplies.
- Non-recurring checks over \$50. 11 checks totaling, \$19,814.67
- Deb made a motion to approve non-recurring checks over \$50. Jeff Seconded. All approved.

Improvement and Maintenance/Roads:

- Director absent, no report submitted.

Clubhouse Services/Entertainment: – *(vacant position):*

- Clubhouse position is open and need volunteers.
- Need to add items to the To-Do list. Lodge needs repairs: faucets, repair wall patching and plaster repair, repair paint and windowsills. Possible lead paint in sills.
- Dawn asked about the status of the columns. Dave Patton stated it is under old business and will be discussed at that time.

Boat Harbor, Lake and Canal:

- Work party had several volunteers that showed up to fix the docks, rototill the beach, clean up around the beach, shovel off the steps, remove trees out of the canal, open bathhouse and paint the bathhouse floor: George Klotz, Max McGonegal, Bart Baeckelandt, Bart Fraley, Dave Eggleston, Dave Patton, Thalia Adams & Keith Vance, Virgil Ramey, Hanzel Frazier, Matt Maciag, Steve Beavis & Lisa Perez, Norb Rickelmann, Jeff, Rachel & Darren Avedisian.
- We currently have 39 boat slips assigned and I am expecting a couple more. Remember to use 3 points to tie off.
- Please keep golf carts off the path to the boats. It is too wet and they are making big ruts. If you leave ruts, please take care of it.
- Still trying to figure out something for Cordley Lake paddleboat area. 14 boats cannot be identified to a member. Please make sure you get a White Lodge sticker on it ASAP. Boat area will be cleaned up and boats will be disposed of. Date for a community work party TBD.
 - Virgil stated that when a clean up was done years ago, messages were sent to the community. Those that did not respond, the boats were disposed of or used for guest and members of the Lodge. Dave Patton asked what the legality of disposing the boats is. Matt Kelley stated that it would be considered abandoned property.
- Jeff said that stone was suggested for the canal path.
- Virgil stated that 24 pallets need to be replaced from malicious destruction and the bench at the point was burned.
- Steve Milz stated that he noticed a trailer down in the dock. Jeff stated it was Virgil's and he uses it at the dock area for WLO business.
- Frankfort/Colonial curve: A No Cars Allowed sign was installed by Carolyn Ramey. Dawn Milz stated that she doesn't believe there should be a path. Matt Kelley said that golf carts are only allowed on the road and marked paths. Jim Sanders said that he thought we could take the carts off path if we can be respectful. Matt stated there are specific rules for the golf carts. Golf carts to be discussed later on the agenda.

Building and Beautification: – *(vacant position):* Open position and need volunteers.

Security:

- Towing contractors- reached out to Brighton Towing, and no response. Will continue to reach out to towing companies.
- Changing codes on Lodge and barn: Lodge office is changed. Barn has not been changed.
- Vehicles have been going down the hill at Colonial/Frankfort, a Honda CRV. Virgil stated there are three vehicles that go down that path. This is not a vehicle path and everyone should use the gate entrance.

Clubhouse Host: – *(vacant position):*

- Dave E. stated that the second pillar in from the left has structural damage and the roofline is buckled. Quite an extensive repair. Mike Roberts, said that foam was used, and recommended do not use the foam again. Mike Roberts can no longer do the repairs. Does anyone know of a carpenter builder to repair? \$5K in the budget to repair.
- Amend Lodge Rental Fee and Deposit Amount:
 - Deposit from \$100 to \$500. This will help cover the cost if an item is broken (stove, fridge, furniture) and to cover cleaning when necessary. Not yet decided on the increase in the fee.
 - The increase would be used to cover any damages and cleaning when Lodge renters do not properly clean when checking out.
- Cleaning contractor: Wendy Clark has agreed to be our cleaning person. Thanks to Steve and Jeff for asking her.
- Loretta asked if the clubhouse is going to open: Dave E stated that there are 3 people that want to rent the lodge in June. One group was for a graduation last weekend that did not happen. Now with state guidelines, the state is open for up to 100 people. As of right now, Dave Eggleston's recommendation is to rent the lodge and only use outside. Patton stated up to 10 people are allowed to gather in an enclosed area. MaryBeth Miller has a concern for additional cleaning and safety guidelines.
- Deb made a motion to accept the Director's Reports. Thalia seconded. All in favor. Director reports are approved.

