

# The Birch Bark

Volume 17, Issue 2

February 2000

## Annual Dues Invoice Inside

### Commendation and Complaint

It's that time of the fiscal year again. The WBL board approved the new budget and a dues increase. In some areas of WBL the voices have already been raised in complaint and the sounds of wailing have reached even as far as this office.

Of course I'm kidding (a little bit). I certainly understand that none of us want to add additional expense to our budget. For some that are on fixed incomes etc. the extra can be very difficult to absorb.

There was also a new voice that was raised this year and I want to commend those individuals. Many members have requested, "Lets just go ahead and raise the dues (\$50-100) so we can get on with building our future". That represents good insight. It is not easy to support decisions that are unpopular. I have great respect for people who

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### February Minutes

Unapproved Minutes of February 12, 2000 Board Meeting

#### CALL TO ORDER

President Gail White called the meeting to order at 9:00am. Present was 1<sup>st</sup> VP Pat Zakalowski, 2<sup>nd</sup> VP Jay Farr, directors Roy Miller, Linda Brabant, Don Kuester 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 January's meeting as written. Seconded by Pat Zakalowski. All in favor. Motion carried.

#### TREASURER'S REPORT

Income for the month of January was listed as \$3,727.00 with a YTD total of \$280,295.15. Operating Expenses for January were \$20,475.00 with a YTD total of \$260,804.53. Cash on hand at the end of January was \$34,791.51. Linda Brabant moved to accept the Treasurers Report. All in favor. Motion carried.

#### PAYABLES APPROVAL

Doug Bradley moved to pay the listed bills for February as presented to the board. Don Kuester seconded the motion. All in favor. Carried.

#### PRESIDENTS REPORT

Report given by President Gail White.

#### CORRESPONDENCE

Manager Tim Fall received a correspondence from Steve Bryant, lot# 1, stating that he is in favor of an increase in Annual Assessments. Another correspondence was received from Ed and Margaret Joslin, lot #167, who would support a burning ban in White Birch. They would also like to see smoking banned in the clubhouse and the noise level, of the air compressors on the lakes, reduced.

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### CALENDAR OF EVENTS

#### St Patrick's Day Corned Beef & Cabbage Dinner

Mar 11<sup>th</sup>, 6-9PM, Register at WBL Clubhouse

**WBL Restrictions** - Mar. 11, 10:00 am

**WBL Environmental** - Mar. 4, 9:00 am

#### WBL Board of Directors Meeting

March 11<sup>th</sup> at 9:00 AM

Tim will look into ways to reduce the noise levels of the air compressors. A ban on smoking at the clubhouse will be added to the agenda of next month's meeting.

**COMMITTEE REPORTS**

**ACTIVITIES COMMITTEE-**

Report given by Liaison, Linda Brabant.

**ENVIRONMENTAL COMMITTEE-**

Report given by Chairman, Gary Farnham. Committee working on revising Contiguous Lot Applications and fence restriction policy,

**NOMINATING COMMITTEE**

Reported by Doug Bradley. No applications for board positions received as of yet.

**FUTURE COMMITTEE-**

Report given by Board Liaison, Jay Farr.

**RESTRICTIONS REVISION COMMITTEE-**

Report given by Chairperson, Ann Hobart.

**MANAGER'S REPORT**

Reported by Manager Tim Fall. Reported on Gate Access and Gypsy Moth Suppression.

**UNFINISHED BUSINESS**

None.

**COMMENTS FROM THE FLOOR**

Charles Hastings, lot #76, asked what White Birch's policy is regarding non-member snowmobiles entering our property via trails from the highways. There was some discussion on ways

to stop this from happening.

