

WLO Semi Annual Meeting Proposed Agenda

Sunday, October 13, 2019

2:00 PM

OFFICIAL MINUTES

1. Call to Order - Dave Patton, President: Meeting was called to order at 2:03
2. Reading of the Notice of the meeting – Thalia Colliau, Secretary – Thalia read the Notice of the meeting to the members.
Terry H. asked why the list of members with addresses and number of lots were not included in the semi-annual notice mailing. He indicated according to the bylaws a notice is to be sent at the annual meeting with member information. It was asked if this includes the semi-annual meeting? He asked why we are not doing that anymore. Dave P. noted that it will be added to the November Board meeting to discuss sending the member list at the annual meeting and if it is to be done at the semi-annual meetings as well.
3. Roll call – Announcement of the number of shares of stock represented: Count was not ready and was announced later in the meeting after item #7/Consideration of Communications.
4. Update and approval of annual meeting minutes: Members reviewed the minutes. Virgil R. made a motion to accept the May 2019 Annual Minutes. Ron F. seconded. All were in favor.
5. Corporate Officers Reports:
 - President Report, Dave Patton – Report submitted in writing. See attached.
 - Vice President, Glen Ewald – No report.
 - Secretary, Thalia Colliau – Thalia read her report. Report was also submitted in writing.
 - Treasurer, Deb Eggleston – Deb submitted and reviewed two reports, profit and loss and comparison of the budget. We are not over or under in the individual accounts. On course on how we expect to be during the year. Loss year to date, but is due to the fact that the dues are collected in March. Report gives statement of cash balances. Statement of fund balance shows what funds we have and how much money is in the account and the activity in each. Annual corporate update has been filed. Loretta W. asked about negative balance on boat dock keys. Jeff responded that we rekeyed and did not buy new keys. Report also submitted in writing. See attached.
6. Committee Directors Reports:
 - Improvement & Maintenance, Mitch Strang – 6 months as a director, still learning and greatly appreciative of all volunteers, with special thanks to John W. and Steve B. A roads committee was formed to look at long term planning for our roads. The committee determined that we are not ready to participate in the Hamburg Township road bond. The committee will continue to look at ways to improve our current roads.
 - Clubhouse Services and Hostess, Bev Selvig – The Lodge will be open through December. Reminder, the Lodge is only rented to members and members are the only ones to fill out the rental form. Bev indicated she will be gone during Feb/March, at which time the Lodge will be closed to rentals. Bev will continue to be in touch via email and text. Dave P. thanked Bev for her assistance and service as club house hostess. Norb R, will make sure the water lines are turned off at the Lodge.
 - Boat Harbor, Lake and Canal, Jeff Avedisian – Report submitted in writing. See attached.
 - Building and Beautification, VACANT – Building plans were submitted and signed for the new build on Monticello.
 - Security, Steve Beavis – Report submitted in writing. Additional comments: Complaints were mainly about the gate and passes not being on vehicles. The issue was more with residents

who did not have their passes or did not give a pass to their guests. Please remember to display your stickers.

Motion to accept director's report: Norb R. made the motion to accept the director's reports. Ron F. seconded the motion. All were in favor.

7. Consideration of Communications – Membership – No communications were formally submitted to the secretary. Terry H. asked about mailboxes. Dave P. indicated that mailboxes will be covered under item #9 on the agenda.

Announcement of the number of shares of stock represented:

- Total number of shares present: 72
- Total number of proxies: 55
- Total amount of shares present: 127
- No quorum represented

8. Unfinished

- Garbage Pickup: Dave P. explained that at the September and October Board of Director's meetings that a new garbage service was discussed and voted on. Research was done on a comparison of three contractors. If all members agree to the new service we will get the best price. GFL is the best choice and offers weekly garbage and recycling as well as a weekly bulk item. The secretary will be sending an announcement to the members with a changeover to take effect on January 1.

T. Hahn asked what is a reason that we would not agree on one service? If we all agree, then the board should vote to change the service. T. Hahn suggested changing the bylaws to allow the board to change the garbage service and expressed concern about having more than one company coming into the community. Bev S. asked can you opt out of recycle and do they offer a senior rate. John W stated that each member needs to set up their own account. Secretary to send out a notice with all information regarding new service and costs.

