

The Birch Bark

Volume 17, Issue 1

January 2000

The New Millennium is off and Running.

We, like most of you, did not encounter any Y2K glitches with the New Year's start. We will all have the opportunity (to our children and grandchildren's dismay) to brag about witnessing the millennial change; something that our newborns will never experience.

For many of you the New Year and certainly the new millennium caused a certain amount of reflection and hopefully some new resolution. This is the beginning of a new era for WBL as well. The start of this new era cannot be marked by the stroke of midnight or a specific date on the calendar, but it is just as definite a transition.

Somewhere during the last two or three years (my best guess) something new began to happen. The resolution and commitment of a relatively small group of people started to pay-off.

Finally, the property values started to raise, a trend that is gaining speed rapidly and rightfully so.

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January Minutes

Unapproved Minutes of January 8, 2000 Board Meeting

CALL TO ORDER

President Gail White called the meeting to order at 9:00am. Present were 1st VP Pat Zakalowski, 2nd VP Jay Farr, Directors Don Kuester, Doug Bradley, Linda Brabant and Roy Miller. Also present was Manager Tim Fall and Secretary/Treasurer Margaret Lawson.

APPROVAL OF MINUTES

Don Kuester moved to accept the minutes as written. Seconded by Linda Brabant. All in favor. Motion Carried.

TREASURER'S REPORT

Income for the month of December was stated as \$4,343.44 with a YTD income total of \$276,568.15. Operating Expenses for December was \$18,242.99 with a YTD expense total of \$240,329.53. Balance on hand at the end of December was \$51,539.51. Jay Farr moved to accept the report as given. Seconded by Don Kuester. All in favor. Motion carried.

PAYABLES APPROVAL

Linda Brabant moved that we pay the bills due for the month of January as presented to the board. Don Kuester seconded the motion. All in favor. Carried.

PRESIDENT'S REPORT

Report presented by President Gail White.

CORRESPONDENCE

None.

COMMITTEE REPORTS

ACTIVITIES COMMITTEE-

Report given by board liaison, Linda Brabant. Reported on Tree Trimming Party and impromptu New Years Eve Party. They need someone to volunteer to coordinate Valentines Party.

FUTURE PLANNING COMMITTEE-

Report given by board liaison, Jay Farr. The

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CALENDAR OF EVENTS

WBL Valentine Dinner – Feb 12th

WBL Restrictions - Feb. 12, 10:00 am

WBL Environmental - Feb. 5, 9:00 am

WBL Board of Directors Meeting

February 12th at 9:00 AM , 2001 Budget

December 1999 Board Meeting Minutes

CALL TO ORDER

President Gail White called the meeting to order at 9:00am. Present was 1st VP Pat Zakalowski, 2nd VP Jay Farr, directors Don Kuester, Linda Brabant, Roy Miller and Doug Bradley. Also present was Manager Tim Fall and Secretary/Treasurer Margaret Lawson.

APPROVAL OF MINUTES

Linda Brabant moved to accept the minutes of the November 13th meeting as written. Seconded by Pat Zakalowski. All in favor. Motion Carried.

TREASURER’S REPORT

Income for November was stated as \$9,796.19 with a YTD total of \$272,224.71. Operating Expenses for November were \$17,116.40 with a YTD total of \$222,086.54. Cash on hand at the end of the month was \$65,439.06. Roy Miller moved to accept the report. Don Kuester seconded the motion. All in favor. Carried.

PAYABLES APPROVAL

Pat Zakalowski moved that we pay December’ bills as presented to the board. Seconded by Linda Brabant. Motion passed unanimously.

PRESIDENT’S REPORT

Report given by President Gail White.

CORRESPONDENCE

None.

COMMITTEE REPORTS

FUTURE PLANNING COMMITTEE-

Jay Farr, board liaison, reported on committee news.

committee has been looking into the things that need to be done at the clubhouse. They have also been working on blocking the known illegal entrances to White Birch. They want all members who know of any more of these problem areas to let them know where they are located.

RESTRICTIONS COMMITTEE-

Ann Hobart, chairwoman, reported that the committee met after the last board meeting and will have another meeting right after today’s board meeting.

MANAGER’S REPORT

Report given by Manager Tim Fall. He stated that he is very pleased with the time and effort the Future Planning Committee and the Environmental Committee have put into everything. Access Control is coming along nicely. Discussed the financing of the project through Farwell Bank. Refinanced the existing loan plus the monies for access control at a much lower rate.

UNFINISHED BUSINESS

None.

COMMENTS FROM THE FLOOR

Chuck Hastings, lot# 76, commended employee Doug Lake on the great job he does on our roads.

NEW BUSINESS

Don Kuester stated that he would like to see some new Stop Signs placed at major intersections on the long artery roads such as Laurel Lane and White Birch Lane in order to slow the traffic down on those roads. He stated that speed is a major concern in White Birch.

