

**WLO Annual Meeting
May 15th, 2023, 12:00 P.M.
OFFICIAL MINUTES**

1. Call To Order – David Eggleston, President: Dave called the meeting to order at 12:05 p.m. Dave welcomed the members in attendance.
2. Reading of the Notice of the meeting – Thalia Adams, Secretary
3. Roll call – Announcement of the number of shares of stock represented – Thalia Adams, Secretary
Jane Juckno made a motion to delay the roll call of the number of shares of stock represented until final numbers are tallied. Yusif Barakat seconded the motion. All were in favor.
4. Update and approval of Semi-annual meeting minutes from October 2022
Jane Juckno made a motion to approve the October 2022 Semi-Annual Minutes. Gerry Faler seconded. No further discussion. All were in favor with none opposed. Motion passed and October 2022 Semi-Annual minutes are approved.
5. Corporate Officers Reports:

President Report, David Eggleston:

I hope everyone is doing well this spring. The roads continue to be a challenge as they are every spring with the frequent rains causing the potholes to return shortly after grading and chloriding. John Werner has been our contact with Bob Myers Excavating since I came on the board. He did this in addition to him being Director of Beautification. Sorry to report that John is stepping down as Director of Beautification. We will all miss his humor and professionalism. John has many contacts in the industry, for example, he referred us to the contractor who removed and replaced the beach steps last year. Kevin Dreher will handle scheduling all road work as part of his Maintenance Director duties moving forward.

Christine Boggs has taken over as Clubhouse Hostess but we still have an opening on the board for Clubhouse Director.

A heartfelt thank you to all the excellent current board officers and directors for their service to the community. If you would like to join this winning team please let us know.

We have some important motions to vote on this year. Here is a brief description of each motion.

1. Approval of the 2023/24 budget.
Delay until after Treasurer discusses
Dave read article discussing the shares outstanding – 176.5
2. Motion to increase the limit on non budgeted expenditures from \$1,000 to \$10,000. The limit on board expenditures has been stuck at \$1000 since White Lodge Owners Inc. was incorporated in the 1930's. Our By-laws need to follow the Public Act under which we are incorporated. Public Act 230 of 1897 was amended last year and the new expenditure limit is \$30,000, with annual increases tied to the Consumer Price Index. The WLO By-law committee recommends we amend the limit in our By-laws for any non budgeted expenditure to \$10,000 with annual increases tied to the CPI.
3. Motion to increase the limit for special assessment from \$25 to \$75 per share. The Public Act was also amended increasing the limit of a special assessment from \$25 per share of stock to \$750. The WLO By-law committee recommends raising the limit in our By-laws for special assessment to \$75 per share. Note: The special assessment can be used for one-time expenditures. There currently is a \$5 special assessment on White Lodge shares of stock for roads..

4. Motion by the By-law committee that the By-laws reference the Hamburg Township ordinances for home occupations. Many members are fortunate to be able to work from home and our By-laws should be updated to reflect this change.
[https://library.municode.com/mi/hamburg_township_\(livingston_co.\)/codes/code_of_ordinances?nodeId=PTICOR_CH36ZO_ARTVIISUPR_S36-213HOOC](https://library.municode.com/mi/hamburg_township_(livingston_co.)/codes/code_of_ordinances?nodeId=PTICOR_CH36ZO_ARTVIISUPR_S36-213HOOC)
5. Motion to amend the requirement that copies of the minutes be submitted in triplicate for each meeting. Meeting minutes are now submitted digitally. The By-law committee also recommends correcting spelling errors in the By-laws and updating past presidents list.
6. Motion to allow home delivery. Terry our postmaster and Becky our mail deliverer have provided a mail delivery route. Members will need to install their own mailboxes for home delivery of their mail. Members who wish to continue receiving mail in the centralized boxes may do so as well. A schematic of the mailbox installation dimensions and setbacks from the road will be provided with the packet. The mail route will be provided online.

Dave informed the membership that Beautification and the Clubhouse Director are currently open and we will take nominations for the Board during the VP report. Dave introduced Christine Boggs as the new hostess and thanked all members on the Board for their service. Steve Milz is absent due to a surgery and Dave wished him a speedy recovery.

Vice President, Steve Milz: In Steve's absence, Dave noted that three board positions expire in 2023. Dave nominated John Sdao and Shelly Kovacich for re-election. Dave opened up nominations to the membership, which no other nominations were made. *Yusif Barakat made the motion to accept John and Shelly to the Board. Marybeth Miller seconded. No discussion. All were in favor. Motion passed. John Sdao and Shelly Kovacich will remain as Boats & Harbor Director and Treasurer respectfully.*

Secretary, Thalia Adams: I first want to welcome our new members: Jim & Jennifer Daniels, and Robert Prim. Welcome!!

