

# The Birch Bark

Volume 19, Issue 1

January 2002

## Environmental Thank You!

The Environmental Control Committee would like to thank all of you who have responded to their campsite violation letters. Your cooperation enables us to protect the unique privileges WBL offers.

If you are fortunate enough to have a home in WBL please keep your property as nice as we expect of our campers.

Please remember if you want to build an accessory building under the old size restrictions you need to file your intentions with the WBL office prior to February 1<sup>st</sup>.

Thanks again for your cooperation!

Chick Witchell, Chairperson  
Environmental Control Committee

## CALENDAR OF EVENTS

### WBL Board of Directors

February 9, 9:00 AM

### Valentine Potluck – Feb 9, 6:30 PM

Bring a dish to Pass. Beverage provided

### Super Bowl Party – Feb 3, PM at the Clubhouse

Euchre Tournament, Card & Board Games

Food & Beverage Provided

Call Joe at 989-588-3155 for additional details.

## Board Meeting Minutes

Unapproved Board Meeting Minutes of January 12, 2002

### CALL TO ORDER

President Gail White called the meeting to order at 9:00 AM. Present were 1<sup>st</sup> Vice President Tom Dorcey, 2<sup>nd</sup> Vice President Todd Graham. Directors Marv Richardson, Don Kuester, and Bob Adair and Manager Tim Fall.

### APPROVAL OF MINUTES

Tom Dorcey moved to approve the December 2001 minutes. Seconded by Bob Adair. Motion carried.

### TREASURER'S REPORT

For the month of December the Treasurer reported income of \$10,642.15 and expenses of \$31,426.69. Cash balance at December 31, 2001 was \$53,860.43. Todd Graham moved to accept the Treasurer's Report. Seconded by Bob Adair. Motion carried.

### COMMITTEE REPORTS

**ENVIRONMENTAL CONTROL COMMITTEE** – In the absence of Chairman Chick Witchell, Todd Graham, ECC Liaison, read her report. Approval was granted for a driveway and campsite at Lot 308, a new residence at Lot 502 and contiguous lot status for lots 993-994 and 1298-1299. The Committee is working on complaints from members concerning the storage of multiple trailers at single residence sites. The Board has requested that the ECC submit a recommendation to the Board concerning the rules regarding trailers stored on residential lots.

### FUTURE PLANNING COMMITTEE

Fred Witchell reminded that there would be a meeting of the Committee directly after the Board Meeting. Anyone interested is invited.

### MANAGER'S REPORT

The next 60 days will be a very busy time in terms of getting invoices mailed out, updating the accounts receivable billing program and mailing out the proposed restrictions. Some other issues may have to be put on hold.

**ACCOUNTS PAYABLE** – Payables were reviewed and discussed. Bob Adair moved to approve payment of the bills. Seconded by Tom Dorcey. Motion carried.

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## Board Meeting Minutes of December 8, 2001

### CALL TO ORDER

President Gail White called the meeting to order at 9 AM. Present were 1<sup>st</sup> Vice President Tom Dorcey, 2<sup>nd</sup> Vice President Todd Graham, Directors Marv Richardson, Don Kuester, Bob Adair and Manager Tim Fall.

### APPROVAL OF MINUTES

Marv Richardson moved to approve the November minutes. Seconded by Don Kuester. Motion carried.

### TREASURER'S REPORT

For the month of November the Treasurer reported income of \$11,987.33 and expenses of \$25,733.49. Cash Balance at the end of November was \$74,644.97. Tom Dorcey moved to accept the Treasurer's Report. Seconded by Marv Richardson. Motion carried.

### ACCOUNTS PAYABLE

Payables were reviewed and discussed. Don Kuester moved to approve payment of bills. Seconded by Marv Richardson. Motion carried.

### PRESIDENT'S REPORT

In response to comments and because of an ongoing discussion regarding the positive and negative impact of residential and non-residential owners within the White Birch community, a study has been done analyzing the cost to homeowners should there be no non-residential ownership. A preliminary study based on present residential numbers indicates a substantial increase of approximately \$240.00 in the annual assessment dues to maintain the current level of service. This information is provided in response to previous comments.