5. Unfinished Business

- Mailbox Committee Update:
 - February 12th - No attendance. No one showed up who indicated they wanted to be on the committee.
 - March 4th - 2 attended
 - March 25th - Cancelled due to Covid-19 Stay at Home Order
 - Pinckney postmaster has not returned any messages.
 - Steve stated that one possibility is to add one more CBU and add a cover over the boxes. Possible recommendation is to build a cover over the boxes for our postal carrier to stay dry as it takes 30-40 minutes to sort all the mail. Sanders asked how much for a CBU. Steve responded approximately \$1,500/each. Patton said we have the old style box, we will have to buy all new ones that the postmaster accesses from the front and we/members will have to get out and walk around. We currently have the old style cluster boxes. If the new postmaster says we cannot use the old style, it could cost around \$15K-\$20K to buy the new style. The Board can make the decision to put in new CBUs but a quorum is needed to confirm the budget and cost. Dave stated that the Board approved home delivery, however after complaints, the boxes were on hold. He also stated the number of mail/delivery trucks that have come through here have increased. Yusif states one of the problems could be the boxes getting knocked over.
 - New boxes and a roof could cost up to \$50K, individual boxes would cost each member ~\$50.
- Steve will hold the third mailbox committee on Monday, June 22 and will present at the Annual meeting.
 - A discussion included the pro's and con's of each delivery method.
 - Dave Eggleston did a quick poll of the members who were in favor and opposed. Overwhelming majority were in favor of home delivery.
- WLO Repair Status: Covered in clubhouse report. Yusif ran the cleaning and made us aware of the items to be repaired. Dave stated the Lodge seems to be in pretty good shape other than the critical repair for the columns. Repairs will be added to the monthly To-Do list.
- Cordley Lake Association Fees: Dave indicated that Varsity Day Camp is required to test the lake for ecoli. We pay \$200, Camp pays \$20. There is one other association that pays \$200 and individual households along the lake only pay a small fee. It was stated that Cordley Lake has never even been close to having to close due to negative testing. Dawn asked what is the total charge. Deb stated that VDC tests the water at the camp, and CLA tests the water at various spots. Dawn Milz said the \$200 is reasonable and we should keep the fees. Board was in favor. Yearly fee to remain at \$200.

- Frankfort Easement: Follow up email sent to Morris's. Not moving as smooth and fast as originally thought. Refinancing and still working on it. 10 ft canal easement next to their house, next to A. Kellers property. Keller is agreeing to move the easement. Board stated this is fine as long as they cleared the lots and agreed to mark the easement. Secretary will make a note for future Boards that this is the agreement for this easement.
- Lodge Cleaning: Former hostess has stated that when the lodge is rented back to back, and the deposit is only \$50, she was basically laughed at and the renters told her to keep the \$50 and clean it and left. In these cases, it was cleaned and the hourly rate was \$25/hour. Board all agreed this is a good rate. Deb stated that this is the rate that it has been for several years. Virgil stated that if we continue to leave the bathhouse open it will need to be cleaned as well. Dave Patton asked what are we responsible for cleaning. Dave E. said to hire someone to come in between each rental, MaryBeth Miller suggested following CDC guidelines for cleaning. Clean to meet state guidelines. Deb suggested a Covid-19 surcharge for cleaning after rental. Dave P. asked Dave E. to find out guidelines for rentals. Loretta recommends only renting the entire lodge. Hansel asked if it is worth even renting due to the high liability for cleaning guidelines and accountability. Is it really worth the rental? Wait to hear from state guidelines to determine inside rentals. Hansel and John talked about how we need to document each cleaning.

