

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, March 9, 2020

OFFICIAL MINUTES

<https://www.whitelodgeownersinc.com/>

Anticipated Attendees:

OFFICERS:

Dave Patton (President)
Glen Ewald (Vice President)
Thalia Colliau (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)
Vacant (Clubhouse Hostess, non-voting position)

Anticipated Absence:

Dave Patton

Membership in Attendance:

June Ewald, Norb Rickelman, Jane Juncko, Paul Janinga, Daniel Bennett, Steve Milz, John Werner, Amy Rowland, John Sdao, Dave Eggleston

1. Call to Order – Glen called the meeting to order at 7:00 p.m.
2. Call to Membership (Discussion will be limited to two minutes per item): Steve Milz got a call from his insurance agent and needs the number of members and the rules for the rental of the Lodge. Deb and Thalia to provide this information.
3. Review and Approval of Prior Meeting Minutes (February 10, 2020): Deb made a motion to approve the minutes for Feb. 10. Steve seconded. All approved.
4. Director Reports

President:

- Spring is fast approaching as well as our annual meeting. I hope to be able to present to membership: final decision on mail delivery; update on a long-term road plan; update on column repair; and show a total of monies spent on Lodge improvements.
- Volunteers are needed. WLO needs good directors and members to be on committees.

Vice President: No report at this time.

Secretary:

- 105 members have paid dues to date. Six boat applications received to date.
- Stepping down as of the May Annual Meeting.

Treasurer:

- End of Feb \$235,407 in our various bank accounts. February income was from dues. Expenditures for the month of February was about \$1,500. Nothing out of the ordinary. Ended up with surplus of \$23,500 for the month. All activity was through the general fund. YTD we have collected \$53,000 in income. Expenses are \$49,500 with a surplus for YTD. ~\$3,500 left in road-based plan. Very close on budget. Should be able to make it to the end of the year with current budget with no over expenditures.
- Dave P. asked what went over budget by \$300? Deb explained that all Fees were \$394 and we only budgeted \$350.
- John W. said that he spoke to Mike Myers and will be meeting with him to see what needs to be done for WLO roads. Myers stated that all roads in the area are a mess.
- Dave P. asked about paying a member for cleaning the lodge. Are we supposed to pay a member for doing work as a member? Deb indicated that we have in the past paid members to clean the lodge. Glen also stated that if it's in the budget for cleaning then we need to pay whoever did the cleaning.

- Checks for February were for service charges, Northland, Consumers Power, DTE, and Thalia for Secretarial duties.
- Recurring checks over \$50: Postage and office supplies for annual dues. Deb made a motion to pay Huntington Bank for \$329.87. Glen seconded. All were in favor.
- Deb is resigning after 9 years on the board. May will be her last meeting. Dave E. has agreed to be on the Board. Paula J. stated that Deb has done a fantastic job. Applause given for Deb.
- Deb presented a sheet with the dates and terms for each board member.
- WLO received property tax assessments. The township did not mail all the assessments. Deb to visit the township to find out why not all of the assessments were mailed. Deb estimates that we may have a tax increase (\$203.61) this year.
- Budget: Worksheet shows the budget vs. actual for the previous 2 FYs, our current YTD through February 2020. Board members need to review the budget and present any information to Deb by the April BoD meeting. The information presented to Deb will added to the budget prior to the May Annual Meeting.

Improvement and Maintenance/Roads:

- End snow removal of tail of Frankfort Road: Mitch stated that there has been discussion to end snow removal at the end of Frankfort. Deb E. asked why? Paula J. stated that she has lived there for 33 years and there are three WLO lots past her home. She also stated that she and her husband do the grading and gravel upkeep for the road, as well as the bylaws state that all roads in WLO have to be plowed. Jeff stated that there was an issue with the equipment and our contractor subcontracted the snow plowing. The subcontractor missed the road. Glen stated that if it's WLO road that it should be plowed. All agreed to ensure that this road/area gets plowed going forward.
- Roads committee presentation at Annual Meeting: Last week's meeting was canceled. Mitch apologized for any inconvenience. Getting a plan together to present at the May meeting and will have numbers/costs to Deb. Glen asked about the material for the roads. Mitch said that they are looking at all options. They've looked at millings and would like to use that in a high traffic area as a test.

