

WHITE LODGE OWNERS INC.

Semi Annual Membership Meeting Agenda

Sunday, October 17, 2021, 12:00 pm

1. Call to Order (President, Dave Eggleston): Meeting called to order 12:04 p.m. Meeting announced at 12:05 pm. Please add Dick Williston to email list. Dave to get email address and will get it to Thalia.
2. Roll Call - Announcement of the number of shares of stock represented. Virgil made a motion to delay call to order so that accurate member count can be obtained, Pete Fecteau seconded. All in favor.
3. Reading of the meeting notice:
4. Approval of previous annual meeting minutes (May 16, 2021): Approval of previous annual meeting minutes (May 16, 2021): Dave reviewed the four motions that were listed on the proxy voting slips and passed with a quorum of shares represented at the annual meeting. He updated progress on the lodge porch column replacements. Pete ordered new lights for the porch, Tony Dobrowski and Jeff Avedesian volunteered to replace the lights. The lights should be installed prior to the porch ceiling replacement. Kevin Dreher made a motion to accept the May meeting minutes. Bonnie Pettry seconded the motion. All were in favor.
5. Annual Reports of the Officers:
 - a. President (Dave Eggleston): Dave notified members that Kevin Dreher was appointed as new maintenance director to replace Mitch Strang's after his resignation
 - b. Vice President (Steve Milz): No Report at this time.
 - c. Secretary (Thalia Adams):
 - d. Treasurer (Shelly Kovacich): Other than the October financials that were submitted with the October board meeting , no other report.
6. Annual Reports of the Committees:
 - a. Improvement & Maintenance (Kevin Dreher): Being new to the board, no report but stated he's been getting familiar with the equipment, etc. Anyone who is on the mowing crew, please contact Kevin with issues, questions, etc. Hansel made a suggestion to keep a white board to communicate issues, etc. Virgil indicated that one should be there. Backhoe brakes need to be replaced. There are two quotes, one more to be obtained. Cost estimated between \$2, 000 and \$4,500.
 - b. Building, Sanitation, & Beautification (John Werner): Currently waiting for a third quote to repair the boat launch road and change the drainage/culvert. He will ask Thalia to put out a notice to fill potholes and do one more grading before it gets too cold. The steps to the beach are in very bad shape. Cost to replace concrete can be between \$13,000 and \$17,000. The township has been here twice to look at the steps. Over the winter, we will look at alternatives to replace them or possibly cover them up completely. Ken Gorski suggests that we block the steps completely and maybe replace the steps by the bathhouse.
 - c. Security (Rob Chie): is absent. Dave reported that he feels the towing signs and warning stickers have been successful this past summer. The majority of cars at the boat launch have stickers which is much better than previous years. Board members, Rob, Dave, Pete and Hansel have been authorized to identify and sticker any unoccupied vehicles not displaying a WLO sticker or guest pass. Dave and Rob are the only authorized members who can call Pardiac Towing. Virgil brought up the security issue of fireworks. Fireworks

are not allowed on white lodge owned property at all and should not be shot off by anyone, member or non-member.

- d. Boat Harbor, Lake & Canal (Hansel Frazier): Boat storage area was started on Saturday October 16th. Boats were moved and stacked to the side to make room for the changes to the storage area. Any boats not moved by the end of November will be considered abandoned and sold or scrapped. Area will be brush hogged, and cleaned up. Quote for a new locking system for the boat launch. We are looking at a non-replicable key system so that they cannot be shared with anyone outside of the membership. Expected to have something in place for next spring. A specific policy will be discussed when we get the quotes for the new keys. We are discussing the stairs as a higher priority than the boat launch path for now. Would like to put a path for golf carts along the boat launch. Quotes for the path are being obtained. Virgil made a motion to cover the steps then withdrew the motion after it was decided to provide the membership with multiple options for the steps at the annual meeting in May.
- e. Clubhouse/Entertainment: (Pete Fecteau) and Clubhouse Hostess (Caitlin Fecteau): Columns are in process, the lights have been ordered, planning to winterize in November. Pete will try to get the water softener working again. Good traffic for the summer, but looking to have more usage next year. In November, Pete plans to put out a call to refresh the rooms and adopt a room. Some pillows and comforters have been replaced but there is more to be done. Volunteers to launder the bedding will be needed after the rooms are used. Marybeth asked what winterized meant. Pete is going to try and wrap the windows upstairs to help with the drafts and do some deeper cleaning. The fans and lamps need to be repaired, replaced, etc.

Jane Juckno made the motion to accept Directors reports. Ken Gorski seconded. All in favor.

7. Consideration of Communications – No communications at this time.

8. Unfinished Business

- a. Beach Stairs: Beach stairs have been discussed.
- b. Duncan Trash Hauling: Board encourages members to explore changing service to Duncan to help control road traffic. Duncan picks up trash and recycling each week and members need to ask for the WLO rate.
- c. Cordley WLO Boat Stickers and Boat Removal by November 30: Previously discussed.
- d. Boat Launch Gate Lock & Keys: Previously discussed
- e. Backhoe Brakes: Previously discussed.

9. New Business:

- a. Nickol is requesting that we send notices of work parties out a little sooner so members can plan to help a little more often. Nicole is also volunteering to help with more community notifications and event planning.
- b. Caitlin Fecteau reported that Loretta Werner is planning to organize a trunk or treat for Halloween. Board agrees to do a better job of notifying members when help is needed. Shelly encouraged members to contact Thalia if you are not receiving notices from PayHOA as this is the primary way communications are sent.
- c. Dave thanked members who helped get the boat storage area cleared.

10. Adjournment: Nickol motioned to adjourn. Greg Morris seconded. All in favor. Meeting adjourned.