6. **New Business**

- Burn/Compost/Chips Pile: Dave Patton stated that the burn pile is getting tougher to maintain and to move the chip pile to the compost area. Should we limit who can dump or what can be dumped in that burn pile: no contractors, no large trucks/dumps, no stumps. Fire dept. regulations are 8 ft diameter. Renee F. suggested an 8-foot fire ring. Dave P. asked if we want to put limits on what is dumped. Thalia agreed there should be limits. Dave P. stated that if the burn pile continues, we need someone to manage it. Deb feels we should get rid of it and is an eye sore, it's been misused by members and nonmembers and hard to police it. Jeff feels it's a good thing to have for the neighborhood, the problem is contractors. Jeff will maintain the burn in the fall. Dave Patton made a motion for three limits and ability to close it if it gets too big: No contractor dumping, no construction dumping and no large stumps. Steve Beavis opposed because he feels all the work falls on Jeff and should just be closed. Dave, Deb, Glen and Thalia were in favor.
- Golf Cart Rules: Patton stated that it is his understanding that when a corporation charges a fee and sets rules that the corporation is responsible for the enforcement. The key is the fee that is charged. That being said, this would not apply to the row / paddle boats as the fee is charged for an identification sticker as they are left on corporate property and need to be identified. He suggests removing the future charging of any fees from the application, which will relieve the corporation of the responsibility along with setting guidelines such as:
 - HAVE VALID DRIVERS LICENSE AND ABIDE BY ALL PROBATIONARY RULES
 - LIMIT NUMBER OF PASSENGERS (I.E.: one person per seat, 2 in front 2 if rear seat is installed)
 - MAX SPEED IS 15 MPH
 - STAY ON ROADS
 - BATTERY POWERED ONLY (unless previously grandfathered in)
 - YIELD TO ALL PEDESTRIANS, VEHICLES, BICYCLES, ETC.
 - CARRY SUITABLE LIABILITY INS WITH WLO LISTED AS ADDITIONALLY INSURED
 - AS WITH ALL VEHICLES THE OWNER OPERATOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO OTHERS PROPERTY
 - WLO SHALL NOT BE HELD LIABLE FOR ANY DAMAGES INVOLVING ANY PRIVATELY OWNED VEHICLES INCLUDING CARTS.
 - Dave made a motion to accept new rules. Thalia seconded. All in favor.
 - MaryBeth Miller asked a question about children who are driving the carts and how do the laws apply to them. Matt Kelley stated that with the new rules no one under 16 without a license should be driving the carts.
- Security/Towing/Speeding Enforcement: Dave P. stated that we should begin towing vehicles. He spoke to Hamburg police and stated that our roads are privately owned but open to the public. Unless a homeowner files a complaint about trespassers there is nothing we can do but tow the vehicle. GUEST PASSES MUST BE DISPLAYED and is used as written permission of the member to be on

WLO property. Steve indicated members are NOT putting membership stickers on their vehicles nor are they providing guest passes for others. There have been excuses that they never got the passes or forgot to put them on. The gate is rarely locked behind people after driving through. Steve has a new supply of orange stickers to put on windshields. Secretary to send email to the members reminding policy for guest passes.

- Vehicles driven off-road: Virgil stated he saw three vehicles, without passes and stickers who did not stop when coming off the hill at Frankfort/Colonial Virgil asked to block off that path. The Board agreed to table this and discuss at the next meeting. It was agreed by all that something needs to be done to keep someone from getting hurt.
- Amend Boat Application: Dave P. suggested changing the boat application to include member and permanent resident for proof of registration and ownership of the boat. Dave. P. made a motion. Glen seconded. All were in favor. A discussion then took place regarding how do we get the keys back from members who have moved? It was stated that there is no formal policy of getting keys back.
- Unpaid Dues: One member is seven years behind but continues to use the boat launch area. Dave P. asked has any previous Board ever hired a company/collection agency or attorney to collect delinquent dues. Deb stated that when Julie Bart was on the board she went to small claims court to get a judgement. Secretary to look into hiring a company or attorney to collect past dues from this particular member.
- Outside Firm to handle Financial/Secretarial Duties/Software management tool: Deb made a few phone calls and is waiting for return calls. She stated that a secretarial/financial management company could cost up to \$3,000/month. Thalia stated that she is researching management software that will house all member information as well as dues payments, late fees, accounts payable/receivable, and communications (email/texts). Costs would be around \$50 – \$150/month.
- Mowing equipment maintenance: Director absent and moved to next meeting.
- Volunteering and Monthly To-Do List: Secretary will begin sending a monthly To-Do List and will look into putting something on our website for members to volunteer and see items that need to be done.
- Community Events: Secretary to send a message for community involvement. She will send a questionnaire to members for their input on events such as softball games, ice cream socials, trunk or treat, etc.
- 2020/2021 Budget Approval: last year in May, June and July 4,500 in room donations. Take money out of the general fund to cover the loss revenue, ways to cut down on expenses. Reduce some of the other spending, will rearrange budget/revise budget (emergency, maintenance and clubhouse) and send to board for approval. At the annual meeting will present that to the membership.
- Annual Meeting: Thalia stated that she needs at least 6 weeks to have materials printed, folded, stuffed and mailed. We also need to allow time for proxies to be returned. There was a discussion about holding the Annual and Semi-Annual meeting together in one meeting in October. Deb stated that it is important to keep the annual meeting for the budget and officers in line. It was determined that once we get more information from Governor Whitmer on June 15th the board will meet for 10 minutes to discuss next steps. Tentative date is set for Sunday, July 19.

Next Meeting: Monday, July 13, 2020

Steve motioned to adjourn, Glen seconded. All were in favor.

Adjourn: 9:34 p.m.