As of May 6, there are 10 delinquent members. As of May 1, a \$25/month late fee applies until the dues are paid in full.

For the first time in almost a decade, there are no liens in WLO.

I want to thank you everyone who has volunteered and put their extra time and hard work into our beautiful community.

Yusif thanked the Board and all the volunteers.

Treasurer, Shelly Kovacich: 2023 Budget attached.

Budget was included in the packet and is as comprehensive as possible. This allows the membership to see where the money is spent and the important items that are needed for our community. Overall budget, approximate shortfall of \$9200, with roads and property taxes being the biggest expense. Dave noted that there is an increase for tree removal. We try to save as much as possible by having the tree laid down and members cut/remove the remaining tree trunk.

Thalia announced 208.5 shares of stock represented. Majority of shares outstanding are represented.

Motion to approve White Lodge Budget for 2023/2024: Yusif Barakat made a motion to approve the 2023/2024 budget. Gerry Faler seconded.

Discussion: Marybeth asked about group tree removal for the invasive trees by Cordley. Marybeth was advised to contact the board to see about scheduling a group removal. Bev Selvig asked if we have a \$9200 shortfall, how do we obtain a balanced budget. Shelly explained that we have ~\$170K in savings and available to WLO. WLO has been collecting money for years and not spending. Just because the line item is noted in the budget does not necessarily the money will be spent. Budget is a way of noting how the money is currently designated. If the funds are not spent, then the \$9200 shortfall decreases. Dave spoke about the bylaw fund that was established in 1998 from the sale of WLO property. Also noted is WLO made \$4000 from investing the CD last year. The biggest expense in the budget this year is to extend the boat slip path to the end at slip # 25, however, it was also noted that ~\$7000 is generated from boaters each year for docking. Frank asked about the \$75 special assessment which was deferred until we discuss each motion.

Voting was open to the membership. None in attendance were opposed. All in attendance were in favor. Proxy opposition totaled 2 shares. Motion passed with 206.5 shares.

Dave announced the Certificate of Appreciation: Previous recipients are Norb Rickelmann and Bob Riske. This year's recipient is Ron Fesl who was a longtime member of WLO and served on the board and in community service until a few years ago. Ron passed away in April. Prior to his passing, Dave visited him and presented him with the Certificate of Appreciation. Ron will be greatly missed in our community.

6. Committee Directors Reports: -

Improvement & Maintenance, Kevin Dreher: We have had a productive year. We've replaced both bathhouse doors and the stairs and railing at the beach. Rebuilt and improved the boat launch gate. Went through and filled potholes a couple of times. Cleaned up numerous trees and branches throughout the year, the worst of which was after the ice and snowstorms this winter.

A huge thank you to all who took the time to volunteer, sometimes on very short notice and helped with all the things that we have done.

I continue to maintain and keep our equipment in running order. This includes keeping fuel stocked and regular maintenance of equipment: oil changes, blades, chain sharpening and lubrication. My future goals are to continue to maintain, improve and update our equipment, roads and buildings.

Huge thank you to our volunteers and to those that keep it looking beautiful! 15-20 acres of mowing and is all done by a few people. Special thanks!!

Discussion: Frank made a comment about the last grading and applying the chloride. Kevin explained how there was a miscommunication between the grading and chloride due to a second grading that didn't happen. There was also an issue with rain where the chloride could not be applied. Shelly also stated that Pinckney Public Schools contacted her because the bus drivers were complaining about our roads. Myers Excavating, who also does the roads for Livingston County, graded our roads early due to a cancellation, which did not allow sufficient time to schedule the chloride. Kevin stated we will make every effort to not let that happen again and we will chloride as soon as possible after grading.

Clubhouse Services, VACANT: Position is open and looking for a Director.

Clubhouse Hostess: Christine Boggs: There is a shared calendar in PayHOA (under Other Tools) available for the community members to view when looking for Lodge availability. Members can of course still email/call/text to check availability but are encouraged to use the online tools. whitelodgeclubhouse@gmail.com or (810) 360-3522.

The calendar in PayHOA is updated with each rental. Your rental is only official once the rental agreement and checks are turned in. There is still plenty of availability for summer rentals. Optional PDF or paper copies of the rental agreement are accepted, and paper checks

are still to be turned into the black drop box. Large events, such as graduation parties, are encouraged to supplement our aging septic system with porta-john rentals. Please be sure to give any Lodge guest a vehicle guest pass to avoid getting a parking warning.

Coming this year (hopefully); Thalia and Christine plan to work on online submissions of rental agreements and possible online payment as well.

Lodge activity & donations (April & May)- One Great Room booking in April totaling \$200.00 in donations. A one room only reservation began on March 2h and ended on May 15 totaling \$2,115.00 in donation, and a Great Room booking on May 13 totaling \$200.00 in donations. Reservations are coming in for the summer. If you want to rent the lodge get your application in as soon as possible.

