

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

Monday, March 11, 2024

UNOFFICIAL MINUTES

**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: Jane Juckno

Boat Harbor, Lake and Canal: John Sdao

Security: Derek Henderson

Clubhouse Services/Entertainment: VACANT

Clubhouse Host/Hostess: Christine Boggs

**Absence:**

Thalia Adams, Jane Juckno

**Membership in Attendance:**

None

1. Call to Order – Dave called the meeting to order at 7 pm
2. Call to Membership (Discussion will be limited to two minutes per person): None in attendance.
3. Review and Approval of Prior Meeting Minutes (February 12, 2024):  
Kevin made the motion to accept February 2024 minute. John seconded. All were in favor. Minutes approved.
4. Officer Reports:

**President:** Reinvested funds from our matured CD that we opened last year into a new 11-month CD at Huntington Bank at a rate of 4.25%.

Contacted the owner of lot 217 and got the go-ahead to dispose of items that have been sitting near the road on North Monticello. Listed on Facebook Marketplace. Some items removed.

Picked up four sixteen-foot utility poles from the DTE pole yard in Wixom to be used to build a new bridge over the wetlands on the Gallagher trail. John Sdao will schedule a work party to construct the bridge this spring.

Special thanks to John for managing the completion of the boat slip gravel path through slip #25.

Patched potholes along South Colonial, Frankfort, and Revere roads.

Need a work party to cut up the fallen maple at the corner of Monticello and Puritan. Thanks to Dennis Buzuvis and Dennis Zajac for their work starting the clean up of the fallen maple. Members are encouraged to take any fallen wood from the park.

**Vice President:** Called Tucker Insurance Agency. Cameras must be hooked to a security system in order to get a credit on insurance coverage. We are now covered for mechanical work in garage under liability.

**Secretary:** Thalia received all mailbox numbers and corresponding owners from the Pinckney Post Office. If you find keys in a mailbox, please leave them in the mailbox and contact me (734-649-2957) and I will contact the owner directly. Thank you.

As of March 8, we have received 99 dues paid (out of 139 members). Stickers are being sent out on a weekly basis. If you have not completed the survey, 2 WLO stickers and 2 guest passes will be sent to you.

If you have not paid your dues, late fees of \$25/month will be added to your account beginning May 1. Late fees will continue to accrue until your account is paid in full.

Discussion on the board interpretation of By-laws as it relates to membership dues, we are waiting for the Attorney to respond. Earlier this week Beth Wanlass asked Dave Eggleston about their lots (218, 219.5) and how they are being charged. Should be 1.5 lots which is what is listed in Pay HOA.

**Treasurer:** See attached reports.

*Motion to pay non-recurring checks over \$50: John made the motion. Kevin seconded. All were in favor. Motion passed.*

5. Director Reports:

**Improvement and Maintenance/Roads:** Dave and I spent a few hours filling potholes. Thank you to Dave for filling more on his own. Kevin will be contacting Myers to see when they can come in and grade. We have opted not to take advantage of the 5% offered by Big Barneys for chloride in case we don't use them the entire season. Still working on getting prices for parts (lower end repair kit and valve kit) for the backhoe as well as speaking to a few people to either do the work or work with me, which is what I would prefer. Discussion on what is needed to fix the backhoe engine. Kevin wants to order parts to try and get it repaired himself. He is checking prices for comparison from different vendors. Kevin is taking the lead on repair of the backhoe with assistance. Soon I will be getting our equipment checked out and ready for the upcoming season.

**Building and Beautification:** Dave has plans for two different structures being built. Will pass along to Jane upon her return. The plans were for the Balli pole barn and the Marshall Smith new home on Colonial.