9. New Business

- Column base on the Lodge: Column base at the Lodge is in need of immediate repair. Monies have been approved and needs to be done ASAP. Bart F. knows someone who can make a replacement base, but we need a member that has building/carpentry ability that can do the actual replacement of the base. The columns are a supporting structure and will cause other structural issues if not repaired ASAP. Please contact the board with any helpful information.
- Mailboxes: At the September meeting the Board approved moving forward with individual home mailboxes. The Pinckney Post office contacted WLO and initiated home delivery. Currently, there are not enough mailboxes for all of our members, as well as the boxes are not big enough to fit packages. The Secretary will be posting the route and specifications needed for the mailboxes. There are few homes that may have to have their mailbox out on the main road (i.e. Revere Street). December 1 will be the switch to home delivery. The post office will NOT deliver after December 1. The boxes have to be on the right side of the road. You may even join boxes with your neighbors. Hansel made a comment about combining several boxes together with your neighbors and the specifications that entails. Ron F. asked if we are responsible for contacting Miss Dig before installing the mailbox? D. Patton said yes, each member is responsible to do that. Norb R. asked about the map and the route, and if the mail box could be across the street. Dave P. stated that the mailbox will need to be placed on the right side of the road that corresponds to the route. Ron F. commented about Detroit Edison sending an announcement about tree trimming in WLO and due to issues with service, do we wait to put in boxes until after DTE is done. December 1 was chosen due to getting it done before the freeze and we are not sure when DTE will be in the neighborhood. Dave P. asked that we all please be considerate as to where the boxes are installed with regards to your property, your neighbor and the road. Terry H. stated that at October road committee meeting, fixing the ditching was discussed and should we figure that out first, and also why is the post office saying that they are

not supporting the cluster boxes? Dave P. indicated even though that ditching is a good point, however, there are issues with the boxes, such as the cost to buy new cluster boxes, not having enough boxes to cover all members and no particular order for all boxes, and that the Pinckney post office will not support the cluster boxes. Shevon H. suggested that the boxes be put on White Lodge property because she does not want a mailbox in the front of her house. Loretta W. commented that two years ago they were told that DTE would be in the neighborhood to trim trees and they still have not done so. John W. said he got a postcard from the post office asking where he wants his parcel delivered (home or at the post office). Terry H. asked if it is up for discussion or a done deal? Dave P. responded that the Board approved the mailboxes in September. Terry. H. is opposed and feels that it should be an individual decision and not a board decision. Norb R. stated that years ago WLO had individual mailboxes and then moved to cluster boxes and makes more sense to go back to individual/home delivery. Ron F. commented that if you receive checks or important mail at your home it is highly recommended to use a PO Box. Lakeland or Pinckney post offices have options for PO Boxes.

- Lodge Closed to Rentals – Discussed under Clubhouse Services and Hostess. Additional information was added that if any member would like to volunteer to cover during Bev's absence please let Bev know or contact the Secretary.
- Recognition: Dave P. stated that the Board had a recent discussion on how to recognize a member who has gone over and above the call of duty and have donated their efforts to the Lodge. The board has determined to recognize one person at the semi-annual meeting. Dave P. showed an award that was given to the first President. The Board voted to give a certificate of appreciation to Norb Rickelmann. Norb has a ton of knowledge regarding the different aspects of the community. He is always available and always willing to help in any way he can. Dave P. presented the certificate to Norb. A Round of applause was given for Norb.
- Dave P. stated he sent out a special thank you to those members who have gone above and beyond. It takes all of us to keep this community going and the Board is grateful for all their efforts.
- Greg Morris asked about the tennis courts and could they be redone. Dave P. responded that it has been turned down at a previous quorem. It was asked if we had a recent estimate. Deb E. said that there was a quote that was approximately \$13k.
- Terry H. asked about Lodge lots that were sold and were those funds allocated to the clubhouse or general fund. Deb responded that it is in the general fund. The last quorem approved the funds that a certain amount was allocated to the clubhouse and was used to replace the furnace and concrete at the Lodge.

10. Adjournment: Bev made a motion to adjourn: Virgil R. and Loretta W. seconded. All were in favor. Adjourned at 2:55 p.m.

White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
President, Dave Patton:

Hopefully everyone was able to enjoy their summer and take advantage of the amenities our community has available to all of us to use.

