

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

Monday, March 13, 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: John Werner
Boat Harbor, Lake and Canal: John Sdao
Security: Derek Henderson
Clubhouse Services/Entertainment: VACANT
Clubhouse Host/Hostess: Christine Boggs

Anticipated Absence:

John Werner, Steve Milz

Membership in Attendance:

Steve Beavis, Steve Woodley, Tarra Anderson, Nikol Anderson

1. Call to Order – Dave called the meeting to order at 7:02 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): Nothing at this time.
3. Review and Approval of Prior Meeting Minutes (December 12, 2022): Shelly made the motion to accept the December minutes. Kevin seconded the motion. No discussion. All were in favor. December 2022 Minutes are approved.
4. Officer Reports:

President: On the evening of Feb 1st one of our mailboxes was knocked down. The Pinckney Post Office replaced the pedestal and Kevin reinstalled. Our rusty leaking mailboxes are decades old and in need of replacement if we continue with centralized mail delivery. The Pinckney postmaster quoted the cost of one cluster mailbox at over \$2000. A motion for home delivery will be on the proxies for this year's annual meeting.

I am happy to report that the vacant Clubhouse hostess position has been filled by Christine Boggs. We are still looking for a member in good standing to fill the position of Clubhouse Director.

Attorney Sarah R. Karl of Makower Abbate Guerra Wegner Vollmer PLLC reviewed the By-law committee's work and offered a few suggestions to our amendments. The By-law committee and the board approved proposed amendments to our By-laws. We will schedule an informational By-law meeting at the clubhouse before the annual meeting to share the proposed amendments with anyone who is interested. The By-law amendments will be placed as motions on the proxies for the annual meeting in May.

After the snowstorm of March 3rd there are a lot of branches along our roads that need to be moved to the burn pile. We had a poor showing at the post storm road cleanup on Sat March 4th. I know it was a last minute email notice so we will need to plan a bigger community wide volunteer road clean up later this month with plenty of notice. We will need members who have utility trailers to help. I plan to burn the wood currently in the burn pile during the week of March 13th to make space for all of the new branches. Dave Eggleston

Dave made a motion to go to home mail service delivery. The post office provided Dave with information on mailboxes, height, side of the road, etc. With a new postmaster, Dave sent a map of the Lodge and asked them to identify the path the mail would be delivered. The boxes would be grouped

together. Steve Beavis commented that the post office had provided the route a couple of years ago. Shelly asked if we could still use the bigger boxes for larger deliveries as an option. Steve B. stated that option was not discussed last time. Discussion took place regarding how to receive larger packages and mail routes.

By law committee update: in 2015 an agent in the state of Michigan, contacted WLO concerning discriminatory language. There was a lawsuit regarding discrimination that took place during the purchase of a home that was denied due to wording that states any new member needs to be approved by the Board of Directors for transfer the stock. Also, there will be an increase in the spending limit from \$1,000 to \$10,000. Two motions will be made, one for the increase and one for the other.

Vice President: No report at this time

Secretary: In December, one lien was released and one lien was recorded. The lien placed in December has been paid and the paperwork to release the lien has been submitted and confirmed. We currently have no delinquent accounts!

Dues statements were sent via PayHOA on January 22. As of March 11, 78 members have already paid 2023 dues. 2023 WLO and guest passes are being mailed when dues payments are received. If you have not notified me regarding stickers, two of each will be sent.

Thalia worked with John S. to automate the boat application online. I will also be working with Christine, our new Lodge Hostess, to do the same for the lodge rental applications.

Treasurer:

December: standard utilities, PayHOA. Non-recurring checks were for Huntington Bank and a refund for a boat dock.

January: checking is \$34K, savings is \$98,700, CD is \$115k. Profit vs loss: loss of \$36,711.48, which is customary for this time of year. Dues are coming in to balance everything out. Check detail: snow removal, utilities, new stickers for 2023 and 2024, stone depot for the boat path, fire protection in and admin fee.

Non-recurring checks over \$50. Stone Depot, Stickers and Fire Protection

Shelly noted the laptop and QuickBooks subscription is old. She spoke to Deb and she suggested doing a downloadable software for \$50. A new computer will be added to the budget for next year. Secretary and Treasurer could share a computer if need be as the Secretary uses her work computer for secretarial duties.

Motion to pay non-recurring checks over \$50: Thalia made the motion to pay all checks over \$50. Derek seconded the motion. All were in favor. Motion passed.

5. **Director Reports:**

Improvement and Maintenance/Roads: In mid-December, I installed tune up parts on the Ford tractor.

