

**WHITE LODGE OWNERS, INC.  
MONTHLY BOARD OF DIRECTORS MEETING**

Monday, September 14, 2020

OFFICIAL MINUTES

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

**Anticipated Attendees:**

**OFFICERS:**

Vacant (President)  
Glen Ewald (Acting 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:**

Steve Beavis,

**Membership in Attendance:**

Norb Rickelmann, Virgil Ramey, Steve and Dawn Milz, John and Loretta Werner, June Ewald

1. Call to Order – Glen called the meeting to order at 7:03 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person):
  - I. Norb said a couple of weeks ago there was a cat in the window of the Lodge. No animals in the Lodge and no animals on the beach. Also, in 2010, Norb and Ron Fesl did a history package of WLO. From 1836 to 2010. He said that it would be good information for new members. Thalia stated that she thought they were on the WLO website, and Jeff added that he thinks the history is on the CLA website as well.
  - II. Virgil spoke to Jeff regarding the bathhouse. He suggested fixing the door or nailing it shut over the winter. Jeff stated that it will be closed in the next couple of weeks.
  - III. Dawn Milz asked that if Wendy can clean the couches and do some extra cleaning to the Lodge since many people are allergic to cats. Also, on August 31, Dawn was walking her neighbors dog and in front of the lake when a golf cart came behind her. As the cart passed her an aggressive gesture was made. She asked that us residents be respectful to each other and the Board address this type of behavior, and that no one take any actions towards the person who brings this to light in the community or to the Board.
  - IV. Steve Milz: On September 1, around 9:15 pm, Steve was walking down N. Monticello and going towards his house when a golf cart with four young ladies suddenly appeared. They were driving around in the dark with their lights off. This type of behavior could hurt someone. Steve thought about calling the cops. A discussion took place about a reminder to the community to abide by the rules for everyone's safety.
3. Review and Approval of Prior Meeting Minutes (August 10, 2020) – Thalia made a motion to accept the minutes. Glen seconded. All were in favor.
4. Director Reports

**President:** Dave Patton has resigned as of August. Position is vacant. Glen will be interim president until Annual/Semi-annual meeting in October.

**Vice President:** No report.

**Secretary:**

  - Five members still have not paid.
  - October 1<sup>st</sup> is the last day to make your dues payment before a lien is placed on your property. Liens will be processed that day and submitted to the County.
    - Jeff asked of the five who have not paid, how many are more than one year behind.  
Thalia answered two members.
  - Three new members will be moving in the next couple of weeks. I will welcome all new members since January at the Annual/Semi-Annual meeting in October.

**Treasurer:**

- As of August 31, \$141,355 in checking and saving, and \$114,259 in the Synchrony CD. We owe \$1,950 in boat deposit refunds. Numbers have not changed much since last meeting. Nothing out of line or over budget and numbers are in line with what was budgeted. Checks to Consumers, DTE, Advance Disposal, Thalia for Administrative, Wendy Clark for cleaning, and reimbursements to Dave P., Jeff A., and Mitch S. Checks that need approval: Refund to Gibbs Trust return deposit (\$500) and Dave E. for no parking signs, Bouillon Sales, Wendy Clark and Huntington National Bank. Deb made a motion to approve the checks. Jeff seconded the motion. All were in favor.
- Deb filed WLO tax return and completed the annual corporate update with the State of Michigan/LARA.

**Improvement and Maintenance/Roads:** Items are still pending.

- Roads held up well this summer, until the most recent rains.
  - One more grading scheduled.
  - Minor grading on Frankfort to direct rainwater flow
  - Other places to reroute water drainage be determined
- Traffic Control/Traffic Flow
  - Mapping of existing and proposed traffic signs still pending.
  - New traffic control signs purchase still pending,
  - Membership review of proposed changes unscheduled

Discussion: John said that Mike Myers is giving him a price for more material. And will look at the boat dock road for spring repair. Grading as late as possible in October – weather depending. Jeff asked if it was worth filling holes again before the grade and for John to come up with a date for a work party with a week's lead time/notice. Norb and Mitch mentioned two areas for the excavators to pay attention to keep watering flowing properly. John will point these areas out to the excavator.

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

**Boat Harbor, Lake and Canal:**

- WLO gave Hamburg Twp. Fire department a boat launch key so they could launch boats for the fireworks. Our dock is on their map to get water in case of an emergency.
- The women's bathroom door was pried open and lock was broken, however there didn't seem to be any other damage.
- Plans to close the bathhouse and winterize soon/within the next 2 weeks.
- Thanks to Dennis for opening, closing, and cleaning the bathhouse.
- Discussion: Jeff mentioned that when he first got on the board they changed the boat money to half to the boat fund, half to the general fund. Steve M. asked how much do the boaters pay. \$200 with a \$50 refund. Discussion to continue under new business.