I'd like to thank all of the members and their families that sacrificed their time and energies to work hard to maintain and improve our community. I encourage all members to do their part each and every year. It's been suggested that if everybody did 1 hour a month we'd be splitting the work load up and improve the overall look of community.

We had to replace the main sewer line from tanks under the road to the field. It has been damaged and repaired several times. We used some of the old culverts on site to sleeve the pipe in hopes of protecting it, which is part of the reason of narrowing the road behind the barn. Thanks to Jeff Avedisian, Steve Beavis and Mitch Stang.

We had tank risers installed on tanks and clean outs for maintenance. NO heavy tractors, backhoes, vehicles on lids! Thanks to Steve and Bev Selvig for completing a H.D. installation.

We had more gravel added to low areas on roads. Thanks to John Werner.

We switched to "real" chloride and are applying more product on road surface in addition to a new grader blade with teeth combined, the roads seems to be holding up better. With all the construction traffic, multiple trash companies, recycle, deliveries, lawn maintenance, mosquito sprayers, gardeners, home maintenance contractors, along with growing families and members, we most likely will need at least 3 complete grading's with full chloride applications, in order to keep the roads in reasonable shape. Plus, the purchase of additional gravel. Keep in mind, the budget is stretched and dues will most likely need to increase to cover to cost. Keeping our speed limit to a MAX of 15 MPH and gentle driving with help with wear and tear.

Mail delivery:

The Pinckney Postmaster contacted the Board of Directors and suggested home delivery. The Board approved the home delivery and a route has been established by the USPS. Members wishing to receive mail delivered will need to provide their own mail box and post and install to USPS specs. That information will all be posted with a time frame of approximately 60 days, at which time the cluster box delivery will stop and the boxes will be removed later. Hopefully all members can get matching mailboxes (currently a member is looking for a basic black post and box). If you choose to not to receive home delivery, I believe PO boxes are available in all surrounding post offices.

We created a long term road plan in hopes of improving our roadways.

We created a general to do list so members can help complete the tasks, such as:

- Rototilled beach - T. Hart
- Paint bath house - B. Fraley
- Tank risers - Selvig's
- Fire extinguishers - Selvig's
- Paint concrete playground equipment - Ewalds
- Repair playground equipment - G. Morris, B. Riske
- Park bench - G. Morris, B. Riske
- Repair Lawn Equipment - B. Colliau, R. Fesl, J. Avedisian, S. Selvig, S. Beavis, B. Riske
- Drop dead pine tree - D. Williston

Important item on the list is the repair of the main column on the lodge porch. Monies have been set aside and a volunteer member is needed to oversee the repair ASAP.

We asked D. Williston to drop the tall dead pine tree near the barn, which he skillfully did. Also thanks to J. Avedisian, S. Beavis, B. Baeckelandt, D. Buzuis, H. Frazier, N. Rickelmann. We're now using the tree to narrow the road until we get some fill dirt from a new build site.

Several trees went down into the canal on one of the less than balmy days in July. Several members (list provided by J. Avedisian) worked very long hard dangerous hours to clear them. Thank you for those that worked hard. Please keep in mind if you dock your boat, or you or guest use the canal for any reason, you are expected to assist in the clearing of such cases. Hopefully, the appropriate director will stop the hat draw and start assigning boat slips.

Hamburg Township Fire Dept. requires road access of 18' wide and 14' tall **MINIMUM!** The trees/brush need to be trimmed back to give us the MINIMUM height and width. Every member will need to start trimming their own lots, and assist in the corporate lots. Please haul your trimming to the brush pile in the park, NOT the compost area. Those of us that have deciduous trees please pick up the leaves as soon as possible so they do not blow into your neighbor's yard. Leaves can be placed in the compost area on the left as you enter (not on the gravel pile). Please do not put leaves into the roadways. NOTE: If a tree branch falls and blocks a roadway, please call the Fire Dept with the nearest address and they will clear roadway.

Please remove all personal items from easements and Corporate lots.

In closing I'd like to thank all members that have helped me fill this directors position. I've made some new friends and improved on some former relationships. We are truly fortunate to have so many great people as members. The number of new volunteers seems to be increasing which is great news, however, it's still a small percentage of total membership. We are in need of productive directors, committee members and people that can look at the to-do list and start crossing off tasks! Please contact a director and lend a hand!

