

WHITE LODGE OWNERS INC.

Annual Membership Meeting

Sunday, May 19th, 2019

2:00 P.M.

Official Minutes

Call to Order (President)

Roll Call - Announcement of the number of shares of stock represented - shares present or proxy (*delayed until count was complete*)

Reading of the notice of the meeting (Secretary)

Update and approval of agenda A motion was made by Cedric Fricke to approve the annual agenda, seconded by Jane Juckno. All approved.

Review of 2018 Annual meeting and approval of 2018 Semi-Annual Meeting Minutes A motion was made by Cedric Fricke, seconded by Jane Juckno to accept the 2018 semi-annual minutes. All approved.

Corporate Officers Reports:

- **President's Report** (as written)
- **Vice President's Report** (no report)
- **Secretary's Report** As written and added to welcome new members and thanked all for sending in their updated contact information. Also, special thanks to **Matt Kelly** for help with secretary questions throughout the year, **John Sdao** for helping clear up a couple of issues with the new website, **Matt Maciag** for the redirect from the old site to the new site and **Yusif Barakat** for help coordinating the installation of new mailboxes, contacting new members to serve on the WLO board and contacting Best Buy and Matt Maciag to fix the old WLO website redirect. **Yusif** has been the one to help with several "behind the scenes" unfinished projects. Thanks.
- **Treasurer's Report** (as written)

Committee Directors Reports:

- **Boat Harbor, Lake & Canal Committee** **Jeff has the non-motorized boat stickers to pass out to members today.** Terry Wilkerson, Cordley Lake Association, wanted us to announce that they will have a meeting June 1, @ 10 AM at Varsity Day Camp.
- **Building, Sanitation, & Beautification Committee** (*no director*)
- **Clubhouse Committee/Club House Hostess** (as written)
- **Improvement & Maintenance Committee** - Special thanks to the mowers; Bob Riske, Dennis Buzuvis and Paul Juckno!

- **Security Committee** (no report)

Approval of Director reports: Cedric Fricke made a motion to accept the director's reports, Jane Juckno seconded. All approved.

Consideration of Communications (none)

Unfinished Business (none)

Nominations and Election for Board of Directors Laura nominated Thalia Colliau and Steven Beavis. Mitch Strang volunteered to serve. Yusif nominated Mitch Strang and Jeff seconded.

Recess for Appointment of Director Roles

Membership Vote to Approve Director Roles, Laura made a motion to accept the new board members, Bev Selvig seconded. All approved.

The June 2019 – 2020 Board of Directors:

Dave Patton – President (2nd year)

Glen Ewald – Vice President (2nd year)

Deb Eggleston – Treasurer (3+ years)

Thalia Colliau – Secretary (1st year)

Mitch Strang – Improvement and Maintenance/Roads (1st year)

Steve Beavis – Security (1st year)

Jeff Avedisian – Boat Harbor, Lake and Canal (3+ years)

_____ - Building and Beautification

_____ - Clubhouse Maintenance/Improvement

Bev Selvig – Clubhouse Hostess (non-voting position)

Yusif Barakat- Made a motion to **thank Laura Bowen** for her service as secretary. Dave Patton also gave credit. Jeff A. seconded motion.

Yusif – Made note that 2 new mailboxes will be supplied and installed by the Pinckney Post Office. He also wanted to note that he made the contact with Best Buy and Matt Maciag and the old WLO website redirect was completed. *Much appreciated Yusif!*

Yusif – Made a motion to thank member, **Brian Byrne**, for supplying us the new clubhouse furnaces at cost and no installation fee. *Thank you Bryan!*

Yusif Made a motion to motion thank board for their year of service to the community.

New Business

- **Review and Approve Budget**- Deb E. pointed out that we are planning for new keys for boat launch this year, increased the secretary stipend and increased entertainment budgets. Deb made a motion to accept the budget, Yusif seconded, all approved.

- Budget is approved, and this budget will carry forth if there is no quorum at the semi-annual meeting.
- **Roll Call** - 144.75 shares represented today out of 353 total shares. No quorum represented (176.5 needed for a quorum)
- **Roads**

This season's road improvement- There was discussion about the **chloride** for roads. Dave Patton explained that the new provider, Suburban, does a price per gallon applied and it is the state certified concentration. The provider feels we'll need a full 10,000 gallons to cover the roads fully. A little rain after application is OK, a lot of rain is not. We about had about ½" of rain the night after so it may affect how well it controls the road dust this first application.

Long-Term Plans for our Roadways: The 3 cost estimates that **John Werner** provided for paving new aprons to Whitewood Road range from \$23 – 50,000.00. John also provided some general estimates for paving the entire subdivision. Dave Patton pointed out that what is needed is a committee to create a long-range plan for the roads. He feels we need to look into the costs, needs and potential challenges we face in this community. If we replace the approaches without consideration of a future paving, the money spent may be wasted. The cost estimates average about \$1.5M for paving our roads, but a lot of things; drainage, curbs...are excluded. There are lots of considerations and we need to form a committee that will investigate all of the questions. How long will Hamburg Township finance for? What will it cost per household yearly? Should we leave the road base? Or will it then be too high and cause water to go into garages? Much to consider.

Yusif B. has been pushing for long-term community planning for some time and volunteered to serve on the committee. Yusif made a motion to thank **John Werner** for the continued hard work with the roads this year. *Thank you, John, very much appreciated.*

Dave E. wanted to know how many members are in support of paving the WLO roads? Tom W. asked, does the community support paving? Sewer discussion ensued. Ron F. stated that the Hamburg Township sewer is at capacity and they added two more subdivisions. Our neighborhood is high in elevation with a sandy base. The community has not been considered in need of hooking into the sewer.

Renee Frazier suggested that we put in road bumps to slow traffic on straight stretches of road. Discussion ensued, one member cautioning that they often cause issues with snow removal. Dave P. said that law enforcement can only issue speeding ticket for over 25mph, because it's the limit for residential neighborhoods. Our 15mph is a community sign.

The membership was asked “Who is in favor of looking into road improvement including paving?” Majority of those in the room raised their hands.

Dave E. made motion to form a long-range planning committee to investigate a road plan, including paving. Virgil seconded. Majority approved. It will be put on the June BOD agenda and discussed again at the semi-annual meeting.

- **Trash Service-** Matt Maciag stated that the cost of Advanced Trash Service, the service the majority of members use, has been going up and we’re getting less for that price. He stated that we now have every-other week recycling pick up and large items are picked up at an additional cost. That was not the case with GFL. Advanced v/s GFL discussion ensued. Matt feels members want better service. We do not have a community contract with Advanced, but Ron F. feels it is unfair to leave Advanced after so recently switching to their service. He feels we should ask the membership if they are displeased. Advanced has increased prices, Bev S. stated, and you need to check your statement.

Trash Service will be put on the June BOD agenda and on October semi-annual agenda for an update.

- **Virgil Ramey Trailer** – Trailer stored down by the boat launch is for WLO volunteer members to use for limbs and cut tree hauling. Virgil will give Steve Beavis a key.
- **Jane J. – WLO Subdivision Garage Sale June 14 & 15.** Contact her to sign up and for signs.
- **Steve Milz Bylaw committee disbanded.** Steve feels we should implement some of the proposed changes, especially discrimination issues. Dave P. explained that MI attorney general has already addressed that at the state level and as long as we are not using discriminatory practices we are following state law.

Dave E. feels some of the changes are still viable. Changes can be made at meetings; add amendments and tweak language.

Cedric made a motion to adjourn, Yusif seconded. All approved.

Adjournment