

**WHITE LODGE BOARD OF DIRECTORS MEETING**

April 8, 2019

UNOFFICIAL MINUTES

<https://www.whitelodgeownersinc.com/>

**Attendees:** Dave Patton (President)  
Glen Ewald (Vice President)  
Laura Bowen (Secretary)  
Debbie Eggleston (Treasurer)  
*Vacant* (Improvement and Maintenance Committee, Jeff A. is temporary contact)  
Bev Selvig (Clubhouse Services/Entertainment Committee)  
Jeff Avedesian (Boat Harbor, Lake and Canal Committee)  
*Vacant* (Building and Beautification Committee)  
Bev Selvig (Clubhouse Hostess)

**Absent:** Steve Selvig (Security)

**Membership/Visitors Attending:** Yusif Barakat, Terri Wilkerson (visitor), Steven Beavis, Norbert Rickelmann, Angela Duke

1. **Call to order**

2. **Call to Membership**

**Terri Wilkerson**, Cordley Lake Association– Invited the WLO membership to an MSU Inland Lakes workshop at Hamburg Twsp. On April 24<sup>th</sup> at 7:00 PM. She explained that testing fish costs \$700 for each species. She is looking for a **White Lodge contact person** to get involved and relay information about our lake environment to the WLO membership. If you're available and willing to be the contact for our community, the Cordley Lake Association's next meeting is on June 1 at Varsity Day Camp at 9 AM. (meeting takes about 1.5 hours) or, just attend the Inland Lakes MSU workshop on April 24 and see Terri.

Swans on Cordley Lake – If you notice any aggressive swans on Cordley Lake to contact Jeff A. or WLO secretary. They can be removed. If they are not aggressive leave them alone. Jeff or Laura will call Terri if we need them removed.

**Yusif Barakat** – He had a meeting at Pinckney Post Office with the postmaster and Carla, our mail person, about our mailboxes. The post office will put up 1 (16) mailboxes, and 1 package delivery set of boxes. Our responsibility will be to dig the holes and cement/brace the posts. The cement slab for the mail delivery person has already been poured. Yusif will coordinate the installation.

WLO Newsletter – Yusif feels there needs to be a WLO Newsletter to help create an atmosphere of community and to thank people for their efforts.... Electronically or by e-mail. Laura will add this to our note with the monthly meeting minutes.

Eliminating the Old WLO website – Yusif found a guy at Best Buy – Geek squad – to help get rid of the old site. Yusif and Laura will coordinate this.

**Terri Wilkerson** – Would like our WLO website connected to Cordley Lake's site, *cordleylake.org*. Laura will communicate the website to Terri W. (sent email to Terri 4/13)

3. Review and Approval of Prior Meeting Minutes (Mar. 11, 2019) Deb E. made a correction that "Snow Removal" was over budget, not maintenance. Laura made the correction. Bev S. made a motion to accept the minutes with the correction, Glen seconded. All approved.

4. Director Reports

**President Report-** Thanks to Norb, Jeff, Dave E., New Steve, Phil and Gene for filling in road potholes.

**Vice President-** No report

**Secretary** – Email from member about a trailer on the park near the burn pile. We relayed the information that the new home across the road was having a yard and driveway installed and needed to park there temporarily. HOA information sent for another home sale. Several more check deposits made bringing down our unpaid membership to 37. Late payment slips will be going out before the end of April.

1. Director Reports for packet will need to be emailed to secretary by April 26.

**Treasurer** – Written report.

Approval of non-recurring checks, Deb made a motion. Glen seconded. All approved.

Credit cards for purchasing expenditures came in. Each officer; President, Vice President, Secretary and Treasurer received a WLO expenses credit card. Cards will be held by each officer and contact made to the treasurer if the need arises that it needs to be used.

**Improvement and Maintenance Committee** –

**Boat Harbor, Lake and Canal Committee** –

- **Saturday, April 28<sup>th</sup> 10 AM WORK PARTY, contact Jeff to volunteer!**

- A **boat launch gate cable** was installed to help hold up the gate
- Work party **filled holes in road**, some limestone is left over for future holes
- **Cleaned compost area** and asked members to not cover up the stone pile near the entrance
- **Property line issue** – After looking at the issue it does not look like they are trying to use WLO property. Laura will send Marybeth email about property. There are signs up posting the edge of the property. Ron Fesl agreed they are not encroaching but clearing their vacant lot. Our property is 20 yds. beyond the vacant lot.
- **Estimates for new approaches to Whitewood Road** – We will have 4 different estimates to present for membership review at the annual meeting. We are not voting on this issue, just presenting.
- **Big Barney's** did a walk-through to check drainage problems. Chlorine is problem with the limestone we've been spreading on the roads. Chlorine for combating the dust soaks in too quick and then washes away in rain. We need to discuss a different way to fix our dirt roads.
- **Non-Motorized Boat Stickers** – Money collected for stickering boats (\$230.00 to date) will be used to build racks for holding for holding boats. They plan to cut down some trees and clean up the area. Deb E. suggested we put \$500 in boat fund for boat rack. Thanked Laura for keeping records.