### CORRESPONDENCE

A letter has been received from Joslins, Lots 167,168,169, stating their opposition to allowing burning in White Birch.

### COMMITTEE REPORTS

**FUTURE PLANNING COMMITTEE** – Tim Fall reported that there have been 5 or 6 persons come forward to volunteer to work the future planning. The first meeting of the group is scheduled for January 12th following the Board of Directors Meeting. Other volunteers that would like to serve on the future planning committee please call the WBL office. Fred Witchell states the Committee is getting pretty well organized and after the January 2002 meeting they will begin working on the year's projects.

**ENVIRONMENTAL CONTROL COMMITTEE** – Chick Witchell reported approval of tree removal at 1300-1301 to clean up the site, a new driveway at Lot 512, and approval of contiguous status at Lots 682-683 and Lots 939-940 where new homes exist or are being built. Presently there are 4 camping units left on lots and letters will be sent to the owners advising those units will be removed. Many letters citing violations have been sent to lot owners. Response has been

### UNFINISHED BUSINESS

Larry Franklin, Lot 909, has agreed to complete the term of the Director's position vacated by Linda Brabant. Don Kuester made the motion that Larry be appointed to fill the position. Seconded by Todd Graham. Motion carried. Anne Hobart, Lot 454, presented editorial corrections to the proposed Covenants and Restrictions and recommendations to the wording of the sample cover letter. The Board discussed the recommendations.

A motion was made by Bob Adair to update the wording. Seconded by Todd Graham. Motion carried. Bob Adair made a motion to include a stamped and addressed envelope in the package of Proposed Covenants and Restrictions to promote the return of the votes. Seconded by Marv Richardson. Motion carried.

### COMMENTS FROM THE FLOOR

Joe Romine, Lot 542, and Tom Dorcey discussed the the pros and cons regarding stop signs vs. yield signs. Chuck Hastings, Lot 78, expressed his appreciation that a yield sign rather than a stop sign was placed at Elm and White Birch. Fred Witchell advised that on January 31, 2002 at 10 AM, a police person will be here to inform how to create a group who will know the correct procedures used to find missing children and/or impaired persons. Anyone interested is welcome to attend. Marv Richardson asked about a Neighborhood Watch program. Mike Dalka, Lot 467, asked if a CPR class could also be started. Marvin Frayer, Lot 682, suggested that poles be installed at the outgoing gates to eliminate the possibility of destroying the arm boxes. Joe Romine announced the superbowl party on February 3<sup>rd</sup>. Please advise if you plan to attend. Don Papish, Lots 857 and 858, suggested that the sign pointing to the clubhouse at Oak and Laurel be moved to the corner of Lake and Laurel. He also stated that the White Birch Realty Brochure should include a disclaimer that states that the Realty Company is not affiliated with White Birch Lakes Recreational Association and that the lack of a disclaimer is deceptive. Mike Dalka, Lot 467, reported on his interview with local realtors. Pat Zakalowski, Lot 1305, asked for an update on the possibility of installing a no passing zone sign on northbound Old State Road. No response has yet been received from the County. Fred Witchell, having attended the Lincoln Township Board Meetings, has stated that next summer the Township plans to reconstruct the area of Old State Road from the Surrey Township line to the new pavement at Old State and Jefferson. Further discussion continued about the placement of stop and yield signs and the Manager was advised to pursue any safety measures which may be involved.

### ADJOURNMENT

Motion made by Tom Dorcey to adjourn. Seconded by Don Kuester. Motion carried.

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good and owners are willing to cooperate.

MANAGER’S REPORT

Manager Tim Fall reported that there have been many phone calls in response to the ECC violation letters and also many calls from lot owners reporting violations which need to be addressed. He expresses appreciation for members policing themselves. Members should be aware that the violations are issued in response to protecting the rights of campers as spelled out in the court order permitting camping in White Birch.

