

The Birch Bark

Volume 18, Issue 1

Jan 2001

TAXES AND ASSESSMENTS

The Old Year is gone and the New Year has started with celebration, resolutions, property tax notices and WBL assessments.

I am not sure all of the above really belong in the same sentence.

I am really delighted to see the growth, the rapid increase in our property values and the ever-improving financial stability of our association.

We are finishing our fiscal year in good condition. We have made capital improvements that were not planned, reduced our indebtedness substantially and still stayed within our budget. We have been able to experience these things because of the leadership of our Board of Directors, the efforts of our volunteers and most of all because of the positive change in the attitude of our membership.

This issue contains the Annual WBL Dues Invoice. I want to thank you in advance for your good response and the positive outlook. Our best is yet to come! -Tim

BOARD MEETING MINUTES

Board Meeting Minutes of January 13, 2001

CALL TO ORDER

Gail White, President, called the meeting to order at 9:00 AM. Present were Pat Zakalowski, 1st Vice President, Jay Farr, 2nd Vice President, Directors Linda Brabant, Doug Bradley, Don Kuester and Roy Miller and Manager Tim Fall.

APPROVAL OF MINUTES

Don Kuester moved to accept December minutes as corrected. Seconded by Doug Bradley. Motion carried.

TREASURER'S REPORT

Treasurer reported income for the month of December of \$7,518.49 and operating expenses of \$35,875.79. Cash Balance at December 31, 2000 was \$48,072.91. Manager explained that historically December assessment collections are low and a major December capital equipment expense was the purchase of a truck. Linda Brabant moved to accept the Treasurer's Report. Seconded by Pat Zakalowski.

ACCOUNTS PAYABLE

Linda Brabant moved to approve payment of payables. Seconded by Jay Farr. Motion carried.

PRESIDENT'S REPORT

Telephone request re the proposed budget will be addressed publicly later in this meeting.

COMMITTEE REPORTS

COVENANTS AND RESTRICTIONS COMMITTEE
Jay Farr reported that this committee would meet following the Board of Directors' meeting to review any and all corrections to the existing Covenants and Restrictions.

CAMPGROUND COMMITTEE

Jay Farr introduced Martin Moore, committee

CALENDAR OF EVENTS

WBL Board of Directors

February 10th at 9:00 AM

Super Bowl Party

Jan 28th at 6:00PM

WBL Restrictions Committee

February 10th at 10:00 AM

Valentines Day Potluck Dinner

Feb 10th at 6:00 PM

Continued on page 2

Please Note...
Gate Code Instructions

If you enter a code and the gate does not open, **Press the * key** before entering the code number again.

Pressing the * key clears the system and allows you to start over.

The last issue of the “Birch Bark” incorrectly stated the # key was used to clear the keypad. Our apologies for any inconvenience this error may have caused.

- Arthur Friedman said, "Men of genius are admired. Men of wealth are envied. Men of power are feared, but only men of character are trusted."

December 2000 Income

Income	
Assessments	6,105.45
Sales, Permits & Other	1,413.04
Total Income	7,518.49
<hr/>	
Operating Expenses (new Truck)	35,875.79
Net Income(loss)	(28,357.30)
Dec “EOM” Cash on Hand	48,072.91

chairman, who voiced his concerns about security at the campground.

ACTIVITIES COMMITTEE

Pat Zakalowski reported a successful Christmas party and the good response to requests for Christmas gifts for needy families and the donations of mittens, hats and socks for the school children who have none. This month is Super Bowl month and Joe Romine is in charge.

NOMINATING COMMITTEE

Linda Brabant reported that she is actively pursuing information on anyone who is interested in running for the board. This year there will be four positions open. Let her know of persons interested and she will do the recruiting.

ENVIRONMENTAL COMMITTEE

Chick Witchell welcomes Todd Graham of Lots 956 & 957 as a new member of the committee.

