



# The Birch Bark

## White Birch Lakes Recreational Association

4730 Lake Road, Farwell, Michigan 48622 Office:

(989) 588-2853 Fax: (989) 588-4924

Emergency Maintenance: (989) 588-7066

December 2011

[www.whitebirch.org](http://www.whitebirch.org)

### MEETING SCHEDULE

January	13 <sup>th</sup>	Work Shop	7:30pm
January	14 <sup>th</sup>	Board Meeting	11:00am
February	11 <sup>th</sup>	Board Meeting	11:00am

All Meetings are held at the Clubhouse  
unless otherwise noted

New Director  
The Board has appointed  
Tom Crook Lot # 518  
To fill the vacant board seat.  
Congratulations Tom

### Presidents Report:



Good morning everyone,

I would like to thank the activity committee for taking it upon themselves to supply the soups and other snacks at our board meeting that they have been providing all year. These ladies started doing this on their own, and I have been guilty of enjoying them without ever taking the time to say "thanks." Thanks girls, the members and myself appreciate all the work you have been doing.

I would like to send our prayers out to Joanne Mackiewicz who is ill and our condolences out to the family of Raymond Burtell. Mr Burtell passed away recently. He has lived here at White Birch for the past 20 years.

Our secretary turned a list of 111 properties over to our attorneys, for them to take to court, to start foreclosure procedures on. Along with all the payments being made on a lot of properties and this foreclosure taking place on the remainder, it should pretty well clean up the past due assessments on our books. There has been a lot of work done in the last 3-4 years to clean this mess up, I don't know who is responsible for allowing this to get so far out of hand, but I sure hope future boards will keep on top of this.

As everyone is aware White Birch has rules that need to be adhered to, and as in any community there is people who accept them and some who don't.

(cont)

I believe of the rules we have, the ones that are disputed the most, pertain to the allowing of camping on residential lots. White Birch was developed as a private deeded residential development. Camping was not allowed per the covenants and restrictions at that time. In later years the association petitioned the court to allow property owners the use of their lots until they were able to develop them, by camping on them. There was an agreement made by the court stating the rules of how camping would be allowed and how it would be enforced.

Because of these rules and the way they are being enforced, there has been a complaint filed against the association and the board of directors which requests a court to render a declaratory judgment outlining the rights and responsibilities with regard to camping on properties within the association. If any member wishes to review this complaint you may do so during office hours by asking our secretary.

I would like to wish the membership and their families a Merry Christmas and a safe and Happy New Year.

Thank you,  
Bob Briggs



We are sorry to announce the loss of a long time member Ray Burtell lot 253 and Richard Allen, lot 1208 also lost his brother in November.

Our thoughts and prayers go out to their families and friends.

#### **OUR STAFF**

Supervisor Alice Van Bennekom  
[supervisor@whitebirch.org](mailto:supervisor@whitebirch.org)

#### **MAINTENANCE**

Jeff Wheeler  
Tom Alsup

#### **CLUBHOUSE**

Tammy Verlague  
Frank Metz  
Mark Sullivan

#### **ASSESSMENT NOTICE**

The Board has set the 2012 - 2013 Assessments to remain at the current \$375.00 per year.

We will be continuing the monthly \$33.00 and quarterly \$99.00 payment plans.

If you wish to enter into a payment plan you must fill out and sign the coupon sheet included with your yearly statement.

Any member who has not paid their Assessments in full by April 1st will have the \$21.00 handling fee, already included in the payment plans, automatically added to their balance.



#### **CAMPGROUND ELECTRIC**

Please remember if you plan on Winter Camping to call the office and make arrangements for electricity during regular office hours. There will be no one here over the weekend to turn it on for you.

# Upcoming Activities

## *Superbowl Sunday 2012*

*Sunday February 5<sup>th</sup>*

**5pm @ the Clubhouse**

**Pot luck bring a dish to pass**

**Kick off time to be announced.**

**Football Squares are available now at  
the Clubhouse.**

**Football's more fun with Friends!**



Opt to receive your Birch Bark by e-mail. It saves on cost and you receive it as soon as it is published, not a week later in the mail.

We now have over 90 members signed up.

Send your request to [supervisor@whitebirch.org](mailto:supervisor@whitebirch.org)

## Holiday Hours

### CHRISTMAS

Sat Dec 24 & Sun Dec 25  
Office, Pool & Clubhouse  
CLOSED

Mon Dec 26

Pool 9:00 AM to 3:30 PM  
Clubhouse 8:00 AM to 4:00 PM  
Office CLOSED

### NEW YEARS

Sat Dec 31 & Sun Jan 1  
Office, Pool & Clubhouse  
CLOSED

Mon Jan 2

Pool 9:00 AM to 3:30 PM  
Office & Clubhouse  
8:00 AM to 4:00 PM

## **YOUR BOARD of DIRECTORS and OFFICERS**

President - Robert Briggs [cofbriggs@yahoo.com](mailto:cofbriggs@yahoo.com)

