

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

Monday, March 8, 2021

OFFICIAL MINUTES

ZOOM Information:

[Zoom Link](#)

ID: 836 9062 5953

Passcode: 260928

**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 Chie

Clubhouse Host/Hostess: *Vacant*

Clubhouse Services/Entertainment: *Vacant*

**Anticipated Absence:**

Mitch Strang, John Werner

**Membership in Attendance:**

Martha Klei, Virgil Ramey, Sharon Bell, Yusif Barakat, Jeff Avedisian

1. Call to Order – Dave Eggleston called the meeting to order at 7:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): No items discussed.
3. Review and Approval of Prior Meeting Minutes (February 8, 2021) – *Dave made the motion to accept the February minutes. Shelley seconded. All were in favor.*
4. Officer Reports:

**President:**

Public Act 230 of 1897: I ran into Pat Hohl, Hamburg Township Supervisor in February and explained WLO's desire to amend Public Act 230 of 1897 regarding the \$1000 limit. I explained that I had contacted Senator Theis's office on January 12 and her staff had responded but to date had I not heard from the Senator herself. After the staff's initial response to look into the matter nothing happened to resolve our issue. He suggested contacting our Representative, Ann Bollin who has earned a reputation as a hard worker. I sent an email to the office of Representative Bollin on Feb 14, 2021. I received a response from Ms. Bollin the next day. I also received an email from Ann Bollin's Legislative Director that same day. I shared with her our by-laws and what limited information I had on the Public Act. Since that response, I have not heard from Ann Bollin's office on the matter. On March 1, I received an encouraging email from the office of Senator Theis. It reads below:

Thank you, David.

I spoke personally with Senator Theis this weekend about this issue and the Legislative Director for Representative Ann Bollin. Representative Bollin's office was aware of the problem but had not put in any bill request. Our office has put in an official draft request, asking for changes to this statute to make this section applicable to Livingston County. I will follow up with you when we have the bill ready for introduction.

WLO Annual Meeting: I will be asking the WLO Board of Directors if we can come up with wording for a couple motions to be included in the packet. We hope to present these motions to the membership at the annual meeting in May. This will allow members not attending the annual meeting to vote on the motions

on their proxy vote slips. As Clubhouse Director, I will be planning to close the clubhouse for most of July pending repairs on the front columns. Thanks, Dave Eggleston

Discussion: Dave contacted a second representative to assist us with our request of increasing the \$1,000 limit in Livingston County. Dave estimates it could take up to a year for this to be approved. Dave read Public Act 230. It does not say that we cannot put a motion on the proxy; however, it is best not do that without advice from an attorney. Dave showed a draft proxy and a short description of each motion was discussed. Dave will contact the attorney to clarify the proxy.

**Vice President:** McFarland tree service cut down the black walnut tree branches that were over the Lodge porch roof and electrical wires in front of the lodge. In addition, a large branch that was hanging over the intersection of Puritan & Monticello was removed on Feb. 25. Thalia reminded the board that Pat Wisniewski will be in town and he offered to help us with any trees that need trimming or cut down.

Steve proposed to hold a meeting about White Lodge Insurance Coverages. Rob said he received quotes and would like to be in this discussion. Rob is in no way a stakeholder or would be affiliated with the agent or policy. Dave E. offered to host a zoom meeting for Tuesday, March 23, 7:00 p.m.

**Secretary:**

- Stock certificates: Only two certificates left. I received a quote from EconoPrint in Pinckney to reprint the exact certificate. However, after further discussion with EconoPrint, it was suggested to choose a different stock since the one we use is an odd size and expensive. Since there is no change to the verbiage, and therefore would not need to go through an attorney, I would like to suggest a standard “certificate” that is more conducive to printing and less expensive.
- PayHOA Updates:
  - PayHOA member logins: Of the 138 members, 30 have not logged into PayHOA. Of those 30, 3 do not have an email and cannot create an account. Reactivation email will be sent to those who have not created an account yet.
  - Dues Update: As of March 8, 88 members have paid and 50 have not. As I receive payments and the survey completion, I have been mailing stickers and guest passes, or hand delivering them
  - Survey for stickers: Please be sure to complete the survey. This can be accessed through PayHOA, left hand side bar, Survey.
  - Board member email address to WLO email: Thalia asked the board members to change their email address in PayHOA to the WLO business email. It was decided that Thalia will do this for the Board.
  - PayHOA system updates: the Dashboard and reports have been updated as well email enhancements with merge fields and reusable templates. There were also updates to the financial reports as well. PayHOA is starting work on the community message board.

**Treasurer:** Attached are the February 2021 financial statements. As of March 8, all checks have been issued for boat dock refunds. Shelly was able to resolve several of the outstanding check issues from last month, there are two members who have not responded to my email so I will void the original checks and issue replacements.

Work on the budget needs to begin this month so that we can have a completed budget by mid-April. I have spent time learning more about PayHOA and am pleased with the functionality and excited about utilizing the software to communicate more effectively within the neighborhood. I do believe it will be a valuable tool for our community and encourage all members to log in and explore the website. I look forward to working with Thalia in the coming months to share all that it has to offer.

Shelley suggested sending more information on PayHOA to the members to encourage our them to use the software. More education needs to be done.

Thalia made a motion to approve the non-recurring checks over \$50. Hansel seconded. All were in favor.