Manager Fall stated that he is still working on a Burning Policy and welcomes any comments from members. He stated that he has already received some very good ideas from members and would like to see some more input so he can come up with a viable policy.

ADJOURNMENT

Linda Brabant moved to adjourn the meeting. Seconded by Pat Zakalowski. Meeting adjourned at 9:45am. Next Meeting will be Saturday, February 12th 2000 at 9:00am at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED,

MARGARET E. LAWSON

SEC/TREAS WBLRA

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December 1999 Income			
Income			
	Assessments		3,745.13
	Sales & Permits		598.31
	Total Income		4,343.44
Operating Expenses			18,242.99
Net Income (loss)			(13,899.55)
"EOM" Cash on Hand			51,539.51

There is a new excitement about WBL and our future. I meet new people every week that are amazed to find a place like WBL that is affordable and still available to them. I regularly hear comments of surprise that we have been able to operate on such low Annual Assessments. The rate of new home construction is the highest that we have experienced in many years.

I think one of the most rewarding changes I have experienced is “the new attitude”. WBL is slowly developing a new image in the community. I receive calls from non-members who are seeing us as “good neighbors” rather than “arrogant”. I am even more pleased with the attitudes, the spirit of cooperation and the belief level of our members. What a great bunch of people make up this association.

For more and more families WBL is becoming the place they call “home”. That means our responsibilities increase. It takes more time and better equipment to maintain the roads. It’s no longer possible to plow the roads for the few that have to get out to work in the morning. We now have to plow every main road in WBL to take care of the many who have to get out to work and businesses. The needs for security and speed control have increased. But even more important it takes more diligence to keep the sense of community.

I realize, not everyone is pleased to see growth. There will always be those who long for the “good old days”. But growth is part of our future, it has to be. Growth will require change and change is rarely comfortable. I have to tell you, for me personally, I relish growth and change. I am excited about the future of WBL. I know we will be one of the most desirable “Property Associations” in the state and more and more people will call WBL “Home”. This is a “New Era” in WBL history. It is possible because of the investments made by management, directors and WBL members that brought us to this place. Thanks!

We need to make changes, not merely for the sake of change, but with a keen eye for the future of our people. Help me to keep that kind of focus.

TimFall, General Manager

Update on Sled Hill and Skating Rink.

RESTRICTIONS COMMITTEE-

Report given by Chairperson Ann Hobart.

ACTIVITIES COMMITTEE-

Report given by Board Liaison, Linda Brabant.

CAMPGROUND COMMITTEE-

Report given by liaison, Roy Miller.

ENVIRONMENTAL COMMITTEE-

Reported by chairman Gary Farnham.

CLUBHOUSE COMMITTEE-

Pat Zakalowski , board liaison, reported on the upcoming purchase of new chairs for the clubhouse.

MANAGER’S REPORT

Report given by Manager Tim Fall. Discussed adopting a burn policy for White Birch. Clarified statement made in Newsletter concerning electric to trailers in campground during winter months.

UNFINISHED BUSINESS

ACCESS CONTROL-

Linda Brabant moved that we approve the Sentex Gated Access Control System supplied by Integrated Media Technologies. Seconded by Don Kuester. President White opened the meeting for audience participation. Much discussion on the topic of a gated entrance ensued. A number of members spoke on the topic pro and con. The fact that White Birch has some back entrances that trespassers could use was brought up. After much discussion the board voted on the motion to approve the Gate Access Control. Linda Brabant, Don Kuester, Doug Bradley and Roy Miller voted aye. Pat Zakalowski and Jay Farr voted nay. Motion approved by a 4 to 2 vote.

COMMENTS FROM THE FLOOR

Charles Hastings, Lot #76, would like to see White Birch discourage people from using those back entrances to enter the property. Manager Fall stated that they will be working on getting those areas blocked. Frank Zakalowski, lot #1305, wants White Birch to enforce car owners to put their stickers on their vehicles.

NEW BUSINESS

None.

ADJOURNMENT

Linda Brabant moved to adjourn the meeting. Seconded by Pat Zakalowski. Meeting adjourned at 9:55am. Next meeting will be Saturday January 8th 2000 at 9:00 at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED,

*MARGARET LAWSON
SEC/TREAS WBLRA*

White Birch Board of Directors

GAIL WHITE, PRESIDENT

PAT ZAKALOWSKI, 1ST VP

JAY FARR, 2ND VP

DON KUESTER, DIRECTOR

DOUG BRADLEY, DIRECTOR

LINDA BRABANT, DIRECTOR

ROY MILLER, DIRECTOR

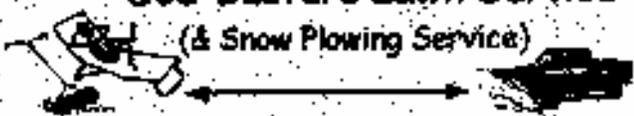
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