

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

Monday, March 14, 2022
OFFICIAL MINUTES

Zoom Meeting: <https://us02web.zoom.us/j/84775818218>
Meeting ID: 847 7581 8218
Passcode: N/A

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: John Werner
Boat Harbor, Lake and Canal: Hansel Frazier
Security: Rob Chic
Clubhouse Services/Entertainment: Pete Fecteau
Clubhouse Host/Hostess: Caitlin Fecteau
Thalia Adams, Steve Milz

Anticipated Absence:

Membership in Attendance:

1. Call to Order – Meeting was called to order at 7:01 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None at this time.
3. Review and Approval of Prior Meeting Minutes (February 14, 2022): Pete made a motion to accept the February 2022 Minutes. John seconded. No discussion. February minutes are approved.
4. Officer Reports:

President: We have accumulated considerable reserves in the Boat Dock, Improvement and Maintenance and the Clubhouse Funds over the years. We have many needs for repairs and improvements in both areas. Here is a list of some of those needs:

- Build up and expand boat slip path
- Repair and install new lock on gate to boat launch
- Build kayak and canoe racks for Cordley Lake storage
- Install new steps to the beach
- Reinforce sagging floor in clubhouse dining room
- Replace windows in clubhouse
- Paint exterior of clubhouse (shutters and siding)
- Repair tennis courts

Major expenditures will be presented as motions to the membership at the annual meeting and on the proxy slips. The board has identified the boat launch area and steps to the beach as priorities. Kevin Dreher, Hans Frazier and volunteers have been improving the boat slip path before boating season. WLO has applied for a permit to add more riprap (4 x 8" limestone) along the shoreline. Be advised that installation of riprap will continue during boating season. You may be asked to temporarily relocate your boat to an open position for a couple days as we work our way down the shoreline

We plan to return to holding in-person board meetings on the front lawn of the clubhouse this summer as weather permits. Hope to see you there.

Dave made a motion to have all current and previous expenditures used on the boat slip path/gate/keys, to have that taken from the boat dock fund and not from the current budget. Kevin seconded the motion. Discussion: Shelly asked how much they would be spending. To date, about \$1500 so far on permit fee, stump grinder, gloves, chipper, 6 tons of limestone and maintenance on the equipment in the barn. Permit is to extend rip rap beyond where it currently stop. It will be 30 days before we receive a response, another 60 for final approval. Next year's budget will increase due to more material. Bart Fraley

provided 300 feet of EconoMat. The gate will be switched around and will be better suited with the new culvert. All were in favor. Motion passed.

Vice President: No Report at this time. Dave asked Steve to look into getting street signs. There are several street signs that are missing throughout the neighborhood.

Secretary: As of 3/7, 99 members have paid dues and 67 took the survey to indicate the number of WLO stickers and guest passes. For those that took the survey the stickers and guest passes were put in the mail on 3/7. When I return from vacation, I will send a reminder to complete the survey. If a member does not respond, I will send two of each: WLO cling sticker and guest passes. A reminder that in order to be considered for the boat dock drawing your dues must be paid. All but one member paid their dues in 2021. We are developing a payment schedule for that one member.

Treasurer: See attached reports.

Thalia set up a survey for the boat dock drawing to carry over the \$50 deposit from 2021 to 2022.

Biggest items right now is processing revenue, due and boats. We had \$39K in the bank at the end of February and as of today we currently have \$61K.

Checks: Property taxes, 12K, deposit for the boat keys and the permit. End of February we had a loss of \$32K, expect by FY, April 30, should be even for this year. Shelly will be sending information about the upcoming budget. The Lodge is one of the biggest expenses. Caitlin indicated that there are some reservations for 2022, and one already for 2023.

Hansel has boat checks and is entering them into a spreadsheet for the drawing and will hand that over to Thalia to enter in PayHOA.

Motion to pay non-recurring checks over \$50: XX made the motion to accept John made the motion to accept all non-recurring checks over \$50. Hansel seconded. All were in favor. Motion passed.

Director Reports:

Improvement and Maintenance/Roads: We've had a few work parties. Kevin filled up the fuel cans before gas prices increased. Kevin plans to purchase a tune-up kit for the Ford Tractor as well as discovered a leak. A load of road gravel was delivered before the frost laws took effect. Dave asked if we wanted Myers excavating to push back the brush at the compost. Kevin stated he maintained it and will maintain it this year.

Building and Beautification: No report. A discussion took place regarding Hamburg Code & Compliance for members who are not in good standing, with issues/complaints such as safety. Payment arrangement are being discussed. There were other items that were discussed about vehicles and boats that are encroaching WLO property. Dave will contact Hamburg Township.

Boat Harbor, Lake and Canal: There will be a silent auction for the abandoned boats. The auction will go through Sunday, April 10. Boats that do not sell will be scrapped. The area is continuing to be cleaned up and will be ready for when stickered boats are brought back to Cordley. The gate will be repaired and turned around on Saturday, April 2. New keys have arrived and will be sold after the gate has been switched and new lock installed. The old lock will be removed after the Annual meeting on May 15th, and all members who wish to use the gate will need the new key by then. The keys are new to all members in good standing and cannot be duplicated. The cost will be \$20 for the first key, and \$50 for a replacement or lost or stolen. For members that move, we ask that you leave the key for the next member. There will be another work party scheduled later in April or May to get the path.

Security: No items to report. Rob to check on when the insurance renewal statement will be sent.

Clubhouse Services/Entertainment: No report. Continuing to check the Lodge while no one is renting it to ensure that everything is ok. Dave mentioned that there are some repairs for the Lodge that are referenced in his report, and asked if we should start on some of the repairs or focus on the beach stairs. At this time, it was determined to focus on the stairs and figure out costs first before starting other repairs. Windows do need to be replaced. There are 38 windows on the main floor. Kevin added that a vinyl, medium quality window, no labor is about \$500-600 each. Kevin knows how to install windows and suggested do a few windows at a time. Also looking into a quote for painting the Lodge. Dave will contact the contractor who did the columns and ask for a quote. Kevin offered to assist Pete.

Clubhouse Host: No bookings, no report.

Motion to accept Directors reports: Shelly made a motion to accept the Director's report. Kevin seconded. All were in favor. Motion passed and Director's reports.

5. Consideration of Communications: None.

6. Unfinished Business

- Beach Stairs: A discussion took place on the cost, type of stairs and material to use.

7. **New Business:**

- REMINDER: Annual Meeting: Sunday, May 15, 2022, Noon, Lodge Lawn.

Next Meeting: April 11, 2022, 7:00 p.m.

Adjourn Time: 8:13 p.m.