

WHITE LODGE OWNERS INC. Semi-Annual Membership Meeting Agenda Sunday, October 22, 2017 2:00 P.M. Call To Order (President) 2:17 pm motion to begin, seconded by Dave Wanlass Dave Bowen motioned to remove Bill Bathgate from the White Lodge Board of Directors for multiple violations of the WLO Bylaws. Steve Selvig second. Laura Bowen listed infractions.

Discussion began with Paula Janiga asking for reasoning behind removal. Laura replied that Bill had approved an event where alcohol was present, had electric meter at the lodge lock, removed a board member after motioning him in, placed logs on WL property and she has others. Another member stated there has been others drinking alcohol at the lodge and finds these reasons trivial. Jerry Janiga stated there has been infractions for a long time and we need to resolve issues. We all have made errors and are a community that should work together instead of singling out each other.

Dave Patton stated he was removed for violating by-laws and Bill had violated by-laws without repercussion. Terry Hahn states we can get together and vote right now. Terry reports he is upset with Bill for a number of things and he has a power point that he wishes to share on what White Lodge could be, while Beverly Selvig commented there was a motion on the floor.

Steve Selvig commented that this is a beautiful neighborhood, but feels it is not currently because of Bill. Sue Bathgate agreed it is a good neighborhood and appreciates all the hours the board has put in. She is concerned about all the untruths—Bill was encouraged to put the lock on the meter and then removed it when told he shouldn't. The closed meeting for Dave Patton was because of an awkward situation. Dave Eggleston stated the by-laws state the board of directors may remove a president for cause, but does not state that members may do so. Robert's rules, cited by Laura Bowen, are not a law, so we are run by Public Act 230. Hansel Frazier is concerned regarding the persecution of the president, because he had thought the wood left was to be for the good of the neighborhood allowing good wood available to members.

Beverly Selvig states closed meetings cannot happen regarding by-laws and that the by-laws don't state members cannot remove a president. Terry Hahn wished to speak again objecting to the \$2500 of frivolous spending on the culvert (Virgil's property), and whomever had delayed his property being sold because of not submitting keys to lodge. He also felt his emails were censored when he wanted to share his emails with the members and requested all copies of board emails. Sue Bathgate countered that Bill had tried to contact Terry several times but Terry was not available.

Deb Eggleston thanked everyone attending and for expressing viewpoints, but is hoping members could step up to be on the board of directors to be more involved. Steve Selvig stated there should not be confidential emails and WL BOD business should be transparent. He also brought up the problem of the lodge meter being locked. Ron Feel added that confidential emails should not be shared and the conflict at white lodge and the call for this motion is out of order.

Dave Wanlass expressed that he took the position on the board to help the white lodge community. He has worked with Bill and feels the topics of the locks, timber, and changing the \$1000 limit was in an attempt to do the right thing and not for wrong. He doesn't feel there was an intent for malice and Bill has been looking for loopholes in an antiquated set of by-laws and applauds him for work he has done even if it has not been correct. Loretta Werner added she agrees with Dave and does not agree with the motion to remove Bill.

Paula Janiga replied to Terry's culvert comment stating Virgil's property was built on a low area and with the roads above, that as a builder, would have fixed the issue as well. Dave Wanlass added that Virgil had a changed condition due to the road grading performed by WLO. Sue Bathgate stated she appreciated the work Terry has done and looks forward to what WLO can do as other corporations have done addressing Public Act 230.

Steve Selvig brought up that Dave Patton had made mistakes and was removed from the board, why should Bill be allowed to stay? Dave Wanlass explained that at the time, Dave Patton was asked to correct the issue with his garage as he'd had he agreed to with attaching it to his house. Dave Patton found papers signed by president of WLO at the time allowing the detachment.

Paula J. mentioned the township has no authority for our by-laws and Dave P did not follow the rules of white lodge.

Bill Bathgate replied that the letter that Dave Patton had written to the board had slandered him. Bill also stated he had received many phone calls complaining regarding Dave Patton on the board. Dawn Milz stated this community doesn't need to be splintered and a new member felt this was petty. Cedric would like us to be a community. Terry Hahn feels he has been involved all along and that other people who come in at the last minute haven't been on the front lines. Dave Patton brought up the possible conflict of interest that the Janigas are building Bill's house.