1st VP - Teresa Stephens  
[ravidstamper@yahoo.com](mailto:ravidstamper@yahoo.com)

Director - Kevin Dombrowski  
[kd460@sbcglobal.net](mailto:kd460@sbcglobal.net)

Director - Steve Bryant  
[sfbryant1@yahoo.com](mailto:sfbryant1@yahoo.com)

Director - Tom Crook  
[Tcrooksy@yahoo.com](mailto:Tcrooksy@yahoo.com)

2nd VP- Mary Cox-Perkins  
[funk49pt@yahoo.com](mailto:funk49pt@yahoo.com)

Director - Dawn Holzer  
[muleman2318@gmail.com](mailto:muleman2318@gmail.com)

Sec/Treasurer - Elaine Carrasco  
[ecoffice@whitebirch.org](mailto:ecoffice@whitebirch.org)  
989-588-2853

White Birch Lakes  
Board Meeting Minutes  
December 10, 2011

**I. Call to Order:**

President Briggs called the meeting to order at 11:00 a.m. Board members present: President Briggs, 2<sup>nd</sup> Vice President Cox-Perkins, Director Dombrowski, Director Holzer, Director Bryant and Secretary, Elaine Carrasco. Absent due to a family emergency, Director Stephens, she joined the board meeting just as “closed session” was to commence.

Director Holzer led the membership in prayer, followed by President Briggs with the Pledge of Allegiance.

**II. Additions to the Agenda:**

*(1) Director Cox-Perkins moves to deviate from the agenda to go into closed session for board business, seconded by Director Bryant, carried.*

*(2) Director Bryant moves to confirm the executive decision to fill the vacancy of Dorothy Nalepa for the remainder of her term with Tom Crook, second by Director Cox-Perkins, carried.*

At this time President Briggs invites newly appointed Director Tom Crook to join the Board Members at the table.

New business additions:

Director Bryant, 2012-13 assessments.

Director Holzer, service fee on assessment accounts not paid in full by April 1<sup>st</sup>.

Director Cox-Perkins, campground bathhouse renovation and floor.

Director Dombrowski, liens.

Old business:

Director Holzer, gate system.

Director Dombrowski adds executive session after last of comments from the floor.

**III. Approval of Minutes:**

*(3) Director Cox-Perkins moves to approve the November 2011 meeting minutes, second by Director Holzer, carried.*

**IV. Income Statement-Treasurer's Report:**

*(4) Director Cox-Perkins moves to accept the Treasurer's Report, second by Director Holzer, carried.*

*(5) Director Holzer moves to pay the bills, second by Director Cox-Perkins, carried.*

**V. Presidents Report:**

**VI. Committee Reports:**

Activities Committee: Chair person, Sally Keillor reports that the Christmas pot luck/game night is tonight 5 p.m. All are invited. Next event is the Super Bowl party in February.

Campground Committee: Liaison Director Dombrowski would like to remind members camping in the campground to be sure to call ahead to have the power turned on.

**VII. Comments: (Agenda items only)**

Available at the clubhouse from the secretary.

**VIII. Old Business:**

*(6) Director Holzer moves to proceed with the upgrade of the gate electronics, second by Director Cox-Perkins, carried.*

**IX. New Business:**

*(7) Director Cox-Perkins moves to confirm motion by Director Stephens online to give each employee a \$35 certificate from Witbecks for Christmas, second by Director Bryant, carried.*

*(8) Director Bryant moves to maintain the current assessment of \$375.00 per lot for 2012-13 fiscal year, second by Director Dombrowski, carried.*

*(9) Director Holzer moves that the \$21 service charge in place now be charged to all accounts, if not paid in full on April 1<sup>st</sup> instead of June 1<sup>st</sup>, second by Director Cox-Perkins, carried.*

*(10) Director Cox-Perkins moves to accept the bid from Design Builders of Clare to renovate our campground bathrooms with the added option of Corian counter tops for a total of \$19,210.00 from our reserve savings, second by Director Dombrowski, carried.*

*(11) Director Cox moves to get a hard bid from Bennings Industrial Flooring, to be affirmed by e-mail when received, to come from our reserve savings, second by Director Dombrowski, carried.*

*(12) Director Dombrowski moves we follow the Attorney's recommendation regarding liens, second by Director Holzer, all ayes, nay by Director Bryant, carried.*

*(13) Director Cox-Perkins moves to pay off the remainder of the loan on the Ford pick up truck, second by Director Bryant, carried.*

**X. Comments from the Floor:**

Available at the clubhouse from the secretary.

*(14) Director Bryant moves to go into closed session, second by Director Cox-Perkins, carried.*

Results of closed session:

*(15) Director Stephens moves to add a flat 7% interest fee on all accounts going into foreclosure, second by Director Cox-Perkins, carried.*

**Adjournment:**

*(16) Director Cox-Perkins moves to adjourn, second by Director Dombrowski, carried.*

Meeting adjourned at 1:05 p.m.

Submitted by,  
Elaine Carrasco

# The Birch Bark

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Merry Christmas  
and a very  
Happy New Year!