**NEW BUSINESS**

**BUDGET ADOPTION-**

The budget for the 2000-2001 fiscal year was presented to the board. The manager gave 3 options plus a tentative 5 year plan. Option 1-No change in Assessments. Option 2- \$10.00 increase in assessments with a \$50.00 special assessment for the 1<sup>st</sup> year. Option 3- a \$25.00 increase in assessments. The special assessment would be to cover the cost of some of the projects that are of desperate need such as the Blade Truck, Grader and Boilers. It was noted that the board would be adopting a budget for this year alone. A 5 year plan will be discussed at upcoming board meetings. Linda Brabant moved to adopt the 1 year budget with a \$10.00 increase in assessments and a one time \$50.00 special assessment. Seconded by Pat Zakalowski After some discussion Linda moved to amend her motion to an increase of \$25.00 in the assessments and a \$50.00 special assessment Motion seconder would not agree to amendment. A vote was taken on the original motion for a \$10.00 increase. All board members voted nay. Motion failed. Roy Miller moved to adopt a budget with a \$25.00 increase in assessments. Seconded by Linda Brabant. Jay Farr, Doug Bradley, Roy Miller, Don Kuester and Linda Brabant voted aye. Pat Zakalowski voted nay. Motion approved by a 5 to 1 vote. Linda Brabant moved that a Special Assessment of \$50.00 to be paid within 6 months be approved. Seconded by Doug Bradley. This would be due by 9-1-00. Jay Farr, Don Kuester, Linda Brabant, Roy Miller and Doug Bradley voted aye. Pat Zakalowski abstained. Motion carried.

**ADDITION-**

Add to next month's agenda for discussion, "Indemnity Clause".