Vote taken to remove Bill from the board: for motion to pass 137.25 ; against motion 73.5; 30 abstain  
Reading of the notice of the meeting (Secretary) Roll Call - Announcement of the number of shares of stock represented- 230.25 shares represented by attendance and proxy Update and approval of agenda motioned Janiga and seconded Cedric, unanimously approved. Approval of May 2017 Annual Meeting Minutes motioned and seconded Corporate Officers Reports: motion for approval and seconded

President's Report Vice President's Report Secretary's Report (added resignation to report) Due to the time demands of the secretarial position and the turmoil, I intend to resign the secretarial position.  
Treasurer's Report profit and loss budget report Dave Eggleston suggests since we have a quorum, he presents a motion to approve the 2017 budget, and that all approved budgets will be in place in any subsequent fiscal year where it has not otherwise been approved or amended pursuant to applicable provisions of the By-laws, seconded by Janiga. unanimously approved. Current budget is \$81,000.  
Terry states the board approves spending on an attorney without the board's input. Dave E. replied the membership voted to approve \$1000 for a lawyer and in 2016 an additional \$1600, which has been carried over into 2017. There have been questions the lawyer has not charged for and not only has the lawyer offered solutions to the \$1000 limit, the lawyer is on the committee at the state level to change it as well as provide information to resolve our dilemma. Motion to approve budget passed by majority  
Committee Directors Reports: Boat Harbor, Lake & Canal Committee Building, Sanitation, & Beautification Committee Clubhouse Jeff added there have been thefts from the boats on the canal and that it is important to lock up your boats. Yusif motioned to thank all volunteers, seconded  
Regarding docking fees, Jim Bell questioned the fee going to the general fund. Committee/Club House Hostess Improvement & Maintenance Committee Security Committee

Norb - DTE replaced lights with LED bulbs and Norb will be replacing others on chandeliers with LED at \$5 each. He is also working on other repairs at the lodge. Dave W motions to accept reports, seconded by Ken Gorski, unanimously approved. Dave W brought up that Washtenaw county will be hosting an

informational meeting at the Hamburg Twp hall at 7 pm regarding the evaluation of the weed situation on the lakes.

#### Consideration of Communications

Terry Hahn brought up handling of correspondence and feels there is board censorship of emails. He wishes to have all the member's emails accessible to him. Dave E states he had asked the lawyer regarding confidentiality of emails and phone numbers. The emails and phone numbers must be confidential and may not be shared without consent of the member. Matt Maciag restates they cannot be shared unless consent has been given. Community forums, as suggested, have experienced poor and unflattering posts. Dave W states the board is trying to address emails and legal on-line voting. Mitch Strang suggests to set up a "subscribe/ unsubscribe" or distribution/filter capability for WLO member posts that would allow subscribing members to specify who's posts they would, and would not, be sent (notified, "pushed", informed of, etc.). So, the WLO site would provide a "bulletin board"/"news feed" similar to Facebook in which members could post, and specify who's posts they would be shown. Yusif suggests a community calendar be added on line.

Unfinished Business Dave E. compliments Terry for his diligence in getting feedback for the roads and would like to do the same regarding the by-laws. He would like to table the vote on the by-laws and requests further feedback. Dawn M suggested Terry's letters have his own website for people to join. Jerry Janiga felt the meeting is not a time for policy. Deb E pleads that the board would benefit from the member's assistance in resolving issues. Pat G stated that it has been a privilege serving on the board in the past. She thanks Dave E, Yusif, Dawn, and everyone who has worked on the revision of the by-laws. New Business<sup>[11]</sup><sub>SEP</sub> - Discussion regarding lots obtained for back taxes - we need to determine where the money from selling the lots will go. Terry thought the intent of the money was going into the lodge repair/improvements fund. Greg Morris motioned the money from the sales of the lots to go for expenditures for the lodge. Bart B seconded. Unanimously approved Dave Wanlass motioned to approve expenditure for a best value bid to replace a portion of the windows. Jerry seconded. Vote - Majority against, not passed. Dawn would like a structural engineer to check foundations, Bowen agreed. Matt commented that we would need a report and Yusif would like a master plan. Dave W. states the foundation work would cost more than we could pay for now, and we could take care of the windows now. Yusif motioned to table windows. Motion for \$2500 for lodge pillar repair, second by Dawn Milz, later amended by Dawn to \$3000, Laura Bowen seconded with any remaining funds left over to remain in the lodge fund; amended by Bev S to \$5000. Vote for \$5000 pillar repair - unanimously aye, passed Yusif suggests a special committee for repairs of the White Lodge led by Norb.