Boat Harbor, Lake and Canal, John Sdao: Most importantly, I want to thank WLO members that came and volunteered their time to get the following accomplishments completed. There are so many to thank. Thank You!

Past Year Accomplishments:

- Installed 200 feet gravel path
- Removed Cement pile
- Removed years of trash from docking area
- Removed stumps
- Replaced rotted boards at launch and bump rail
- 4 New Toilets in bathhouse (Thanks to Scott the plumber for his time, material and service)
- Installing a new spicket on bathhouse to wash feet
- Bathhouse is now open
- Removed trees from canal. Old timers in WLO have never seen that many trees that came down
- Boats must be removed from the canal on or before Nov 1

Future Plans:

Complete the remaining canal path. Funding for an additional 250 feet is required to complete the path

- 40 yards RipRAP
- 40 yards 6AA stone
- Skidsteer service
- Time frame: Completion of the canal is expected to finish in the month of Nov/Dec 2023/24. Volunteers will be needed for a successful outcome.

New / Attractive fence on the topside of the bathhouse, that will match the railing on the steps to the cordley beach front.

- Install ~100' of black deck railing
- Time frame: This project is expected to start in the months of June/July time frame

Restore the Gallagher path (Phase1)

- Remove old pallets
- This cannot start until canal path is complete
- Time frame: early spring 2024

Time permitting (pet) projects:

- Install new marquee down by the canal for announcements.

2024 Projects

New 60' x 4' aluminum dock with patio installed on Cordley
Phase 2 of Gallagher path

Building and Beautification – VACANT: Garden Club dates to be determined.

Security, Derek Henderson: Please remember to have your WLO sticker displayed on your vehicles at all times. Also, please provide your guests with the guest pass and ensure they are properly displayed. Dave stated that we work with Pardiac Towing and policy is posted and in effect. If a WLO sticker or guest pass is not displayed, you will receive one warning. If you receive two warnings within 12 months, you will be towed.

Dawn Milz made the motion to accept the Officers and Directors reports. Yusif Barakat seconded. No further discussion. All were in favor. Officer and Director reports are accepted.

7. Consideration of Communications – Membership: Dave Eggleston received an email from Dave Patton regarding majority of shares and voting. Dave Eggleston read the email and his concerns and placed copies of the email at the check in table for members to read and have a copy. To ensure we are complying with the ByLaws, each opposition to a motion will be recorded and total numbers of shares opposed and in favor will be represented.

MOTIONS:

Dave Eggleston thanked the ByLaw committee for their time and suggestions for the following motions to update our ByLaws:

MOTION #2:

Motion to amend Article IX, Directors, Sec. 10.

The Officers and Directors should submit all plans and proposals for stockholder consideration which will entail an expenditure in excess of \$10,000.00 per plan or proposal, annually adjusted for inflation using the Consumer Price Index with 2023 as the base year, unless authorized by a majority of all outstanding shares of stock by said Corporation in a meeting duly assembled. The “Consumer Price Index” means the most comprehensive index of consumer prices available for this state from the Bureau of Labor Statistics of the the United States Department of Labor. (455.10 Board of directors; powers, Act 230, 1897)

Note: Changes in bold. Current limit is \$1000 which has not changed since 1936.

Motion to amend Article X, Officers, Sec. 4

Plans and proposals for the ensuing year beginning with the April board meeting and should be presented to the stockholders on proxies and at the Annual Meeting in May. The Officers and Directors should submit all plans and proposals for stockholder consideration which will entail an expenditure in excess of \$10,000.00 per plan or proposal or where any change is contemplated in the organization, its facilities, or in the use of Corporate held property. All such plans and proposals should be submitted to the Secretary, prior to the annual meeting, for presentation to the stockholders.

Note: Change in bold. Current limit is \$1000 which has not changed since 1936.

Marybeth Miller made the motion to accept Motion #2. Yusif Barakat seconded.

Discussion: Frank asked how many times the board would be able to spend \$10K at a time. Shelly encouraged members to stay engaged with the Board and know what is happening in our community. It is reasonable for the Board to maintain a certain level of cash and it would not be used frivolously. Dawn Milz added we need more support from the members to make sure everything is acceptable, attend meetings and stay abreast of current happenings. Marybeth commented that in 1936, \$1000 would be equivalent to \$22K today.

Voting was open to the membership. None in attendance were opposed. All in attendance were in favor. Proxy opposition totaled 4 shares. Motion passed with 204.5 shares.