Tim read, in part, an email sent from a lot owner protesting the increase in the cost of annual assessment dues over the last 9 years. The owner’s view was that there has been no justification for the increase. Tim explained several factors affecting the increase: Item 1 - dues have been increased only as set forth in the 10 year plan and questions should have been addressed to the Board at the time the plan was presented; Item 2 – 3 years ago the Assoc. was \$135,000 in debt, the clubhouse was in need of a new roof and other repairs; 3. - we own a road grader whose engine is in dire need of replacement, there was not an adequate vehicle for sanding and grading the roads and the list continues. The Association was not stable financially and each year the Association was going further behind. The Assoc. was not only borrowing money to exist, nor was there any provision of monies to maintain existing properties. Dues have been increased not only to create financial stability but to provide budgeted funds for replacement of outdated and nearly unusable property and equipment. He commends the Board for their sensitivity regarding the financial responsibility of keeping the Association viable.

UNFINISHED BUSINESS

The proposed budget for the next fiscal year has been circulated to all members. Line item Capital Equipment is modified to read Capital Improvements. Following an informative discussion of budget items, Tom Dorcey moved that the Proposed Budget be approved. Seconded by Marv Richardson. Motion carried. Also reviewed is a copy of a cover letter to be sent to the members with the proposed amended Covenants and Restrictions. After much discussion a motion was made by Marv Richardson to incorporate additions and corrections and send the letter with the package in January. Seconded by Don Kuester. Motion carried. Marv Richardson asked about the status of the no passing sign on Old State Road discussed at an earlier meeting. Don Kuester submitted a resolution adopting a “No Passing Zone” which has been approved by the board. Bob Adair inquired about the status of the stop signs at White Birch Lane and Elm. No decision has been made at this time.

COMMENTS FROM THE FLOOR

Chuck Hastings, Lot 78, voiced strong objections to placing a stop sign on southbound Elm at the corner of White Birch Lane. He suggests a yield sign. Further discussion provided suggestions to improve slippery corners throughout White Birch. Fred Witchell, Lot 648, suggested the Guest Pedestal

at the entrance be changed to Information and to provide more explicit directions for visitors. Anne Hobart, Lot 454, complimented Doug Lake for the maintenance of the winter roads. She asked who should be contacted when a member sees burning violations. It was suggested you call the Fire Dept. Ed Poterek, Lot 398, complimented the Manager for furnishing his informative report on the finances and fiscal condition of the Association.

NEW BUSINESS

President Gail White stated the importance of filling the vacant Board position. This request is to be added to the January Agenda. Any suggestions should be forwarded to the Manager and to the Board of Directors for review prior to the January meeting. Bob Adair requested that the future Agendas be changed to place Approval of Payables after the Manager’s Report. Todd Graham stated that Regulations Regarding Accessory Buildings, when approved, did not allow for an implementation grace period. He made the motion that the effective date be February 1, 2002. Seconded by Marv Richardson. Motion carried.

ADJOURNMENT

Motion made by Tom Dorcey to adjourn. Seconded by Marv Richardson. Motion carried.

**White Birch Lakes  
Board of Directors**

- GAIL WHITE, PRESIDENT
- TOM DORCEY, 1<sup>ST</sup> VP
- TODD GRAHAM, 2<sup>ND</sup> VP
- DON KUESTER, DIRECTOR
- MARVIN RICHARDSON, DIRECTOR
- ROBERT ADAIR, DIRECTOR

**White Birch Lakes**  
4730 Lake Road  
Farwell MI 48622-9618

Office: 989-588-2853 Fax: 989-588-4924  
Tim Fall, General Manager  
Email: [manager@whitebirch.org](mailto:manager@whitebirch.org)

**Valentines Potluck**

Sat. February 9<sup>th</sup> at 6:30 PM  
Bring a dish to pass, beverage provided.  
PROGRAM: “A stroll down memory lane”  
(WBL Version of the Newly Wed Game)

WHITE BIRCH LAKES  
4730 LAKE ROAD  
FARWELL MI 48622-9618

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

## NOTICE!

There is a meeting at the clubhouse, Thursday, January 31<sup>st</sup>, at 10:00 AM to discuss the possibilities of organizing a “Search and Rescue” team within WBL. This group would communicate and work with local authorities to assist in, missing person, lost child and similar situations. Any individual 16 years or older is welcome to attend or call Fred Witchell at 989-588-6797.

There is the possibility this group may pursue the reorganization of the “Community Watch” program within WBL if there is adequate interest.

## **The Amended Declaration of Restrictions is on the way....**

Please watch for this document and promptly return the ballot.

Your vote is important!