**Boat Harbor, Lake and Canal:** Boat Dock Drawing will be Saturday, March 16, 2024, Noon, at the Lodge. [Applications](#) must be completed with payment by March 15. Dues and Payments need to be received in order to participate in the drawing. All returning boaters owe \$150. If you are a new boater, the fee will be \$200. If you have any questions regarding your 2024 docking fee, please contact Thalia at 734-649-2957 or at [whitelodgesecretary@gmail.com](mailto:whitelodgesecretary@gmail.com). Any questions regarding docking partners or handicap spots, please contact John Sdao at 734-546-9802 or [whitelodgeboats@gmail.com](mailto:whitelodgeboats@gmail.com)

Phase 2 of the canal path is complete. Looks great.

Boat and Harbor clean up. We are getting close to achieving the goals set forth two years ago. With your help we will be able to achieve! I would like to address what we have achieved and what we need to do next.

Achieved:

1. Canal path: The canal path is complete. If you get a chance, go look. I hope you like improvement.

2. Harbor (general accomplishments): We removed tons of cement, removed multiple trees and years of junk. Patched boat launch dock. Added a couple of picnic tables.

3. Gallagher trail phase 1: Removed all the broken pallets.

4. Bathhouse face-lift. Added a new handrail around upper porch.

Next Steps: Gallagher trail phase (Phase 2) and spring work party:

1. Remove remaining pallets (not much)

2. Build a bridge at the entrance of Gallagher trail

3. Spread wood chips on the muddy part of the trail

4. Remove fallen tree by the handicap boat slips

5. Rototiller Cordley lake beach

6. Open the bathhouse

7. General Cleanup

With your help we will be able to accomplish this. A date has not been selected and may come with short notice due to weather and conditions. I will be shooting for a Saturday in the last weekends of March and early April.

John has been pricing new docks for the Cordley Lake boat area. New aluminum with no heat top is around \$10,000. A 40-foot dock is proposed, John is looking at Facebook marketplace.

**Security:** Nothing to report this month

**Clubhouse Services/Entertainment:** VACANT

**Clubhouse Hostess:** Lodge activity- February brought in a total of \$1,455.00 in rentals. (This includes a long-term rental that started in February but ends mid-March.)

On March 4th, I met with Thalia to learn PayHOA invoicing for members who would like to pay by credit card for their lodge rentals. Credit card payments can only be made through your PayHOA account.

We determined that the invoice payment will be due 10 days prior to the event/rental. We still require a physical check for the security deposit and that is still due at the time of booking.

Don't miss out- Summer weekends are already filling up! Please check the calendar and reach out to book your rentals.

Please consider the lodge when planning your family gatherings, company picnics, etc. The lodge has great potential to bring in revenue to our community and is a wonderful place to have an event. Reach out to me or check the calendar in PayHOA for availability. The calendar in PayHOA is located under the 'other tools' tab and is updated with each rental.

John is asking about the images on our website – he is wondering who manages the website. He would like to update photos.

Motion to accept Director's reports: Dave made a motion to accept Director's reports. Derek seconded. All were in favor. Director Reports approved.

6. Consideration of Communications: None received.

7. Unfinished Business:

- Blight discussion from February: Dave is working with the property owner to clean-up the lot.
- Discussion about the cost of six new cluster mailboxes being passed on to members. Mailboxes need to be replaced due to damage and age. The cost was \$1700 per cluster box last year. Board will put a motion before the membership in May for WLO to purchase six new mailboxes and install. WLO will then charge each member in Pay HOA for their slot in the new boxes. Estimate the cost per member to be roughly equivalent to what it would have cost to purchase and install a personal mailbox on members property.

8. New Business:

- Hamburg Township HOA Meeting: April 17, 7:00 p.m. Thalia and Dave to attend.

9. UPCOMING Events & Reminders:

- EVENTS:
  - Game Night: March 28, 7:00 p.m.
  - Dues: March 1, 2024
    - Late Fees begin on May 1
  - Boat Drawing: Saturday, March 16, Noon

**Next Meeting: April 8, Lodge, 7:00 p.m.**

Motion to adjourn: Kevin made the motion to adjourn. Derek seconded. All were favor. Meeting adjourned.

**Adjourn Time: 8:15 p.m.**