Motion 3:

Motion to amend Article VII, Dues and Assessments, Sec 3:

The stockholders of the corporation, at a special meeting called for that purpose by a vote of a majority of all the capital stock, may authorize the board of directors to provide for special dues in addition to the annual dues authorized in section 2, not exceeding \$75.00 per share in any 1 year, adjusted for inflation using the Consumer Price Index using 2023 as the base year. The “Consumer Price Index” means the most

comprehensive index of consumer prices available for this state from the Bureau of Labor Statistics of the the United States Department of Labor. (455.23 Special dues; purpose, time, enforcement, Act 230, 1897). Note: Changes are in bold. Current limit for special dues is \$25 per share.

Gerry Faler made the motion to accept Motion #3. Pat Gawronski seconded.

Discussion: The discussion was to clarify that this does not raise dues, it gives future boards the opportunity to generate future revenue: This was amended on the public act and we wanted to take an opportunity to updates our bylaws to reflect the amendment. The vote for motion three is to amend the bylaws and not increase dues.

Voting was open to the membership. None in attendance were opposed. All in attendance were in favor. Proxy opposition totaled 27 shares. Motion passed with 181.5 shares.

Motion 4:

Motion to amend Article XII, General By-laws.

No lot in the subdivision other than those specifically designated for business purposes, **or as otherwise allowed under township ordinances**, shall be used for other **than** residential purposes. As may be deemed reasonably necessary for the mutual enjoyment and **convenience** of all lot owners in said subdivision. Lots in the subdivision may be used for non-obtrusive business, church, or school purposes, as may be approved by the Board of Directors and voted upon by the stockholders at the next Annual meeting.

Note: To reflect the increase in work from home employment. Changes in bold.

Bev Selvig made the motion to accept Motion #4. Loretta Werner seconded.

Discussion: This motion is to update our ByLaws to be able to work from home. A discussion took place that was off topic in regards to vacant lots being used for storage, encroachment and property lines. No further discussion on the actual motion.

Voting was open to the membership. Two shares in attendance were opposed. All others in attendance were in favor. Proxy opposition totaled 2 shares. Total opposed is 4 shares. Motion passed with 204.5 shares.

Motion 5:

Motion to amend the By-laws in multiple sections, requiring that the minutes from meetings be submitted in triplicate. To update past presidents listing from 1997 to the present day. Correcting spelling errors in Article V Membership Sec. 2 and Article VI Associate Membership Sec. 1.

Note: Minutes are no longer handwritten but are submitted digitally.

Yusif Barakat made the motion to accept Motion #5. Gerry Faler seconded. No further discussion.

Voting was open to the membership. None in attendance were opposed. All in attendance were in favor. Proxy opposition totaled 5 shares. Motion passed with 203.5 shares.

Motion 6: Motion to allow home delivery of mail. Members will be responsible for purchasing and installing their personal mailboxes. The delivery route may affect you if your mailbox needs to be installed on your side of the road or across the road from your home. Members who wish to continue to have their mail delivered to the central mailboxes may continue to do so but you will be reassigned to a new location in the central mailboxes as most of the boxes will be removed.

Discussion: A discussion took place covering how will larger packages be handled, will they be left at the house or put in the larger cluster boxes by the Lodge; what happens if our vendors (plowing/grading) or any vehicle hits our home mailboxes; inclement weather and reliability of delivery; and community aesthetics. The motion was tabled until more information can be clarified. Dave to provide more information and clarification from the post office/postmaster as soon as possible.

8. Unfinished Business

- Memorial Bench Update – Shelly stated we collected \$730 towards the memorial bench/garden. She has looked at prices for a 4 ft bench; steel and plastic. Prices range from \$650 - \$2K. Shelly to provide more information and Thalia to send options to membership via survey. Kevin will assist with cement for the bench overlooking Cordley. There is still time to donate to the Memorial Garden. You can drop off your donation to Shelly, Thalia or in the drop box by the mailboxes.

9. Nominations and Elections for Board of Directors: Nominations and acceptance took place in VP report.

10. Recess for Board of Directors Meeting for the election of officers: No recess needed.

11. Recessed meeting called to order for the approval by vote of the stockholders of the officers elected. N/A

12. New Business

- Volunteer Thank you and Appreciation Ideas for members that go above and beyond:
 - Appreciation Lunch
 - Certificate for Lodge Rental
 - Gift Certificates, IE: Zukey Lake Tavern, NautiMi, Busch's
 - Discussion: Jane asked how much volunteer time is needed in order to receive recognition. Dave responded that record keeping would be up to the different directors, names/dates/times/etc. as well as trusting your board to use good judgement and discretion.
- Summer Activities:
 - Fourth of July Gathering and Music
 - Fall Pig Roast
 - More information to follow
- WLO Community Garage Sale: Friday and Saturday, June 16 & 17, 9 am – 4 pm. Please contact Jane (734-417-0341) so she can provide the appropriate signage for all that will have a sale. Please respond by Sunday, June 12.

Yusif Barakat made the motion to adjourn. Bev Selvig seconded. All were in favor. Meeting adjourned.

13. Adjournment: 1:53 p.m.