

The Birch Bark

Volume 17, Issue 3

March/April 2000

March WBL Board Meeting Minutes

CALL TO ORDER

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

APPROVAL OF MINUTES

A change was made to the minutes of last month's meeting. Under "Budget Adoption" on page 2, line 18, change "Pat Zakalowski abstained" to Pat Zakalowski voted nay". Pat moved to accept the minutes as amended. Seconded by Don Kuester. All in favor. Motion carried.

TREASURER'S REPORT

Income for February was \$10,604.81 with the YTD total of \$290,899.96. Operating Expenses for February were \$32,855.27 with the YTD total of \$293,659.80. Cash on hand at the end of the fiscal year was \$12,541.05. Jay Farr moved to accept the Treasurer's Report. Seconded by Doug Bradley. All in favor. Carried.

PAYABLES APPROVAL

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April WBL Board Meeting Minutes

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 Linda Brabant, Roy Miller, Don Kuester and Doug Bradley. Also present were Manager Tim Fall and Secretary/Treasurer Margaret Lawson.

APPROVAL OF MINUTES

Linda Brabant moved to accept the minutes of March's meeting as written. Seconded by Jay Farr. All in favor. Motion carried.

TREASURER'S REPORT

Secretary/Treasurer Margaret Lawson stated that income for the month of March was \$149,148.71 and operating expenses were \$33,324.38 leaving a balance on hand of \$128,365.38. Don Kuester moved to accept the Treasurer's Report. Pat Zakalowski seconded the motion. All in favor. Carried.

PAYABLES APPROVAL

Roy Miller moved that we pay the bills submitted to the board for payment in April. Seconded by Linda Brabant. Motion carried. unanimously.

PRESIDENT'S REPORT

President Gail White stated that we are planning to purchase a bike rack for the front gate. The manager is currently working on this item.

CORRESPONDENCE

The manager stated that he has received some correspondence from members concerning the increase in assessments. Some people have been against the increase but the majority has been in favor of it.

COMMITTEE REPORTS

FUTURE COMMITTEE-

Report given by Board Liaison, Jay Farr.

RESTRICTIONS REVISION COMMITTEE-

Report given by Chairperson Ann Hobart.

ACTIVITIES COMMITTEE-

Board Liaison, Linda Brabant reported.

CAMPGROUND COMMITTEE-

Board Liaison, Roy Miller reported.

MANAGER'S REPORT

Manager Tim Fall elaborated on his written report, for the board.

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CALENDAR OF EVENTS

Easter Egg Hunt

April 22nd at noon, Register at WBL Clubhouse

2nd Annual White Birch Lakes Parade – June 24th

WBL Restrictions – May 13, 10:00 am

WBL Environmental – May 6, 9:00 am

Mothers Day Breakfast – May 14th

WBL Board of Directors Meeting

May 13th at 9:00 AM

Pat Zakalowski moved to pay the bills for the month of March as presented to the board. Linda Brabant seconded the motion. All in favor. Motion carried.

PRESIDENT’S REPORT

Report given by President Gail White.

CORRESPONDENCE

Manager Fall presented the board with a packet of correspondence from several lot owners. Some of the correspondence was concerning a smoking ban and some concerned assessment calculation. The topic of assessment calculation will be added to the agenda for next months meeting so board members can take this correspondence home and read it at their leisure and be ready to discuss it at that meeting..

COMMITTEE REPORTS

ENVIRONMENTAL COMMITTEE-

Report given by chairman, Gary Farnham.

Committee has reworked some of the forms and worked on a structure for setting fines.

CAMPGROUND COMMITTEE-

Board Liaison, Roy Miller reported.

ACTIVITIES COMMITTEE-

Board Liaison, Linda Brabant reported.

Committee needs someone to chair the “Easter Egg Hunt” this year. This will be put in the Newsletter.

CLUBHOUSE COMMITTEE-

Board Liaison Pat Zakalowski reported that the new chairs for the clubhouse have arrived.

UNFINISHED BUSINESS

INDEMNIFICATION-

Linda Brabant moved that we accept the wording in the “indemnification “ statement. Seconded by Jay Farr. Motion passed unanimously.

STORAGE FEE-

A \$25,00 storage fee had already been established a few years ago but had been waived as the area was in need of cleaning, upgrading and the removal of abandoned trailers. These problems have been cleared up. Re-establishing this fee would generate \$2,000.00 a year for upkeep of the storage area. More expansion and a fence are planned for the future. Linda Brabant moved to reinstate the \$25.00 fee at the storage area and earmark those funds to go to the upkeep of that area. Jay Farr seconded the motion. Motion carried unanimously.

CAMPGROUND WINTER STORAGE FEE-

The manager would like to see the \$75.00 fee increased to store a trailer at the campground and at the same time discontinue the electric hookup fee for winter. The board needed to know how much more money this would generate for White Birch and if an increase would be worthwhile The manager will research this and come back to the next board meeting with some figures for discussion.