There are 2 new residences being built-one on lot 712 and one on lots 939-940, approvals for 2 new septic tanks are pending, a new garage is being built on lot 757 and a drive on lot 519. She will be weeding out old books at the clubhouse library and donating the old books to the Lake George library.

FUTURE PLANNING COMMITTEE

No meeting this month due to illness of Chairwoman Joni Farr.

MANAGER’S REPORT

Tim Fall reported that at the entrance pedestal the 0 key on the keypad is ultra sensitive resulting in problems opening the gate. This key will be replaced. The White Birch Bark was in error in that it stated the # key would clear an erroneous entry. It should have correctly stated the clear key is the * (asterisk).

A meeting is set up in the month of March with the Physical Plant Committee to investigate the possibility of bringing school buses into White Birch. He has requested board feedback on the possibility of removing one or more of the payphones. Not enough responses from the storage-building questionnaire have been received to form a consensus. Doug is very pleased with the new truck and a decision needs to be made concerning the disposition of the old truck. Concerning discussion about winter road conditions on Old State Rd, Lincoln Township has advised that they are beginning to use salt on the township roads and has provided for its use in next year’s budget.

Dogs still unleashed...

We have called attention for several months to the number of dogs that are still unleashed.

Many of you have responded – our thanks to you.

Unfortunately several have not.

We will be soliciting the help of Clare County Animal Control in the removal of those dogs that are still running loose.

Our apologies to those who have had to deal with neighbors that do not take care of their pets.

**White Birch Lakes
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

White Birch Lakes Recreational Association
4730 Lake Road
Farwell MI 48622-9618

Office: 517-588-2853 Fax: 517-588-4924

Email: manager@whitebirch.org

UNFINISHED BUSINESS

The President circulated a draft of committee guidelines to the Board. Please review and comment on any corrections or additions so that guidelines can be finalized and adopted.

COMMENTS FROM THE FLOOR

Brian Kozlowski of Lot 704 commented about White Birch Restrictions and stated his concerns about restrictions as they apply to ATV's, lakes and recreational facilities. Jay Farr added that the new Restrictions and Covenants will be circulated before approval and that the Future Planning Committee is discussing special ATV courses and road markings. Chuck Hastings advised that changes to date affecting ATV restrictions have only been made to incorporate State of Michigan regulations into White Birch Restrictions. Sal Scozzari, Lot 1375, added his comments concerning the Covenants and Restrictions and stated his vote is against building a storage facility. Fred Witchell said the building would not be built unless it is self-supporting. Sal continued to add that by-laws should be reviewed and corrected. Barbara Seiger, Lot 1114, stated that her vote is also against the storage building.

NEW BUSINESS

Linda Brabant made a motion to sell the old truck as soon as it is no longer needed. Seconded by Doug Bradley. Motion carried. At 8:30 AM the proposed 2001-2 Year Budget was discussed. Payroll costs at 39% of budget have been increased to add a part time maintenance person to help Doug Lake because of the growth of White Birch. This necessitates additional road costs to keep all roads open summer and winter. Funds are set-aside in the capital equipment account to provide for replacement costs as items become obsolete and no longer usable. Linda Brabant moved to accept the proposed budget. Seconded by Doug Bradley. Motion is carried.

ADJOURNMENT

Motion to adjourn made by Linda Brabant. Seconded by Pat Zakalowski. Motion carried.

Respectfully submitted

Priscilla Moore
Secretary-Treasurer

WHITE BIRCH LAKES
4730 LAKE ROAD
FARWELL MI 48622-9618

PRESORTED
STANDARD
US POSTAGE
PAID
PERMIT NO. 11 FARWELL
MI 48622

ADDRESS SERVICE REQUESTED

Do Not Discard – Annual Dues Invoice

Inside this Issue

Valentines Potluck Dinner

February 10th at the WBL Clubhouse 6:00 PM

**Entertainment: A stroll down Memory Lane
(WBL version of the Newly Wed Game)**

Punch & Coffee provided – bring a dish to pass