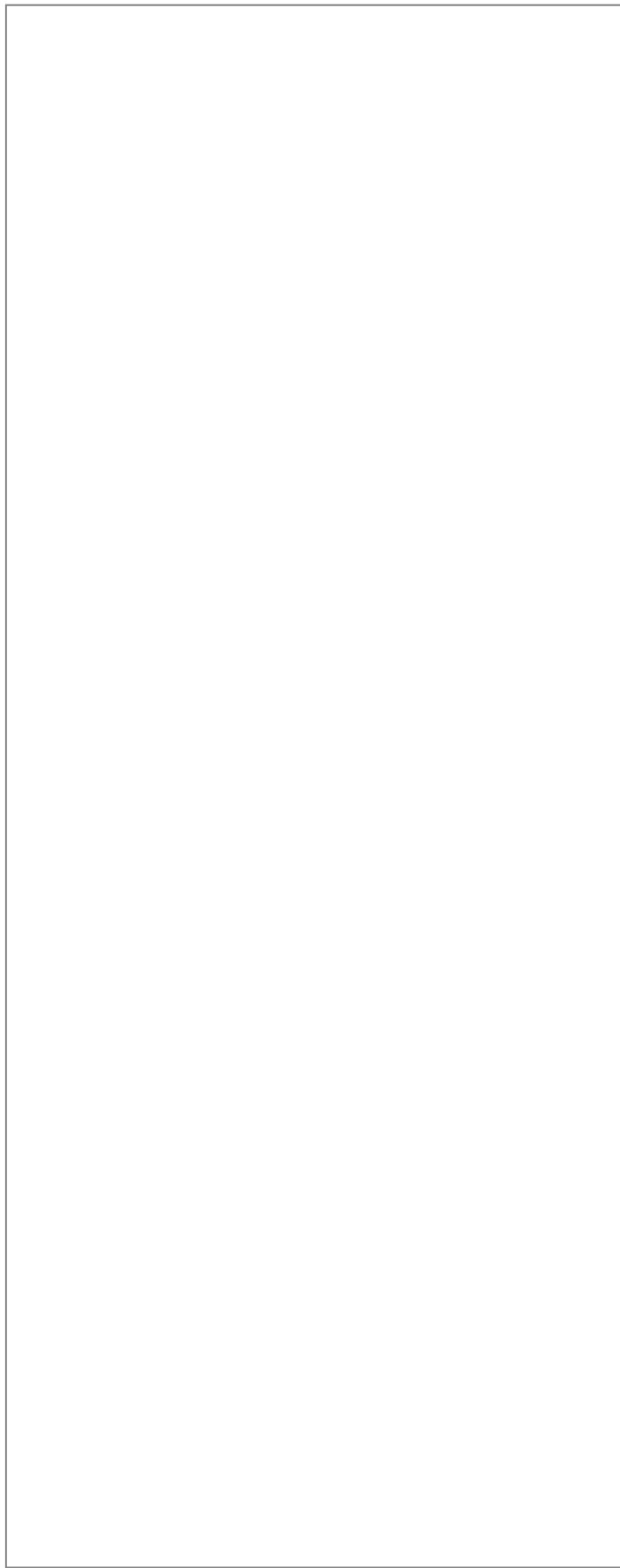
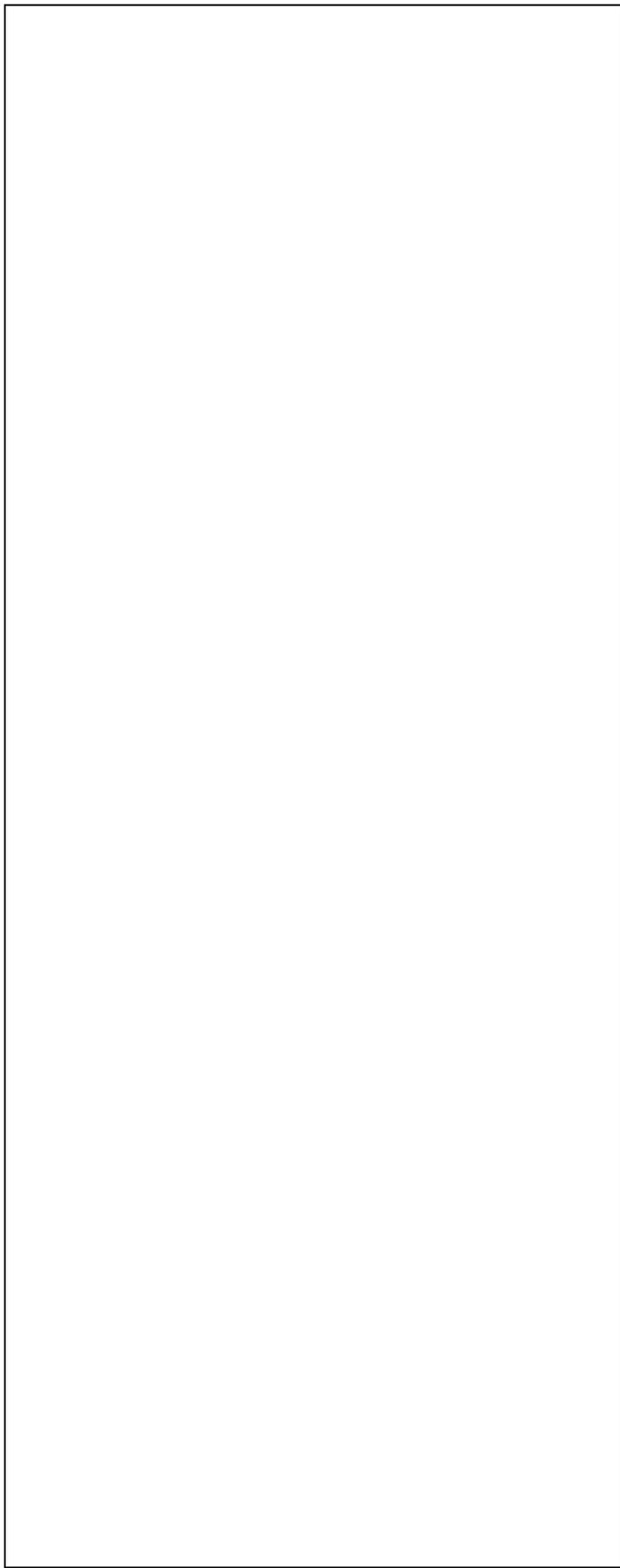
**ADJOURNMENT**

Pat Zakalowski moved to adjourn the meeting. Seconded by Linda Brabant. Meeting adjourned at 10:20am. Next meeting will be Saturday, March 11<sup>th</sup> at 9:00am.

