

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

Monday, November 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: Jane Juckno
Boat Harbor, Lake and Canal: John Sdao
Security: Derek Henderson
Clubhouse Services/Entertainment: VACANT
Clubhouse Host/Hostess: Christine Boggs
Christine Boggs

Anticipated Absence:

Membership in Attendance:

1. Call to Order – Dave called the meeting to order at 7:04 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): None in attendance.
3. Review and Approval of Prior Meeting Minutes (September 11, 2023): Kevin made the motion to accept the September 2023 minutes. John seconded the motion. No discussion. All were in favor. September 2023 minutes are approved.
4. Officer Reports:

President: Called Pinckney Bus Garage (Mike) to move the bus stop east on Colonial about 30 ft closer to the parking lot before winter snow. Ordered and received a pack of 4 security cameras to install at clubhouse and mailboxes. Corrected wording error in the by-laws posted on website, Article 12 Sec 14. Picked up a Blight Ordinance documentation and compliance request form from Hamburg Twp. offices. Introduced myself to Matt Hess who will be living in Yusif's former home.

Further discussion: Prior to the snow, Kevin will move the gazebo closer to the Lodge. Solar powered security cameras were purchased. Derek to look into the data storage requirements. Sandy from the Pinckney Post Office found a used cluster box that will be given to us. Kevin will install the replacement 2 parcel mailbox. Dave talked to the Zoning Commission and received blight documentation and request form for filing a complaint. A discussion took place regarding how the board should approach. The board will not file on a member, however, the Board can not stop any member from filing a complaint.

Vice President: No report at this time.

Secretary: Only one delinquent account. I have worked with them to begin weekly payments.

Treasurer: See attached reports.

September: Check detail: Credit card payments, equipment repair, paid taxes, Labor Day party, lodge repair.

October: \$46K in checking, \$98K in savings. Balance sheet has a net income loss of \$13, 450, which is normal for this time. Looking at the budget April 2024, we are still in good shape. Thalia to send out 2023 boaters list for refunds, or to push to 2024.

Questions: Dave asked what the summer taxes were last year. Shelly stated \$3,383.15. About the same as the prior year. Non-recurring checks were reviewed. In January there will be a discussion on budgets for the upcoming year. Shelly found a place, The Rock Shop, that will engrave a rock for the memorial garden. Other suggestions were a smaller metal post/sign.

Motion to pay non-recurring checks over \$50 for September and October: Dave made the motion to pay the non-recurring checks over \$50 for September and October. Steve seconded. No further discussion. All were in favor. Motion passed.

5. Director Reports:

Improvement and Maintenance/Roads: In communication with Myers Excavating for grading. Hopefully grading will be late this week or early next week. Spent some time removing the leaves that I could get from the sides of the roads in preparation for grading. Changed the oil in the Ford tractor. Replaced the batteries in the Ford tractor and the backhoe. Planning to help with the boat launch work party. Tom from Northland Services. We are currently in the middle of a three-year contract. All details are to remain the same. Invoices to be sent to Kevin and Shelly/Treasurer. Thank you to Bob Riske for pushing back the compost.

Building and Beautification: The Garden Club finished placing stones, donated by Geiger Farms, and planted 100+ bulbs in the memorial garden by the steps to the beach. The plan is to plant additional perennials in that area as well as in front of the lodge and front entrance in the spring. There have been no requests or plans submitted for building or renovations.
Discussion: The Garden Club is going to come up with a list of plants that would be good for the memorial garden and Lodge and go to the membership to see if anyone has plants they could split. Shelly brought up the budget with \$5K for tree removal. There still are considerable funds in the budgeted tree removal fund. We had a discussion regarding removing oak trees as this is the perfect time. Also need to determine the cost of removing the large cottonwood tree by Cordley Lake.

Boat Harbor, Lake and Canal: All boats have been removed from the canal. 40 Yards of RIP RAP and 40 Yards of 6a delivered. A work party is scheduled for November 11th @ 10 AM for the canal path and Gallagher trail pallet removal project. Listed below are the objectives:

Final Phase of Canal Path:

Need to widen the path around sections of 17 and 18
Cut brush back
Remove more logs
Add additional RIP RAP on the embankment for sections 17 and 18
General Clean up in preparation of completing the trail

PHASE 1 of Gallagher Trail

Remove Pallets, Remove Pallets and Remove Pallets
Remove old picnic table and replace with newer one

Equipment required:

Chain Saws (Lodge provided)
Tractor (Lodge)
Trailer (I will bring my trailer to move the pallets to burn pile)
If someone has a 4 wheeler, this would aid in removing pallets from the trail

Update: Work party went well with a few newer members. Great clean up; removed four trees by 17 and 18 and it opened up the path. All pallets were removed from the trail. Waiting until the holidays in late December or in January for the ground to freeze to finish the path. A discussion took place regarding how to replace the pallets. The Board agreed to replace wood pallets with wood chips on the path to Gallagher point. John agreed to build up the elevation of the boat slip path in low areas with

wood chips before laying the limestone path. Tree Monster gave WLO about 40 yards of oak wood chips.

Security: Security cameras were purchased for clubhouse and mailboxes. Derek to look at the specs for data storage, how long does the data store and accessibility.

Clubhouse Services/Entertainment: Entire clubhouse was cleaned to mark the end of the summer rental season. Closed all storm windows in the clubhouse for the winter. Ordering a new entrance rug for the lobby. No game night in December, resuming game night on Thursday January 18, 2024.

Clubhouse Hostess: Lodge activity- October brought in a total of \$45.00 with a one room/one night rental. November and December pick up a little with a few holiday 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. A huge thank you to the members who sponsored a room!

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

6. Consideration of Communications: Dave read an email regarding Lot 217.
7. Unfinished Business:
 - New computer for Secretary/Treasurer: Thalia and Shelly to purchase a laptop this month: Waiting for Black Friday deal with John's assistance.
 - Lot #217: Discussed in Presidents report.
8. New Business:
 - Security Cameras: Discussed in Presidents and Security report.
9. UPCOMING Events & Reminders:
 - EVENTS:
 - December Holiday Party: SAVE THE DATE: Sunday, December 10, 12 – 2 p.m.
 - Game Night: No game night until January 18, 2024

Next Meeting: December meeting cancelled. Next meeting in January.

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

Adjourn Time: 8:19 p.m.