**Clubhouse Services/Entertainment Committee – Clubhouse Hostess**

- Jeff is turning on **water**
- **Scheduled cleaning**, hoping upstairs gets cleaned first.
- **Pillars at Lodge Entrance**– Have not been fixed yet. The base of one pillar is settling. The guy they're calling is not getting back to her. Money set aside (\$5,000.00) and project are pending.

**Building and Beautification Committee**

**Security Committee**- No report

Deb E. made a motion to accept director reports. Jeff A. seconded. All approved.

5. **Correspondence** – covered during secretary report.

6. **Unfinished Business-**

- **Roads** – John Werner will email secretary the PDF documents for the estimates to link to the annual meeting membership packet. We will only be presenting at annual meeting. No voting yet. Discussion ensued about doing the entrances and the possibility of paving in the future. We don't want to have to tear out our new entrances to do grading if we pave roads in the future. We need to think ahead and not waste our money.
- **New Boat Launch Keys** – We budgeted \$1,600 for keys, but not re-keying until next year, 2020.

**Tractors** – Large Ford tractor is fixed and back in the barn. Thanks to Jeff A. for providing his truck and trailer for transport. *\*Anyone working on the equipment needs to check with Dave or Jeff before adding fluid to the tractor!* The newer John Deere mower has also been returned and ready for spring mowing. All other blades need to be sharpened for the season.

**Proceeding without the Improvement and Maintenance Director** – Jeff A. is the contact person for now.

**Mailboxes** – Yusif Barakat updated during call to membership

**New Boat Launch Keys** – Jeff A. updated in his report

**Stickering non-motorized boats-** Jeff A. updated in his report

**WLO credit card-** Deb E. - done

**Adjoining property infringement** (from Miller letter) – Jeff A. updated in his report

7. **New Business-**

**Dave Patton Letter to Board** –

**Board Positions** (Maintenance, Clubhouse, Secretary, Security, Building and Beautification)

coming available on May 19 -Laura sent email letter of board position openings to Steve Beavis, Thalia Collaiu, Brian Collaiu, and Jim Sanders on Apr. 16 asking them to consider serving on the board. All members of the board need to recruit new members to serve.

(**Amanda Duke** – New member stopped in and introduced herself.)

**Bylaws** – Deb E. said all work is done, consulting attorney's fees spent, the supported bylaws Dave would like to present at the meeting for approval. Yusif and Dawn Milz are also on the bylaws committee.

**Clarification** – Bev has questions about Dave E.'s changes in bylaws. Discussion with Deb, Dave and Bev about changes. Deb explained that the bylaws should be at least presented to the membership. She feels discriminatory language in bylaws should be removed. Dave P. feels the language has been taken care of at the state level.

Dave E. can call a special meeting to discuss, provided he obtains 25 or more shares of capital stock.

**\*Confirmation in Bylaws, L. Bowen:** *“Special meetings may be called at any time by the Board of Directors, or by the Secretary at the written request of stockholders holding 25 or more shares of the capital stock. Notice shall be given by the Secretary, by mailing, as in section 1 above with the date and purpose of such special meeting.”*

**Impact fee for new builds** – Could we consider a donation for road traffic while building a new home or renovating?

Jeff A. felt the rules are unenforceable and this would be more rules that are unenforceable. No action taken.

**Treasury Report Simplification** – Deb feels that simplifying into a spreadsheet is not necessary. No action.

**Audit of the Treasurers Books** – Glen E. said he could look at it. Deb said August Keller previously did the audit, but it’s been 4 -5 years since it’s been done.

**Hiring out the mowing** – Would be expensive. Equipment needs work. Waiting to see if members step up to help this spring.

**Phone tree** – board members divided up the membership contact list to get in touch with each member to attend the annual meeting or give their proxy to someone.

**Trash Service** – Jeff A. reminded the board that quotes for a different trash service will be presented at the May meeting by Matt M. and Bart F. for the January 2020 new contract.

**Painting Bathhouse** - Bart Fraley is willing to paint the bathhouse but needs \$1,500 for fixing windows first.

May board of directors meeting set for May 6, 2019 7:00 PM at the clubhouse

Adjourn – Laura made a motion to adjourn, Bev S. seconded, all approved.