

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

Monday, May 10, 2021

OFFICIAL MINUTES

ZOOM Information:

[Zoom Link](#)

ID: 871 8751 8476

Passcode: 071519

**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:**

**Membership in Attendance:**

Virgil Ramey, Steve Beavis, Linda Hart

1. Call to Order – 7:03 pm
2. Call to Membership (Discussion will be limited to two minutes per person): Virgil: Spoke about installing a post at the top of the hill of Frankfort and Colonial to stop cars from coming up that hill. He saw vehicles come up the hill three separate times last year. He also said the beach could not be tilled as the rototiller needed a part. He's also looking into getting better pallets for the trail out to Gallagher Lake. Paddle boats were moved out of the Cordley Lake launch area to make room for boats to launch. Virgil said a huge thank you to the volunteers that helped with the Cordley clean-up day.  
Beavis: Asked where we get the pallets for the trail. Virgil said Advanced Water treatment and Ace for no charge. Beavis also suggested a place on Grand Oaks in Howell.
3. Review and Approval of Prior Meeting Minutes (April 12, 2021) – Dave E. made a motion to approve the April minutes. Shelley seconded. All were in favor. April minutes were approved.
4. Officer Reports:

**President:**

- It is with deep sorrow that I announce the passing of Devin Cimba, the 27 year old grandson of Ron and Amy Rowland. Devin's memorial service, with Marine honor guard, was held on the front lawn of the clubhouse on Sat April 24th. We also had the tragic passing on April 25th of Kelly Strong who was only 52 years old. Kelly and her father David Fisher were renting the Wisniewski home on Puritan.
- Attended the Boats Harbor Lakes meeting at the Cordley lake storage area on April 17th. With the help of those members in attendance, we were able to develop a plan for organizing the storage area this summer. The proxy includes a proposal to sticker all boats and remove abandoned boats in the fall
- Moved the large log at the corner of Puritan and N. Monticello and installed split rail fences on both sides of N. Monticello. Moved large logs to Cordley Lake storage area to create a location for non-stickered boats. Thanks to Bob Riske.
- Asked Senator Theis Legislative Director to send a written update on the progress of amending Public Act 230. Dominic said the legislation is no longer just a draft but was introduced as a bill on April 28th to the Economic and Small Business Committee. I have offered to travel to Lansing to speak before the committee on behalf of WLO.

- Asked Chris from B5 Construction to come and speak at the Annual Meeting to explain the details of replacing the columns. He is currently checking for any change in material cost since his bid from last summer. Like the previous mailbox issue we have kicked this can down the road long enough.
- Please attend the annual meeting on May 16 at noon. Don't let your neighbors catch you heading out on your boat and avoiding the meeting. This is your neighborhood, own it.
- There are two senate bills: 129 & 407. Senate Bill 407 increases our threshold of spending without a quorum, from \$1,000 to \$5,000. Emmet County. Senate Bill 129, maximum amount, is 30000. Threshold will continue to increase based on CPI: consumer price index. Dave sent a message to the senators. If either bills pass WLO will. Small business and economic.
- **Vice President:** Please be aware of your speed. There are children, families and wildlife that use the roads too. Would police presence help. John asked who put up the speed limit sign as it was noticeable and might be helpful to have these signs strategically placed throughout the neighborhood. Please remind your family and guests to follow the speed limit. A discussion took place on rearranging the current stop signs. Steve Beavis, Lafayette and Monticello treat it as a curve and not an intersection and witnessed a close call with a garbage truck and vehicle. Possible stop sign to be installed.

**Secretary:** Eight delinquent members have not paid their dues, three of which are more than one year overdue and have liens on their property. The monthly \$25 late fee is automatically applied to any delinquent account through PayHOA and will continue in perpetuity until the dues are paid in full. I was contacted regarding one outstanding lien that wants to build. The lien needs to be paid first before any plans are approved and the sale in final.

**Treasurer:** Reports attached. Boat dock deposits 43 boats, 2150 refundable to boat docks. Check detail is attached. Tree trimming, insurance, and checks for the road grading and calcium chloride. 24785.40 net income. Meet with Deb to allocate the funds and distributed through the equity portion of the balance sheet. Before we get to the budget. Steve M. a lot of money sitting in CDs and bank accounts and should be spent, and the 1000 limit. Discussion on improvements: Lodge, Bathhouse, and Boats, steps to the Beach. Need long term planning and discussions, start with budget surplus one year does not mean a budget surplus. Mitch made a motion to accept to accept the nonrecurring checks over \$50. Thalia seconded. All were in favor.