Director Reports:

**Improvement and Maintenance/Roads:** Frost is coming out of the roads quickly with more potholes showing up. WLO may need to get a load of material to fill major holes before grading in April and will also need to get asphalt patch for the approaches. Dave E. offered to fill the holes at the front entrances. A member on Monticello emailed regarding a snow pile obstructing her driveway after the last storm. John called Northland Services and sent him a picture. He spoke with his son and other driver and determined it was not them. John spoke to the WLO member and let her know it was not Northland Services.

**Building and Beautification:** No Report at this time.

**Boat Harbor, Lake and Canal:**

- Canoe/Kayaks by Cordley – Discussion took place regarding removing non-stickered and abandoned boats, as well as general cleanup of the area. Hansel will try to figure out the owners of the abandoned boats. Pictures will be taken and sent to members to identify them. Virgil offered to help call the members. There would be a \$25 fee for any boat disposed. If there are boats that are not registered, the member can set up their registration. Thalia offered to assist. Ideas for storage or kayaks slips are welcomed as well as the assistance with materials and volunteering for the Cordley dock area. Dave commented that there are approximately 30 boats, 18 have stickers. We should move the boats without stickers, once they are claimed and stickered, they can move the boats back to the Cordley dock area. It was also mentioned that since the pontoon boats have to be removed in the canal, should the boats be removed from the Cordley area. More discussion to follow at the next meeting. Yusif commented about the area between the path and the boat ramps on the canal where the old floating raft is. He suggested disposing of the raft, clear out the area and stack the abandoned boats there. If they are not claimed, dispose of them. Hansel agreed that the old raft and barrels could go. Yusif mentioned paddleboats that belong to the Lodge that members can use. Hansel responded about liability and will need to be discussed before calling the abandoned boats “White Lodge Property”. Virgil said that we do not provide boats for members or renters anymore due to liability, repairs, etc. Another issue is members that do not live here year round and only visit a few times a year, leave the boats there. Do the bylaws mention boat storage? More discussion took place regarding the legality of disposing of any abandoned boats. Dave E. will email the attorney to get the legal procedures confirmed. Once we hear back from the attorney, a message will be sent to the membership. Steve M. asked what fund the sticker money was allocated to. Virgil believes it went to the general fund to replenish the cost of the stickers. Shelley said it can go to the general fund and earmarked.
- 2021 Boat dock application: Thalia to send to Hansel and will get the 2021 boat application on the website and in PayHOA.
- Hansel is still working with the DEQ for the economat. He also spoke to the Livingston County Drain Commissioner, and more discussion is needed as our canal sits at the end of a wetland. Hansel will also be speaking to Pinckney Excavating for another quote. Dave E. asked if the work would need to be done in the winter since we are coming into the wet season.
- A discussion took place regarding spending the \$29K from the boat fund. Do we need a quorum from the entire membership to spend that money or can the boaters vote how to spend that money. Dave E. will contact the attorney to get these questions answered by the April meeting.

**Security:** Looking at different towing warning stickers and waiting on quotes. Towing signs are at the Barn. Rob to pick up the towing signs this week from the barn. Renters of the clubhouse will have a full-page parking pass that will display the dates of their rental. It was reported that a member has seen children trying to cross the canal on the thin ice. It is not safe and suggested putting up a sign. If any member sees an issue please contact a board members.

**Clubhouse Host/Hostess:** - (*vacant position*): The clubhouse indoor capacity will be increased to 25 persons on Friday March 5, 2021. This is based on Michigan Department of Health Covid guidelines for nonresidential gatherings. All other clubhouse Covid restrictions will remain in place. Outdoor gatherings will be changed to a maximum of 300 persons. As stated in the President’s report, the clubhouse will be closed in July for repairs. June is booked. Only one rental in July. Still looking for a full time Clubhouse Director.

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

Motion to accept Directors reports: Thalia made the motion to accept the director’s report. Shelley seconded. All were in favor.

5. Consideration of Communications: None to report.

6. **Unfinished Business**

- Lodge Columns Repair/Replace Update: Covered in Clubhouse. Pending membership approval columns to be repaired in July.
- Insurance Update: Covered in VP report. Meeting scheduled for Tuesday, March 23, 7:00 p.m.

7. **New Business**

- Dogs: There have been several instances where dogs have been loose in the neighborhood. Please ensure your dogs are kept on your property and have the proper tags for identification.
- May Annual Meeting Agenda discussion:
  - Board sponsored motions to be attached to the open proxy vote sent out to all members
    - Thalia asked if the May annual meeting packet could be sent out electronically. It was decided that yes, it can be.
  - Member information for committee: Yusif offered to chair a committee for obtaining proxies for the annual meeting. However, some of the volunteers expressed they did not want to go door to door (Covid) and wanted to do this electronically. WLO does not give out any personal information (phone and email) for the volunteers, unless we have permission. Yusif suggested that the Board members contact their immediate neighbors for proxies. The Board agreed and will be contacting a list of their neighbors.
  - Shelley asked about a message board and being able to opt in or opt out of a directory. Thalia said that PayHOA does not have a “member directory” but is currently working on a “message board”. Thalia to check with PayHOA about an opt in/opt out option on a directory because not all members want their information shared.
  - Currently the items on the agenda for May for voting are Columns/Lodge, Budget, PayHOA software, Boat Dock/Cordley Dock.
  - Review attorney response to our three questions:
    - How can we dispose of abandoned boats in the paddleboat storage area?
    - Can we include specific proposals on proxy slips?
    - Who is authorized to prioritize expenditures of funds set aside in the boat slip fund?
    -

**Next Meeting: April 12, 2021**

**Motion to adjourn: Thalia motioned to adjourn. Shelley seconded. All were in favor.**

**Adjourn Time: 9:05 p.m.**