

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING

Monday, October 5, 2020

OFFICIAL MINUTES

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

Anticipated Attendees:

OFFICERS:

Glen Ewald – Interim President

Vacant (Vice President)

Thalia Adams (Secretary)

Debbie Eggleston (Treasurer)

DIRECTORS:

Mitch Strang (Improvement and Maintenance/Roads)

Vacant (Clubhouse Services/Entertainment Committee)

Jeff Avedisian (Boat Harbor, Lake and Canal Committee)

Vacant (Building and Beautification Committee)

Steven Beavis (Security)

Dave Eggleston (Clubhouse Host, non-voting position)

Anticipated Absence:

Mitch Strang

Membership in Attendance:

Virgil Ramey, June Ewald, Jason and Brooke Stidham, Loretta Werner, Kim Jordan,

1. Call to Order – Glen called the meeting to order at 6:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person):
Loretta: Since there are a lot more children in the subdivision, it would be nice to do something for Halloween. Maybe do a trunk or treat, bonfire, potluck, and do it in a safe way. Loretta volunteers to organize, and Jason and Brooke Stidham offered to help. It was asked which date works best, the 30th or 31st. Brooke thinks that Halloween is still happening this year. Beavis suggested it be Saturday afternoon, the 31st. Deb stated we do have money in the budget for social activities. Dave E. stated that the Lodge is not rented that weekend and we can hold the party here.
3. Review and Approval of Prior Meeting Minutes (August 10, 2020) – Thalia made a motion to accept, Steve B., seconded. All approved.
4. Director Reports
President: No report
Vice President: Vacant – No report
Secretary:
 - Four liens were placed on October 2; two had previous liens, two are new.
 - Getting ready for the annual meeting.**Treasurer:**
 - End of the month we have ~\$257K in the bank. After the end of the month \$30K was transferred to due to inactivity. \$64K in checking #78K in saving, \$114 in a CD. We have refundable boat docks deposits totaling \$1,950, our funds combined are \$255,161. No big changes except for the general fund.
 - For the month of September, we did have a surplus of \$1,500. Stock transfer fees, membership dues and the bulk of it was rooms donations. \$2,960. Our expenses \$2,630; Administrative \$736, maintenance \$1,004, and our operating expenses \$887.
 - YTD we are at deficit \$4,414.
 - Comparison to budget, we are in line for all of our budget lines. Had to tweak the budget a little bit in that the original budget we had called for the boat dock income to be split between the general and the boat dock fund; \$2,600 was budgeted. The 2600 and put it into the boat dock fund. To keep the budget in balance was to increase the budget in room donations. Terey asked if that was retroactive to this year. All the income came in in april, so this will be
 - Increased the room donation budget. It was 5K, and today we have 6400 in donations. She feels confident that we will be able to meet our budget to the donation.
 - No changes to the budget and all the line items are within budgeted amounts.

- September checks. Reimbursement to Dave E. for supplies, Thalia for administrative, Bouillon, and Wendy for cleaning

- Thalia made a motion to accept treasurer report. Jeff seconded. All were in favor.

Improvement and Maintenance/Roads:

- No updates from last month.

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

Boat Harbor, Lake and Canal:

- Will be closing up the bathhouse and pulling in the raft soon.
- Will do the burn pile at some point. Will more than likely be last minute and weather permitting.

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

Security:

- No security concerns reported during the last month.

Clubhouse Host: – Dave Eggleston-Interim (*vacant position*):

- Dave received three quotes to fix all five columns with fiberglass columns and replace the wood:
 - B5 - \$21,200
 - Ypsilanti Restoration - \$21,700
 - Maj's Restoration - \$57,500
- Dave recommended presenting this to the membership to approve the \$25K and for a committee to look at the choices and make a recommendation to the Board.
 - Terry commented that he does not feel that the columns need replacing and that it is only the bases that need to be fixed.
- Friday the Michigan Supreme Court struckdown Governor Whittmer's executive orders regarding masks and gatherings. At this time, the Lodge has been closed and will wait to see what the new guidelines are before renting.
- Using Lodge Table and Chairs: There was a request from a member to use the Lodge tables and chairs for a private party at their residence. Beavis asked what the current policy is? A discussion took place regarding setting a precedent of loaning out Lodge equipment. All agreed that we do not want to set a policy for using Lodge equipment for personal use. Lodge equipment is to be used for Lodge business only (maintenance of WLO property and Lodge rental).
- Dave E. suggested using a microphone for the annual meeting. Brought a microphone and speaker for example.
- The last Lodge rentals said there were bats in the Lodge. Dave E. called critter control.

Motion to accept Directors reports: Deb motioned. Glen seconded. All approved.

5. Unfinished Business

- Mailbox Committee Survey Update: Steve read the survey results. Terry asked who made the survey. Jeff stated that the Board did at the September meeting. Terry went to the post office and showed the survey to the post office. Deb E. said the survey was to get a sense of what the community feels and feels it should be decided at the annual meeting as a decision really needs to be made. Kim Jordan said she opposes home delivery due to aesthetics, snow removal and theft. In new subdivisions they are putting up these types of boxes. Also suggested making a roof over it. She said to assess dues and put in the money for it. It'll be nicer for the neighborhood. Idea is to move them to a different spot with huts and a roundabout.
- WLO Repair Status: Covered above under Clubhouse Host
- Unpaid Dues/Collection Agency: Dawn Milz did some research on collection agencies. Thalia received it right before the meeting and did not have time to review the information. Terry suggested selling their share of stock, and again quoted Public Act 230. Dave E. was legally advised that we should not sell and do not split shares of stock. Terry asks that we seek legal advice. Thalia stated that's why we are looking at collection agencies.
- Annual Meeting Date: Scheduled for Sunday, October 11, 2020, 12:00 p.m., Lodge lawn. Alternate date of Sunday, October 18, 2020, 12:00 p.m., Lodge lawn
- Garbage: Garbage man site showed regular rate \$51 quarter, use own bags and cans. Terry said to try to add a company that the whole membership can use. This is on the annual agenda for discussion.

6. **New Business**

- Lodge table and chairs – Discussed in directors reports
- Monthly meetings: Thalia suggested zoom meetings as it will be too cold and with Covid limitations, the meetings cannot be held in the Lodge.

Next Meeting: November 9, 2020, 7:00 p.m.

Adjourn Time: 7:08 p.m.