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Vice President, Glen Ewald:**

No report at this time.

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Secretary, Thalia Colliau:**

I have been the secretary for 6 months and am truly enjoying learning about White Lodge and our community. There is a lot of information to obtain and I appreciate everyone's patience as I continue to learn all aspects of this position. Special thanks to Laura Bowen for helping me and guiding me as I continue to learn.

I would like to welcome new members Roger and Martha Klei and Dorran and Amanda Dihle. Any other new members?

Currently, there are three members who have not paid their dues and will have a lien placed on their property.

Please be sure to complete the biographical sheet with your current information. I want to ensure that we have the most up to date information in our database so that all members are receiving all communications in a timely manner.

I truly enjoy living in White Lodge and am looking forward to meeting more members and organizing volunteering opportunities and activities for our community!

At any time, if there are any questions or concerns, please feel free to contact me.

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Treasurer, Deb Eggleston:**

See attached reports.

**WHITE LODGE OWNERS INC.
SEPTEMBER 30, 2019**

STATEMENT OF CASH BALANCES				
	Beginning Balance	Deposits	Withdrawals	Ending Balance
CITIZENS BANK				
Checking	74,357.55	18,120.66	27,855.36	64,622.85
Savings	48,639.91	10.20		48,650.11
GE CAPITAL				
1 Year CD	110,806.34	973.09	0.00	111,779.43
Interbank Transfers	0.00			0.00
TOTAL CASH BALANCES	233,803.80	19,103.95	27,855.36	225,052.39

STATEMENT OF FUND BALANCES				
	Beginning Balance	Additions	Withdrawals	Ending Balance
General	60,403.24	18,419.95	27,517.36	51,305.83
Bylaw	100,000.00			100,000.00
Boat Dock	26,053.79	246.00		26,299.79
Capital Improvement	4,555.30			4,555.30
Clubhouse Fund	12,703.58			12,703.58
Improvement & Maintenance	13,813.46			13,813.46
Emergency	14,174.43			14,174.43
Beautification	300.00			300.00
Total Fund Balances	232,003.80	18,665.95	27,517.36	223,152.39

White Lodge Owners
Profit & Loss Budget vs. Actual - Cash Basis
 May through September 2019

		<u>TOTAL</u>	
	May- Sep 19	Budget	\$ Over Budget
Income			
Boat Dock Keys	66.00	1,600.00	-1,534 .00
Boat Docks	300.00	5,100.00	-4,800.00
Boat Stickers	50.00	400.00	-350 .00
Golf Cart Fees	50.00	100.00	-50.00
Initiation & Stock Transfer Fees	475.00	1,200.00	-725.00
Interest	986.20	1,900.00	-913.80
Membership Dues	7,765.00	62,100.00	-54,335.00
Road Maintenance Fees	653.75	1,755.00	-1,101.25
Room Donations	8,320 .00	9,500 .00	-1,180.00
Total Income	18,665.95	83,655.00	-64,989.05
Expense			
Administrative			
Administrative / Secretarial	1,125 .00	3,000.00	-1,875.00
Fees	232.50	350.00	-117.50
Insurance	-20.00	8,075.00	-8,095.00
Office	108.14	900.00	-791.86
Printing/Postage	186.00	594.00	-408.00
Professional Fees	0.00	1,500.00	-1,500 .00
Real Estate Taxes	3,271.02	16,150.00	-12,878.98
Social Activity	0.00	1,346.00	-1,346.00
Total Administrative	4,902.66	31,915.00	-27 ,012 .34
Maintenance			
Bath House	62.27	1,900.00	-1,837.73
Beach, boat & lake expenses	119.25	900.00	-780.75
Beautification	0.00	400.00	-400.00
Emergency Expenditures	1,892.50	4,140.00	-2,247.50
Equipment	55.35	950.00	-894.65
Equipment Repair	632.45	2,500 .00	-1,867 .55
Fuel	454.37	750.00	-295 .63
Park Maintenance	180.31	750.00	-569.69
Road Base Plan	11,786.00	16,560.00	-4,774.00
Road Improvement	3,306.00	3,440.00	-134 .00
Snow Plowing	0.00	5,200.00	-5,200 .00
Total Maintenance	18,488.50	37,490.00	-19,001.50