BURNING POLICY-

After some discussion on this topic, Don Kuester moved that burning, other than in an approved fire pit, should require a permit from the DNR and notification to the White Birch Office of that permit. Seconded by Pat Zakalowski. All in favor. Motion carried.

COMMENTS FROM THE FLOOR

Carold Roffe, lot #651, inquired about the number of lots paying assessments and the procedures used to collect back assessments and taxes.

Mike Dalka, lot #467, wanted to go on record as wanting White Birch to revert to the original Covenants & Restriction as written by the developer, in which White Birch is zoned for single family dwelling houses only.

NEW BUSINESS

None.

ADJOURNMENT

Pat Zakalowski moved to adjourn the meeting. Seconded by Linda Brabant. Meeting adjourned at 10:25am. Next meeting will be Saturday, May 13th 2000 at 9:00 am at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED

MARGARET E. LAWSON
SEC/TREAS WBLRA

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03-01-1999 through 02-29-2001			
End of year Statement			
Income			
	Assessments		270,617.00
	Sales & Permits		20,282.96
	Total Income		290,899.96
Operating Expenses			293,659.80
Net Income (loss)			(2,759.84)
"EOY" Cash on Hand			12,541.05
Mortgage note payable			159,776.49

FUTURE PLANNING COMMITTEE-

Liaison, Jay Farr reported that the committee is looking for more members.

RESTRICTIONS COMMITTEE-

Chairperson Ann Hobart reported on what the committee is working on and that they have a meeting every month after the regular board meeting.

MANAGER'S REPORT

Report given by Manager Tim Fall. He complimented the Environmental committee for the good work that they have been doing. He also asked the board to consider a new fee structure for the storage area and the winter campground storage.

UNFINISHED BUSINESS

None.

COMMENTS FROM THE FLOOR

Dick and Shirley Brandt, lot #685, presented a petition to the board signed by about 20 members concerning violations on a lot in White Birch. The Environmental Committee is addressing this issue.

Dick Brandt asked if all sections of White Birch will be covered by the same C&R's and have the same expiration date. Ann Hobart stated that is what they are planning.

There was some discussion from members who state that they never received the Restrictions from the Real Estate Agents when they bought their lots. Some discussion on how to correct this. One member suggested that a tear out coupon be installed in the back of the restriction for people to sign stating that they read and understood the restrictions. These could be kept on record at the office.

Dave Couturier, lot 401, is concerned about the children at the bus stop. He stated that if we cannot get the bus to come into White Birch to pick up the kids at their houses could we install some bike racks and build a small building for them so they can stay out of the elements.

Randy Sumner, lot 724, spoke on the smoking ban situation. He stated that he hates to see a group smoking right in front of the door and would like to see a room designated for smoking.

NEW BUSINESS

INDEMNIFICATION-

Attorney Jerry White put together a paper for White Birch on Indemnification. As Mr. White was not at the meeting today, President Gail White decided to have this added to the agenda for next months meeting for discussion.

SMOKING BAN-

After much discussion on this topic, Jay Farr moved to ban smoking from the clubhouse. Seconded by Don

Kuester. More discussion ensued. A vote was taken with Jay Farr, Linda Brabant, Roy Miller and Don Kuester voting aye. Pat Zakalowski and Doug Bradley voted nay. Motion passed by a 4 to 2 vote.

ADJOURNMENT

Linda Brabant moved to adjourn the meeting. Seconded by Pat Zakalowski. Meeting adjourned at 10:10am. Next meeting will be April 8th 2000 at 9:00am at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED,

MARGARET E. LAWSON

**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

4730 Lake Road

Farwell MI 48622-9618

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

Email: manager@whitebirch.org

You could be a WBL Director

It's that time again to look to the future here at White Birch. The Board of Directors is once again soliciting for would be candidates to fill three vacancies coming up this July. This is a great opportunity to get involved and contribute to a flourishing community that's turning into one of the best places to live and be a part of. You have the privilege to serve and help lead this community to aft of its potential.

What I need from you is a response indicating your interest in being a candidate for one of these positions. You can notify our manager Tim Fall at WBL office or contact Doug Bradley at 517-386-2650. Even better send an introductory letter to the office so that it can be published in the Birch Bark June issue. This gives everyone a little chance to get to know you.

A candidate must be a WBL property owner. Nominations must be received by June 10th to be included in the newsletter and on the mail-in ballots.

Doug Bradley, Nominating Committee
1710 Laurel Lane
Farwell, MI 48622

Thank you to everyone that helped with the St Patrick's Day Corned Beef and Cabbage Dinner. A special thanks to Debbie Caron, Chris Palitti, Joe and Georgia Romine, Linda and Don Brabant, Marilyn Lesperance, Chick Witchell and Don Kuester. Apologies if I forgot anyone.

Anna Cole

White Birch Lakes would like to express their appreciation to Roy Miller and Anna Cole for heading up the St. Patrick's Day Dinner. Great Job!

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!! Notice !!

The Environmental Control Committee invites all WBL members to submit policy recommendations regarding the appearance and maintenance of lots especially during the non-camping season. Forward comments in writing or by e-mail to the WBL manager's office. Thanks!