

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

Monday, September 13, 2021

OFFICIAL MINUTES

**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 Chic

Clubhouse Services/Entertainment: Pete Fecteau

Clubhouse Host/Hostess: Caitlin Fecteau

**Anticipated Absence:**

Mitch Strang, Caitlin Fecteau

**Membership in Attendance:**

Bob Riske, Marybeth Miller, Norb Rickelmann, Bob and Cindy Turke

1. Call to Order – Dave called the meeting to order at 7:06 pm. After last meeting, we are going to go back to the 2 minute rule to keep the meeting moving along.
2. Call to Membership (Discussion will be limited to two minutes per person): Marybeth Miller thanked the board members. Asked if we received the letter from July 9 regarding the telephone pole that is on the path to the Cordley Dock. The post has been cut on one side but you still have to walk through an uneven path, poison ivy. Can we restore the path? MaryBeth was told by a member that the tree on Cordley has endangered bats. There is interest on the trees and Shawn Duke is available and interested in using his expertise. There are trees that are more beneficial and some that are more invasive. He is happy to help but could not be here tonight. Dave responded regarding the utility pole. He cut it back and will work with MaryBeth to get the path accessible. Dave also spoke about the oak tree by the bathhouse and in the canal that fell, if we have members who are willing to help with the committee. Bob Turke said that Aeroscape comes into the neighborhood to do leaves and was instructed to dump the leaves and yard cleanup in the compost area. If you are having work done on your yard, the compost is available. Just no outside dumping.
3. Review and Approval of Prior Meeting Minutes (August 9, 2021) – August minutes were not complete due to Covid and family emergencies. They will be completed by the October meeting.
4. Officer Reports:  
**President:** As everyone can see the columns have been delivered. I am working on getting the power line that crosses the front of the clubhouse disconnected. DTE is backed up 4-6 weeks with all of the storms. Most likely we will be delayed until October. Chris B5 offered to help seal up gaps on the second floor.

Cut off the end of the horizontal log that we installed on the hill by the paddle boats. This should allow passage through that area for walkers.

Patched some potholes on WLO roads. Anyone who has a utility trailer or pickup is encouraged to access the gravel pile in the compost area to fill holes in the roads. I think the roads have held up very well this summer. Thanks John Werner. He does plan to have the roads graded one more time this year.

I've contacted Waste Management and suggested to them that we collect the old garbage carts in a central area (to be determined by the board) until they are picked up. Please do not instruct Duncan to dispose of your carts with the trash. Dumping the garbage carts in a landfill is bad for the environment and totally unnecessary. I posted the letter from Thalia to the membership about Duncan Disposal on the message board. The WLO board asks you to seriously consider switching to Duncan when your current contract expires.  
[www.getduncan.com](http://www.getduncan.com)

If you would like to join one of our committees and volunteer your services please email or call the director of the committee that you are interested in. The committees are Maintenance, Boats Harbors Lakes and Canals, Building and Beautification, Security and Clubhouse. Always in need of Volunteers.

At the August board meeting the board created a special committee to monitor trees in WLO and prioritize which trees need to be trimmed or cut down. That committee could also trim trees on the canal this winter. If you would like to help with this new committee please call or email me. I will forward your communication to special tree committee chairman (Terry Hahn).

Sorry to report that we lost our 2nd coyote decoy from the swim raft two weeks ago. Both coyotes disappeared on Sunday nights about a month apart. It's too late in the season to replace the decoys.

**Vice President:** Steve had a question about trucks and vehicles parked in front of the Lodge, with a big grill and another truck parked behind it and came across the septic line from the Lodge. Pete is watching to make sure that no one permanently parks there.

**Secretary:** I was sick with Covid and had family emergencies and did not complete the August minutes. My extreme apologies for not having the August minutes complete. No other information to report at this time.

**Treasurer:** July and August financials complete. See attached. One detail from last FY and there is a profit and we need to decide where we want to put it, \$24,797.57. Columns are budgeted the steps are not. Dave suggested moving it to the general fund. This is effective as of 4-30-2021.

Non recurring checks: July, CLA, Wendy Clark, Dave E. reimbursement for maintenance. August are the credit card for postage, lien releases, batteries and bouillon and equipment repair, McFarland Tree Service, chloride and grading, Boat launch keys and fuel. Ending August, loss of \$2,749

*Motion to pay non-recurring checks: Steve made the motion, seconded by John. All were in favor.*

#### Director Reports:

**Improvement and Maintenance/Roads:** Bob Riske replaced the blades and belt on the zero-turn mower.

Thank you, Bob. There is a chainsaw missing from the pole barn. It has been missing for a week. To whoever has it, if you took it for repair, please advise. If you borrowed it to use, please return it. Fall grading dates to be set after leaves begin to fall. Roads held up good. If we don't get a ton of rain we could do a patch to some of the bigger holes, and grade after most of the leaves fall. If the roads hold up we may not need a grading.

