

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

Monday, November 8, 2021
UNOFFICIAL MINUTES

[Zoom Meeting](#)

Meeting ID: 856 6218 1215
Passcode: 772241

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

Anticipated Absence:

Membership in Attendance: Nickol 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): Nickol Anderson spoke about a new social community for WLO events. These events are meant to foster a sense of community and bring the community together with special social events. A Euchre Tournament is scheduled for December 4. More information to come out this week. A survey will be sent to the membership to get input and ideas for other events throughout the year. The calendar will be set up in PayHOA and posted ahead of time to allow time for planning and increase attendance.
3. Review and Approval of Prior Meeting Minutes (October 11, 2021): Hansel made the motion to accept the October 11 minutes. Pete seconded the motion. All approved. October minutes are approved.
4. Officer Reports:

President: At the Semi-annual meeting we discussed several options for replacing or just removing the unsafe concrete steps to the beach. John Werner is gathering proposals for replacing the broken steps with either concrete, wood or stone. The steps have been taped off until repaired or replaced in the spring. The board hopes to have more detailed proposals for dealing with this problem available in the spring when money for this can be approved at the Annual meeting. The proposals will be presented as motions on the proxies that are sent out before the Annual meeting for those who will not be attending.

John Werner (as roads contact) is also collecting bids to repair the collapsing section of road next to the boat launch road gate. This needs immediate attention before winter. Thanks to John and Loretta Werner for hosting the trunk or treat and chili cook-off on Sunday Oct 31.

The columns/pillars have been installed and painted and the grounds landscaped after the heavy equipment damaged a concrete pad and the front lawn. We will be looking at the cost of boxing out the old concrete bases to the columns to match the dimensions of the column base plates in the spring. Pete Fecteau will be managing the project as contractors install new porch lights and trim out the ceiling. Thanks to our new Maintenance Director - Kevin Dreher for breaking up the shipping crates salvaging the double 2 x 4's to be used by the Boat Committee to make kayak racks next summer.

Thanks to the volunteers who helped Hans move boats off of the log racks in the Cordley boat storage area. Remember, members have until Nov 30 to remove their boats from the storage area this year.

Thanks to Norb Rickeleman for his help with the burn pile.

Thanks to Mitch Strang who could be counted on at board meetings to provide clear headed solutions when we discussed problems. Mitch resigned from the position of Improvement and Maintenance Director in Oct. Kevin Dreher has been appointed and approved by the board to fill the vacancy until voted in by the membership at the Annual Meeting. Kevin has already shown his expertise in adjusting the brakes on the backhoe which we were told had no adjustment left and needed replacement. His work saved WLO thousands of dollars in repair bills. Our equipment maintenance is in competent hands:

Vice President: No report at this time.

Secretary: Our PayHOA fees have decreased by \$51 beginning November 2021. The new cost is now \$99.

The cost is based on a new tier schedule on the number of households for each account.

Treasurer: Currently -17K, revenue comes in Feb/March when dues are paid. See attached reports.

Thalia made the motion to pay non-recurring checks over \$50. Pete seconded. All were in favor.

Director Reports:

Improvement and Maintenance/Roads: Kevin was able to repair the brakes on the backhoe. There are a few items that need purchasing such as minor tools, oil, grease, etc. New lights for the barn are needed. Kevin purchased one and was pleased with the results. Need 7 more at \$22/each. No winterization of the equipment is needed, however for the future a battery tender should be purchased which helps with the batteries over the winter. A thank you to Bob Riske for helping with the roads.

Building and Beautification: Pothole party Sunday November 7th. Thanks to Kevin, Pete, John, Rob and Bob R. for helping with the roads. Waiting for leaves to fall for last road grade. Myers is done grading but will still come out within 48-72 hours if we need a grade. A member twisted his ankle by the boat road gate and the washed out road and culvert. Currently have 3 bids and will discuss who will do the repairs. A discussion took place regarding the beach steps; bids received, options for different types of stairs (stone, concrete, wood, railroad ties), as well as filling in the beach stairs. It was noted that the beach stairs are convenient Lodge guests and members as well as may cause issues with parking on Colonial if the stairs are filled in.

Boat Harbor, Lake and Canal: The bath house is winterized, thanks to Virgil for his help. Need to repair the women's bathroom door and lock. Women's door on back order. Four pontoons in the canal as well as several docks that need to be removed. Cordley Lake boats/kayaks, canoes, etc, all need to be removed from the area by November 30. Thalia to send another reminder for canal and Cordley removal. Hansel received a quote for two new boat launch gate locks and 50 keys for \$574.43. After board discussion Hansel will contact our locksmith and increase the order to 150 new keys and 2 locks.

Security: No report at this time.

Clubhouse Services/Entertainment: Fire extinguisher in the basement needs to be replaced. Pete to recycle the old doors by the Lodge. Painting is done on the columns. The lights and ceiling need to be finished and will revisit the column bases in the spring. The exterior needs to be pressure washed and painted. Concrete at the end of the handicap ramp was replaced. Pete to make a small amendment to the rental agreement that all furniture must be returned to its original place. Another deep cleaning will be done over the winter. Trunk or Treat was a great success and Pete is excited to help and host more events at the Lodge.

Clubhouse Host: October had two bookings with donations totaling \$900. Caitlin to take inventory of items that are needed and a message to be sent to the membership for donations.

Motion to accept Directors reports: Dave made a motion to accept the Director's report. John seconded. All were in favor.

5. Consideration of Communications:

6. **Unfinished Business**

- Beach Stairs: Covered in Beautification.
- Lodge Column Update: Electrician to install lights; columns are painted; bases to be revisited in the spring.

7. **New Business**

- Community Events – Nickol Anderson – See #2 Call to membership
- Flyer Paranormal: Need more detail and will invite John Yost to the next meeting.

Next Meeting: January 10, 2021, 7:00 p.m., ZOOM – NO MEETING IN DECEMBER

Motion to adjourn: Thalia made the motion to adjourn. Pete seconded the motion. All were in favor.

Adjourn Time: 8:19 p.m.