The end of January I assisted John Sdao with the cleanup of the boat launch parking area and path. Reinstalled the mailbox that was struck by a car. Mailbox C and D are a little bent but still upright and secure. Mailbox E was completely knocked down, I tried to temporarily secure it but mail carrier could not access it. Post office provided a new post and box was reinstalled Monday Feb 6 mail delivery resumed Wednesday Feb 8. Was planning to continue work on the boat launch path this upcoming weekend but that has been cancelled. Also repaired one of the chainsaws, which required reinstalling and straining the bar with a fresh chain and replacing the starter cord. Also filled potholes in January.

Basic ongoing equipment maintenance. With the recent storms a lot of tree cleanup and usage of the chainsaw. All equipment and gas cans are full. Also installed a drip ledge over the doors to the bathhouse.

Dave commented that the burn pile will be burned on Wednesday, March 15.

Building and Beautification: No report at this time.

Boat Harbor, Lake and Canal:

1. Canal path Phase 1: I want to thank the WLO community for the commitment to getting the canal path done. I'm very pleased with the outcome of phase 1. We installed ~200 ft. of the canal path by pinning a GeoMat underlayment, spreading 36 tons 3+ inch base of riprap. This was followed up with spreading 30 tons of 6A limestone top layer. We purposely maintained a ~3ft green space for an aesthetic appearance. I look forward to phase 2 and completing this in the fall of 2023.

We will have an additional 12 yards of riprap delivered before the boat drawing. We will need to build up the embankment prior to continuing the trail.

2. Canal path Phase 2: There is considerable work left to complete the path.

- We need to build up the embankment for the remaining 300 feet. This is manual work, meaning only wheel barrels can be used to move material in some of the narrow areas.
- Clear and widen some areas of the path.
- Remove old cut logs
- Request additional funding for fiscal 23/24.
- Approximate cost to complete the trail is ~8K
- Order 40 yards of riprap
- Order 40 yards of 6A stone
- Skid steer Service

3. Spring Work Party at the canal: I will be looking to put together another work party in April to achieve the following:

- Remove concrete piles.
- Remove logs further down the canal
- Remove another old raft that was found during the path installation
- Replace broken and split boards on the boat launch

4. Cordley lake bathhouse: We are meeting with a WLO member on 3/11 who is a plumber to update the bathhouse. The scope of the bathhouse project includes but not limited to:

- New Toilets and repair old outside spickets
- New Railing on cement roof
- Fresh Paint on outside

5. Future Goals

- Install marque at the canal and Cordley – message board that is waterproof with information for the boaters.
- Remove old pallets from Gallagher path
- Install stone on low areas of the Gallagher path
- Install and extend an aluminum dock and replace the old wood dock on Cordley

Discussion: There is approximately \$2300 left in budget from the \$8K that was approved at last years annual meeting. Plans to use the budget are forthcoming.

A discussion took place regarding a volunteer incentive for things such as the boat drawing. The same people show up to the parties and all the work is falling on a few members. A comment was

made that there used be a Fourth of July party and certain items were raffled off such as a night at the Lodge. Thalia to look into PayHOA and ways of tracking volunteers.

A long discussion took place regarding the handicap spots in the canal. This year there will be no changes, however, this will be reassessed for next year.

Security: Called the police regarding the mailboxes that were struck. Dave to add Derek's name to Pardiac Towing. Dave to give Derek the parking violation stickers.

Clubhouse Services/Entertainment: VACANT

Clubhouse Host: No report at this time.

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

6. Consideration of Communications: Dave read an email from Christine Boggs regarding the dead trees on WLO property that connects to her property. They are extremely unsafe. Dave made a motion to contract with monster tree service to have the trees removed. Kevin seconded. Discussion included adding a solid budget line for trees for 2024. All were in favor. Motion passed.
7. Unfinished Business
 - Memorial Garden/Bench: Donations are still being received. Stay tuned as we get closer to Spring for more details. Currently have \$455.
 - Shoreline Project and Next Steps: None at this time.
 - By-Law Committee Update: Dave Eggleston shared update in Presidents report.
8. New Business:
 - Boat Dock Drawing Saturday, March 18, Noon, at the Lodge.
 - Upcoming Events:
 - All Community Garage Sale: looking for volunteers
 - Easter Egg Hunt that is organized
 - Fall 2023 Pig Roast: TBD
9. UPCOMING 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.
 - 2023 Boat Dock Application: The boat dock drawing will take place on Saturday, March 18, Noon at the Lodge. In order to participate in the drawing, dues and the application fee need to be paid by March 17.

Next Meeting: Monday, April 10, 2023

Motion to adjourn: Thalia motioned to adjourn. John S. seconded All were in favor.

Adjourn Time: 8:14 p.m.