*RESPECTFULLY SUBMITTED,*

*MARGARET E. LAWSON  
SEC/TREAS WBLRA*

<b>January 2000 Income</b>			
<b>Income</b>			
	Assessments		2,929.52
	Sales & Permits		797.48
	<b>Total Income</b>		<b>3,727.00</b>
	<b>Operating Expenses</b>		20,475.00
	<b>Net Income (loss)</b>		(16,748.00)
	<b>"EOM" Cash on Hand</b>		34,791.51



make decisions based on results rather than popularity. I would love to see more of our politicians embrace that kind of policy. I thought about trying to give you the criteria the board had available in their decision making process. However, that would involve 4 or 5 pages of data, 5 and 10-year projections, and an additional page or two of explanation. I decided that wasn't practical.

I do want to say to you as WBL members, I was surprised and pleased that our board decided to take the action they did. By raising the dues \$25 and making a, one time, special assessment of \$50 they have substantially impacted the financial future of WBL. The \$50 special assessment is earmarked specifically for a plow/grader for our roads. Many of you know our current vehicle is completely worn and rusted out.

I am encouraging our board to adopt a 5 or 10-year plan. That plan would enable you see where we are going as an association. We would not be making dues adjustments on the fly. Rather, the board would review the plan periodically and make changes as needed. The membership would have a good idea where the dues need to be 5 to 10 years in advance. I think all of you would be pleased to know how low our dues could still be 10 years from now.

I realize, in an organization of our type, many members feel used. I hear comments about not using the roads or the amenities with the implication that dues shouldn't have to be paid. I understand why long-term members in particular feel they were cheated when they purchased WBL property. However, those days are over. We have a great opportunity before us. It is our responsibility

to protect the future for all of you.

I want to encourage any member to make an appointment to stop by the office and discuss any issues of concern. It is my policy and the policy of your current board to keep an "open door" attitude. Your input has been a huge asset to us over the last year. There are many things we would never think of, if it were not for your help and support. My hat is off to you and to our board. Our future never looked better!

## **St Patrick's Day Corned Beef and Cabbage Dinner**

**Saturday, March 11, 2000**

**At the WBL Clubhouse**

**6-9 PM**

**Adults \$6.00**

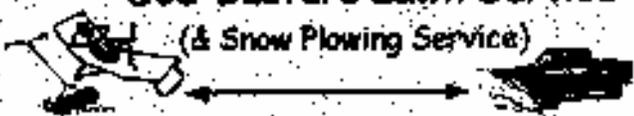
**Ages 5-12 \$2.00**

**Under 5 Free**

**Soda and Coffee provided  
B.Y.O.B.**

**Games and Cards after Dinner**

***Please sign up or call the Clubhouse  
for reservations.***



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# WHITE LAW OFFICE

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## Directors Needed

**Three board positions will be expiring  
this July.**

**Please contact the WBL office if you are  
interested in running.**

**The WBL Board of Directors term of  
office is two years.**

**Board meetings are held on the second  
Saturday of each month.**

**Doug Bradley, WBL Nominating Committee**

## **White Birch Board of Directors**

GAIL WHITE, PRESIDENT

PAT ZAKALOWSKI, 1<sup>ST</sup> VP

JAY FARR, 2<sup>ND</sup> 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**

Email: [manager@whitebirch.org](mailto:manager@whitebirch.org)

# WHITE BIRCH REALTY, INC.

4941 White Birch Lane • Farwell, MI 48622-9637

*Steve Bryant-Broker*

*Louise Bryant-Sales*

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**PETER W. BeGOLE**  
*Account Representative*

**VANDYK MORTGAGE CORPORATION**

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Farwell, MI 48622

PH: 517-588-0807  
FAX: 517-588-8902

WHITE BIRCH LAKES  
4730 LAKE ROAD  
FARWELL MI 48622-9618

## Annual Dues Invoice – Inside this Issue

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**White Birch Lakes Restrictions Committee**  
March 11<sup>th</sup> following WBL Board of Directors Meeting

**Environmental Control Committee**  
March 4<sup>th</sup> 9:00AM at the Clubhouse

### Swimming Pool Hours

Monday & Thursday 4 – 8 PM  
Saturday 12 – 8 PM Sunday 2-5 PM

Mon Wed Thu & Fri the Pool can be used during the day  
anytime the office is open.



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