Clubhouse Services/Entertainment: – (*vacant position*): Open positions and need volunteers.

Boat Harbor, Lake and Canal:

- March 8th tree trimming: Thanks to George Klotz, Max Gonegal, Shawn Duke, Hansel Frazier, Jeff Pajtas, John and Loretta Werner, Keith Vance and Thalia Adams for volunteering. Some trees were cut, however the saw broke. Went to the compost pile and removed debris that should not have been put in the compost area and moved it to the burn pile. Jeff has the new part for the saw ordered from Bouillon's.
- Amend Boat Application and Key Request: Stating everyone using or that has access of the area needs to assist in maintaining the area especially during storm clean up.
- Assigning boat slips before lottery drawing: Reward for those members that go above and beyond of productive actions for the community in the previous year. Jeff stated that last year spot #1 was given to a handicap spot. Jeff does not want to start assigning slips at this time. John Sdao mentioned that the Board should have first selection. Deb mentioned it's a tough call to make to say that you get a better spot. Glen mentioned favoritism and could cause other issues. Jeff stated that this should be tabled until the April meeting when all Board members are present.
- John Sdao mentioned that he has seen people coming in from Cordley Lake and getting into the chain and then going back across Cordley. It's dangerous to the lake with cross contamination. We use our guess passes and are responsible for those that we hand the guess passes too.
- Burn pile: Early April there will be a call for volunteers to help with the burn pile. Any leftover stumps will be loaded into a dumpster and hauled away.
- Boat Lottery: April 25th, Noon, at the Lodge, will be the 2020 boat slip drawing. Please make sure your dues are paid. Be sure to indicate if you need a partner. Steve B said thank you to Jeff for heading up that project.

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

Security:

- No concerns and no complaints.

- Review of insurance before renewal: Steve M. stated that the WLO insurance company wants to come out and look at the bathhouse and the barn. Steve M will contact Deb E to meet with them when the meeting time has been set.
- Towing Company: Steve B. will look into securing a towing service.
- Changing codes on Lodge and barn: Steve B. is working on this. A key is needed to reprogram the locks.

Clubhouse Host:

- Amend Lodge Rental Fee and Deposit Amount: Full day rental from \$300 to \$1,000: Jane J. stated that no one would rent at \$1,000. Deb indicated that she had a problem with the increase. Regardless of what you can rent from somewhere else, lodge is part of the amenities that we pay for as members and should be a reasonable rate for members who have been paying dues all these years.
- Deposit increase from \$100 to \$500: A discussion took place regarding increasing the deposits to help cover the cost if an item is broke (stove, fridge, furniture) and to cover cleaning when necessary.
 - John S. asked if there was something in the contract that states as renters you are responsible for any damaged items. There is something in the agreement but the language needs to be updated.
 - Thalia mentioned that deposit checks that are sent in now for rentals that are more than 180 days out are not valid past the 180 days and can not be cashed. Glen suggested that the deposit check needs to be received within 30 days of the rental to ensure the reservation.
 - Dave E. asked if renting one room for \$45 do we still do a \$500 deposit? Glen, Jeff and Thalia agreed that yes, it should still be \$500. It is a deposit only. If there is no damage then the deposit will be returned.
 - Raising the rental increase to be added to May agenda.
- Licensed cleaning contractor: Secure a cleaning person/company to clean Lodge when needed. From what can be recalled WLO has never had a licensed contractor and it's best to keep the cleaning schedule on an as needed basis. Jeff asked that if we have ever put out a request to the members to ask for volunteers to clean the Lodge. Jane indicated that Bev and Steve Selvig did a lot of cleaning when Bev was the hostess. An idea was a possible volunteer event for cleaning the Lodge.