#### Director Reports:

**Improvement and Maintenance/Roads:** Grading schedule under development (thank you, John Werner), possibly by the end of the week. Look for details.

Fencing installed to protect the septic drainage from the lodge to the field (thank you, Dave Eggleston). Additional split rail fencing to protect other community areas TBD. Replacement engine shroud purchased for the John Deere that had gotten destroyed (thank you, Dave Eggleston). First installment of fuel supply filled, both diesel and gasoline, for tractors, mowers, etc. Bob Riske installed new blades on the mower attachment for the Ford tractor. Split rail fence at the top of colonial to limit car access and only allow golf carts down the colonial hill to the boat launch. Signs and traffic control are still being looked at.

**Building and Beautification:** Bob Myer will be pushing the compost pile back when he grades the roads. Would like to discuss putting 2 posts at the top of the golf cart road to boat ramp. Volunteers are needed to plant flowers/mulch at the front entrances and around the Lodge. Discussion needed for a concrete pad next to the boat ramp gate for golf carts to eliminate gravel washout along the side of the gate. Mike Mulvihill volunteered to help frame it out. Received two estimates for repairing the beach stairs. \$13K and \$8K, for three landings, rail is not included in the estimate. Wood or steel railing would be needed. One was for railroad ties. Steve B. asked if creosol would it leak into Cordley. It was stated that it would not.

**Boat Harbor, Lake and Canal:** The swim platform is in the water, the beach looks good. Boaters are starting to put their boats in the water. The bathhouse door is in bad shape and needs replacing. Is this in the budget? Getting quotes to replace bathhouse doors. A member offered to help with the door replacement/installation. Thank you to the following members who volunteered their time to get the beach and Cordley Lake areas ready for us all to enjoy: Dennis & Devon Buzuvis, Virgil Ramey, Dana Klotz, Bob & Cindy Turke, Bart Fraley, Jeff Avedisian, Pete Fecteau, Glen & June Ewald, Bob Riske, Kevin Dreher. THANK YOU!!

**Security:** Please remember to display your 2021 WLO sticker in your vehicle. All guests must have a guest pass, no exceptions. Dave dropped off the signs for the towing. Signs will be displayed this week. Ordered violation stickers that will arrive this week. Give a small stack to the Board. There has been one complaint of children with vulgar language in the park, and trying to climb the lodge columns.

**Clubhouse Host/Hostess:**

- Got a report from a renter of mysterious shuffling noises in the office. Placed mousetraps.
- Had a few rentals in April. Indoor capacity is still set at 25 people. The Lodge's normal capacity is 75.
- Need a volunteer with two green thumbs to tend the gardens around the Lodge.
- Having issues with cracked windowpanes. Please exercise caution when opening and closing the very old windows at the clubhouse.
- Pending the member's approval to replace the columns, a seven-day window will be reserved to do the work. The clubhouse will be open for the remainder of July for rentals.
- Still hoping and praying that Covid restrictions are lifted and we can plan a White Lodge community celebration sometime in later July.
- Chris from B5 will be at the annual meeting to discuss the Lodge columns.

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

*Motion to accept Directors reports: Steve M. made the motion. Hansel seconded. All were in favor. Director's report were approved.*

5. Consideration of Communications:

6. **Unfinished Business**

- Any Misc. items to discuss before Annual Meeting: Reports for the May Annual meeting need to be submitted by Thursday, May 13, EOB, in order to send the full packet to the members by Friday, May 14. Roll call is usually delayed as the count of shares of stock is not ready until later in the meeting. Shelly will ask for approval of budget. Dave to ask for approval of the officers and then directors reports. Set up needed: Board will be on the porch at tables with a microphone. A separate microphone for members if needed. Dave E. to invest in microphones for meetings and lodge rentals.
- Burn pile can be burned April through May, during daylight hours and monitored. Dave E. contacted Jeff A. to burn the pile and is tentatively set for Friday, May 14.
- Garbage: Received two quotes for garbage companies. Advance is going through a merger and is currently down in drivers. If trash or recycle is not picked up, please leave on the curb and they will be out the next day to pick it up.

7. **New Business**

- Recognition for Volunteers: Thalia to create a certificate to be presented at the annual meeting.

**Next Meeting: Annual Meeting May 16, Noon. Next monthly meeting June 14, 2021, 7:00 p.m.**

*Motion to adjourn: Thalia made the motion to adjourn. Shelley seconded. All in favor.*

**Adjourn Time: 8:25 p.m.**