**Building and Beautification:** Waiting on the second estimate for culvert extension by boat dock gate up the road over the culvert. Will try to contact a third excavation company for another quote. The culvert, lost all the trees on the side of the boat ramps, put an elbow in the culvert and extend it 20 feet and level it and bury it with limestone. The trees are gone and the road is falling apart. John has two estimates, Myers \$3000, Hawthorne Excavating is \$3850, and will getting a third estimate. John has not looked at the culvert that are in the woods. Shelly asked the optimal timing to do the culvert. John responded before winter and needs to be done or the road will collapse. This will be brought up at the semi-annual meeting.

**Boat Harbor, Lake and Canal:** The new boat launch gate lock I put on the gate lasted two days and then someone took it. Need to discuss a motion to get the beach stairs replacement project approved. Dave asked about getting new locks and getting new keys. Hansel stated that a Grade 4 security lock is need with keys that cannot be duplicated. There are four different security setups so you can't replicate the key but the keys will be \$30-\$40 key. Hans to get quotes for a do not replicate key. Bob Turke asked what is the purpose of locking the boat entrance. It is to keep nonmembers out of the area and from using the launch. Hans stated about putting a gate at the actual launch. There is 29K in the boat launch budget.

**Security:** Still collecting a database of vehicles parked without stickers or passes. 11 cars marked so far, 7 at the boat launch, 4 at the Lodge. Still have not had a "repeat" offender. Received a call from Virgil Sunday about fireworks being lit off at the beach. I investigated within 20 minutes of his call and found no one there. I called Virgil back but he did not answer. He mentioned calling the police but it was a holiday weekend so I think that could be expected. It happened about 9:30 and I didn't hear anything after that. Saturday night there was a lot of commotion of squealing tires and rumbling trucks moving about the association at high speeds. I don't know who it was but I did witness the tire tracks near the 3 way stop on Monticello. It's possible there was a get together/party near there and a guest left out of here in an obnoxious way. Shortly after two trucks went by at a high rate of speed with just parking lights on. Sometime later, upon hearing them again, I went to my truck and circled looking for them. I didn't see anybody or the trucks I saw earlier. I am sure the treasurer heard it as it was very close to her if she was home. I would be curious if anyone else heard it or had any info. Dave E. suggested calling the police if the occurrences continue. A discussion took place about security cameras through the neighborhood. Steve commented that Labor Day weekend was bad with the trucks coming through the neighborhood.

**Clubhouse Services/Entertainment:** Columns have arrived. Good bookings through August and we appreciate the guests we've had and the care they've given the property. Thanks to all for help with cleaning up the large oak that fell on the beach area. Eager to get the column schedule worked out for

rentals as there are inquiries for renting the Lodge. Making frequent trips to check on parking at the Lodge. Pest abatement is doing its job and is keeping the critters out. Also, the gutters need work and be cleaned. Dave E. suggested B5 when the columns are installed.

**Clubhouse Host:** August had four bookings with room donations totaling \$730.00. Thank you to Shelly Kovacich for washing bedding and also purchasing new bedding; and Wendy Clark for cleaning the Clubhouse!

*Motion to accept Directors reports: Shelley made the motion, Pete seconded. All in favor.*

5. Consideration of Communications:

6. **Unfinished Business**

- Duncan Trash Removal: A notification will be sent to the membership to drop off old advance trash cans behind the pole barn.
- Beach Stairs: We have two quotes and John will get a third. Looking into options for timber/wood/stones, however, concrete is probably the way to go. A plan for a landing, then steps, than another landing with steps continuing down to the beach. A railing is required. Quotes obtained so far did not include railings. John meeting with another company and will include the stairs and railing. Shelly asked if we need to do it in this budget year or next year in May. John responded either way but the stairs need to be repaired. Even the stairs by the bathhouse are in need of repair.

7. **New Business**

- Semi-annual meeting date: Sunday, October 17, Noon, Lodge Lawn. If inclement weather, the meeting will be postponed until the following Sunday, October 24, Noon, Lodge Lawn.
- Write proxy motions for the semi-annual membership meeting: Beach stairs. Culvert.

**Next Meeting: October 11, 2021, 7:00 p.m., Lodge**

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

**Adjourn Time: 8:10 p.m.**