White Lodge Owners
Profit & Loss Budget vs. Actual - Cash Basis
 May through September 2019

	TOTAL		
	May- Sep 19	Budget	\$ Over
Operating			
Clubhouse Cleaning	400.00	1,600.00	-1,200.00
Clubhouse Maintenance	2,258.32	3,500.00	-1,241.68
Clubhouse Supplies	367.18	500.00	-132.82
Electricity	324.71	1,200.00	-875.29
Lighting	487.45	1,100.00	-612.55
Natural Gas	288.54	2,000.00	-1,711.46
Security	0.00	250.00	-250.00
Total Operating	4,126.20	10,150.00	-6,023.80
Other Expenses			
Boat Dock Fund			
Boat Launch Keys	0.00	1,600.00	-1,600.00
Total Boat Dock Fund	0.00	1,600.00	-1,600.00
Clubhouse Repairs	0.00	5,000.00	-5,000.00
Total Other Expenses	0.00	6,600.00	-6,600.00
Total Expense	4,126.20	16,750.00	-12,623.80
Net Income	-8,514.41	5,000.00	-6,351.41

The Budget vs Actual- Cash Basis Statement has been prepared by Deborah Eggleston CPA
 I have prepared the statement in my capacity as treasurer of White Lodge Owners, Inc.

White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Improvement & Maintenance/Roads, Mitch Strang:

Planning meetings continue, following summer break

- Contacts made with 3 different road care disciplines. Thank you for helping to make connections, arrangements
 - Steve Webster
 - John Werner
- Agreement that we cannot be prepared in time to participate in the Hamburg Bond
- Looking at road trouble spots toward repair/improvements
 - High & Low areas that collect/keep water
 - Entrance Aprons
- Drainage and water diversion may be next priority

Traffic Control

- Additional 15 MPH signs posted, more visibly
 - Thank you for finding and posting, Jeff Avedisian

Roads Maintenance

- Street sign (Monticello) at main entrance was hit and bent.
 - Straightened pole as well as could- functional
 - Another hit may necessitate pole replacement
- New treatments much improved, both quality and durability the past treatments
 - Grading using a more appropriate blade
 - Chloride applications vs. Brine
- 1 more grading before winter
 - Thank you for making arrangements, John Werner

Playground Maintenance

- Equipment cleaned/painted.
 - Thank you for your time and contribution, Glen Ewald
- Teeter-totter replacement made/painted, installed
 - Thank you for your time and contribution, Glen Ewald
- Merri-go-Round (we knew it as the "Spin-and-Vomit") decking replaced
 - Thank you for your time and contribution, G. Morris

Grounds Maintenance

- WLO map acquired for planning
 - Thank you, Thalia
- Chain saws repaired following storm damage
- Walking trails have been "hacked back" to re-open them for use
- Thank you to the volunteers for helping to keep up the common grounds

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Clubhouse Services and Hostess, Bev Selvig:**

The lodge has been an extremely busy place this summer! Year to date income is \$8275 as of 9/2/2019. We had the busiest month EVER in August with the income at \$3845. July came in at \$2975, June at \$1075, May at \$380. The Clubhouse hostess continues to fill duties usually provided by the Clubhouse Director as that position remains vacant. The fire extinguishers were re-certified for another year, the newly installed septic lids were secured and cemented in place, trash cans were placed out & returned for weekly trash pick-up, and the lodge was cleaned on a monthly basis over the summer. Please remember the lodge is rented ONLY to WLO members. This means WLO members fill out & initial the reservation form (not their guests), and the hostess works directly with the WLO member. Thanks for a successful summer! Now it's time to enjoy those bonfires!

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Boats and Harbor, Jeff Avedisian:**

Summer is coming to a close, we had 37 boat slips this year. Please remember to remove everything by November 31st to get your deposit back.

Special thanks to everyone who helped out this summer with the mowing, maintenance and storm damage along our water front.

I still want to move forward with building some type of racks for the boats on Cordley lake. If you haven't got a new sticker for your boat please contact me or remove your boat from the area. We will assume any boat without a current sticker is abandoned.

Planning on trimming trees this winter along Galligher canal pending on weather. Hopefully all of the boaters will be there.

**White Lodge Board of Directors
Semi-Annual Report, October 13, 2019
Security, Steve Beavis:**

Report to be read during meeting