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

**Security:**

- No issues and no complaints. Looking for volunteers to hang towing signs.

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

- Dave takes full responsibility for the family that stayed in the Lodge over the Labor Day weekend, because it had been decided in July that there would be no more rentals after what was already on the books. He stated he made an executive decision since they had been renting it for the last 10 years. The last time the entire Lodge was rented was in July. Lodge is now closed. Rental income was \$1,085/June, \$2,400/July, August \$2960, totaling \$6,445. The Lodge was disinfected after every use.
- The last renters told us we have bats in the attic. Temporarily barricaded and Dave will call an exterminator.

Deb made a motion to accept Directors Reports. Jeff seconded. All were in favor.

## 5. Unfinished Business

- Mailbox Committee Update: Steve B. was absent. No update. Thalia stated that Steve indicated he will submit a survey. Deb asked that we keep it simple. Jeff asked if we could come up with the survey right now. The board discussed what to include in the survey. Thalia to send the survey within the week to have the results for the Annual/Semi-Annual in October.
- WLO Repair Status: Dave E. received two quotes – B5 Company was \$21,200, and Ypsilanti Restoration \$21,700. Dave E. said that he has a third quote coming. Jeff stated that we have \$5K and need a quorum. Deb stated we have the money from WLO sold lots. Deb also suggested forming a committee to review the bids before the job is awarded.
- Lodge Rental & Covid: Lodge is closed; not rented or reserved until December. Jeff asked if someone calls and wants to rent it, and follows the rules, can we still rent it. The Board agreed that the Lodge can be rented if all rules and waivers are signed. Deb made a motion to allow rentals in the Lodge and to follow all State of Michigan Covid Guidelines. Mitch seconded. All were in favor.
- Unpaid Dues/Collection Agency: Dawn asked Thalia to send her information on collection agencies. Dawn will call collection agencies to get more information.
- Annual Meeting Date: The Annual/Semi-Annual meeting is scheduled for October 11, Noon. This is a different time than in the past. The meeting will be held outside on the lawn at the Lodge. In the case of inclement weather, October 18, Noon, is held as an alternate date. All materials, including proxies will be sent via email. Thalia will post a sign in the display case.
- Garbage: Loretta contacted GFL for a quote: Quarterly \$39.95 service fee for each household, no senior discount. 96gallon trash and 65 gallon recycle, one bulk item per week, \$10/month for curbside yard waste, 10 bags, with an \$18/HOA for 138 units. Loretta tried to reach Advance Disposal but they never got back to her. Loretta offered to call Garbage Man as well. This will be added to the Annual/Semi-Annual agenda. Thalia suggested forming a committee to tackle this issue and come up with the best vendor for our neighborhood.

## 6. New Business

- Guidelines for owners with one lot: Thalia was contacted by a new buyer for a single lot and was asked about guidelines for structures. Bylaws state you cannot build a home on a single lot, and is not to be used for storage. If a shed/structure is erected, it must abide by township guidelines.
- Boat Money: Jeff stated that before he got on the board, half of the boat fees were going to the boat fund, half was going to the general fund. He's received complaints because all members can use the dock area, but only the boaters pay for it. Glen asked what would the money be used for. Jeff responded expanding the path, dredge the canal, new seawall. Deb said that if we have a major improvements project we can always opt to transfer money to the boating fund. Virgil stated that the money was set aside for improvement for the ramp, dock and canal. Glen asked if we can change the percentage since it is open to everyone and we have to maintain it. Dave E. asked if the expenses that we are talking about are they one-time expenses. Jeff stated that we are not doing anything now but will need it in the future for a permanent walking path and seawall, Dave E. asked how long will it take to save that kind of money to do these projects. Deb said that we can try to estimate the cost to maintain the area. Loretta commented that if you are paying for a boat dock then the money should be allocated to the boat dock and not the general fund/Lodge. Jeff asked Deb if it would mess up any accounting. She responded no. Jeff made a motion that beginning in 2021, the money paid for the boats and docks, that all the funds stay in the boat fund. Glen seconded. Deb opposed. Glen, Jeff, Mitch, Thalia were in favor. Motion passed.

Discussion for next meeting: Since meetings cannot be held in the Lodge (meetings have been over 10 members in attendance), and with it getting colder and darker earlier, that the next meeting will begin at 6 p.m. The next meeting will be on the first Monday of the month to accommodate the Annual/Semi-Annual meeting in October.

**Next Meeting: NEW DATE AND TIME: October 5, 2020, 6:00 p.m.**

**Thalia made a motion to adjourn. Jeff seconded it. All were in favor.**

**Adjourn Time: 8:15 p.m.**