5. Unfinished Business

- Mailbox Committee Update:
 - The first meeting for the mailbox committee was held Wednesday February 12th; second meeting on March 4. Although a few people contacted Steve B. saying they couldn't make the first meeting, no one attended. Only two people attended March 4th. As much as members were upset about the mailboxes, there were no shows at the first meeting and only two members at the second meeting. Steve presented some options for new CBUs and has a plethora of information from a cheap box for less than \$50 to 4 box unit. Another suggestion is to put cluster boxes on corporate lots only so they are not on individual member's property. John S. asked what are the limitations and does USPS not want the CBUs? Glen stated that the USPS does not want the CBU's, and now there are a lot more parcel deliveries (UPS, Amazon, etc). CBUs are not in a logical order. If CBUs were kept, we would need more and they would need to be placed in a logical order. Norb asked if the USPS has changed their mind in any way on the CBU's? Steve and Glen stated No. They do not want the CBUs and will not replace them. New CBUs would need to be paid by WLO, which would be approximately \$15,000. A 16 box CBU is ~\$1765; 8 box CBU is ~\$1300. A quorum is needed for new CBUs. Jane stated that the boxes would be put in differently and would face the other way. USPS would pull up and insert the mail from their vehicle. Members would need to get out of their vehicle and walk around to the other side of the boxes. Steve B. to hold the third meeting and present members with a survey.
- WLO Pillars: WLO to contact Lori Brandon for equipment rental to fix Lodge columns.

- Dave E. talked to Mike Roberts. He is working in WLO on another home. He has a lift and agreed to provide a quote. Dave E. asked him to break out the quote separately: foundation/structural and one for cosmetics. painting etc. of which some work could be done by members to help lower the cost. Eggleston to talk to Mike Roberts again.
- Cordley Lake Association (CLA): Reduce our annual membership fee to a minimal amount \$50.00 or less. What benefit does WLO get from this fee? Is most serious/important information available thru state and local agencies? The day camp is already required to test the safety of water during months it is in use. WLO is believed to be paying the highest fee of all other communities. Glen asked what our fee goes towards? John said it goes towards water testing. Jeff said flower and plants and possibly some classes for how to be good stewards of the lake and identify species in the lake. Deb E. stated that we/WLO have some questions on what the association is doing for us. Jeff A. to send Terri/CLA an email and ask what is WLO getting for our \$200 fee, ask for a financial statement, as well as an explanation of benefits of being a member of the CLA. Deb stated that it's good for WLO and our property values and the importance of keeping Cordley Lake a clean and healthy lake.
- Burn Pile: Limit materials that are placed in the burn pile and compost pile. Such as but not limited to: no contractor debris, only small limbs/branches/xmas trees, no woodchips, no large branches or stumps without written director approval. Compost pile: grass and leaf clippings only. No plastic whatsoever. Signs need to be made for what can and can not go into the burn pile and compost. April and May are open burn. After the first burn clean it up and smooth out the area. Norb indicated that there are contractors dumping in the compost and non-members from surrounding communities. Jeff mentioned that the wood chips will be moved around the playground. John asked if we ever gated the compost? Jeff stated it's never been done. Jane asked could we gate the compost like the dock? It was stated that it could be done.
- Frankfort Easement: Follow up email to be sent to Morris's on Easement.

6. **New Business**

- Volunteering and Monthly To-Do List: Send monthly list to members with "credit" given to members who volunteer. Volunteering is a must and is expected of each member in this community.
 - At the monthly board meetings the BoD will compile a list of ToDos that will be sent out the membership.
- Deb raised the question: What if the board does not get a replacement for the Secretary? Deb brought up bringing in an outside management company. Deb will get a quote. Jane suggested splitting the duties into two roles. A member who sits on the Board and does the meetings and correspondence, and a second person to handle the dues and financial transactions.

Next Meeting: April 20, 2020

Jeff motioned to adjourn. Steve seconded the motion. All were in favor.

Adjourn: Time 8:35 p.m.