

The Birch Bark

Volume 18, Issue 4

May 2001

From the manager:

- Thank you, for your cooperation and helpfulness. I know it is never pleasant to receive a past due notice, particularly if you were not aware of a problem. Priscilla and I have really appreciated your help and the wonderful response we have received from our Accounts Receivable efforts.

- Several of our members have received anonymous letters this spring. Some were relatively positive and some were derogatory letters of complaint about something the writer didn't like.

If an issue were worth addressing it would seem the author would be proud to affix their signature. If the author is ashamed to be associated with the issue then why should the recipient take it seriously? When this approach is used it never achieves a positive benefit. We now have some new members who look with suspicion at everyone from WBL they meet.

If you really value our community please make sure the course of action you are taking will produce a positive and edifying result. Negative, destructive attitudes have never produced anything or anybody of value.

With that negative note out of the way....

"Take a look around you, there's no place else quite like this!"

BOARD MEETING MINUTES

Unapproved Board Meeting Minutes of May 12, 2001

CALL TO ORDER

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

APPROVAL OF MINUTES

Linda Brabant moved to accept April minutes with correction. Seconded by Don Kuester. Motion carried.

TREASURER'S REPORT

Treasurer reported income for the month of April of \$51,401.54 and operating expenses of \$37,659.10. Cash balance at the end of April was \$169,171.34. Linda Brabant moved to accept Treasurer's Report. Seconded by Pat Zakalowski. Motion carried.

ACCOUNTS PAYABLE

Roy Miller moved to approve payment of payables. Seconded by Pat Zakalowski. Motion carried.

CORRESPONDENCE

Some follow-up letters have been received from possible candidates for openings on the Board of Directors. Several telephone complaints have been received about ORV operators for excessive speed, running across private property etc. Verbal acceptance has been received from an individual confirming BOAC compliance.

COMMITTEE REPORTS

CAMPGROUND COMMITTEE – The pavilion is being built.

CALENDAR OF EVENTS

WBL Board of Directors

June 9th at 9:00 AM

3rd Annual Parade and Picnic

June 23rd Parade 11am, Potluck Dinner Noon

WBL Annual Membership Meeting and

Election of Board Members

July 21st Dinner at Noon, Meeting at 1:30 pm

Annual Golf Outing

July 21st at Snowsnake, Harrison

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Mother’s Day Breakfast

Dear Members:

Our Mother’s Day Breakfast was a huge success and enjoyed by many.

Chairman Fred Witchell would like to say Thanks to the following for all their help making this event so grand. Many Thanks go to Marvin Frayer, Mario Lombardo, Joe Romine, Jim Shaw and Jim Sipes for making this so successful.

- Henry Drummond said, "Half the world is on the wrong scent in the pursuit of happiness. They think it consists in having and getting... On the contrary, it consists in giving, and in serving."

Many thanks to those people in WBL who have made themselves available for service.

April 2001 Income

Income	
Assessments	50,197.79
Sales, Permits & Other	1,203.75
Total Income	51,401.54
Operating Expenses	37,659.10
Net Income(loss)	13,742.44
April “EOM” Cash on Hand	169,171.34

COVENANTS AND RESTRICTIONS COMMITTEE – Meeting following as NEW BUSINESS.

ACTIVITIES COMMITTEE – Tomorrow is the Mother’s Day breakfast provided by some of the fellows of White Birch from 8AM to 11AM. Work is progressing for the annual parade on June 23. Prepare your floats.

NOMINATING COMMITTEE – There are four people confirmed to run for election to the board and two other possible candidates. Any interested persons must have their letters of introduction submitted to the Manager by June 1, 2001.

ENVIRONMENTAL COMMITTEE – Todd Graham reported there are 3 lots requesting approval to remove trees, 3 lots to construct driveways, new garages on 462 and 1272 and a new residence on lot 1363. Committee has completed work on updating camping and fire pit regulations and these regulations will be distributed to each camper. The committee has developed and is seeking Board approval for proposed regulations regarding outbuildings and the establishment and enforcement of violation fees. See NEW BUSINESS.

MANAGER’S REPORT

Contacts are being made with Lincoln Township and Clare County about the possibility of eliminating the passing zone on Old State Road in order to avoid heading into the path of an oncoming vehicle passing on Old State-particularly for those turning right or south on Old State Rd. Thanks to Mo Lombardo for keeping the work going on the new pavilion. Several contractors have contacted White Birch about clubhouse shingle replacement. One bid has been received to date. Manager is close to getting information about how enforcement is to be handled regarding off road vehicles-a legal opinion pertinent to this issue has been received from DNR. One well driller has provided an estimate for drilling at Teal Lake and another has been in contact. Correspondence from Canadian Lakes is providing information re latent problems in private associations.

UNFINISHED BUSINESS

Discussion continued regarding a business incentive letter. A disclaimer is to be a part of the established list. Roy Miller made a motion that we distribute a list of vendors who would participate in-group discounts. Seconded by Linda Brabant. Motion carried.

COMMENTS FROM THE FLOOR

Campground Pavilion nearing completion

What a display of community spirit has been demonstrated in this project.

Several area businesses have donated their time to this project. Please take time to thank Pete Norlander and Tommie Bauer for the contribution they have made.

Next issue we will try to have a complete list of all the members and businesses who have helped make this project a reality.

Take time to stop by the campground if you haven't seen the new pavilion yet.

There is no fee for the use of the pavilion by WBL members. Please call the office to schedule an event for your family.

White Birch Lakes Board of Directors

GAIL WHITE, PRESIDENT

PAT ZAKALOWSKI, 1ST VP

JAY FARR, 2ND VP

DON KUESTER, DIRECTOR

LINDA BRABANT, DIRECTOR

ROY MILLER, DIRECTOR

White Birch Lakes Recreational Association

4730 Lake Road

Farwell MI 48622-9618

Office: 989-588-2853 Fax: 989-588-4924

Email: manager@whitebirch.org

Joe Romine, lot 542, stated his opposition to the proposed regulations concerning outbuildings and possible confusion resulting from township zoning ordinances and White Birch regulations. Mike Dalka continued to emphasize the nature of White Birch as being a residential area with only residential type buildings. Tom Dorcey, lot 1122, added that we are bound by the ordinances of Lincoln Township and White Birch cannot write regulations less restrictive, however White Birch can be more restrictive. Todd Graham suggested incorporating the township outbuilding ordinances with the White Birch restrictions. Charles Hastings stated that these are divisive and subjective issues and it would be helpful if the committee were to get input from and knew what the board members really want the regulations to be. Mike Dalka suggested there should be some kind of recognition for past and present board members for their contributions to WBLRA.

NEW BUSINESS

Consideration to revise or to re-write the fee structure in the proposed regulations regarding establishment and enforcement of violation fees. Linda Brabant moved to empower the Environment Control Committee to establish a fine for violations—a minimum of the current year's assessment up to a maximum of the cost of restoration. Seconded by Don Kuester. Motion carried. Accessory outbuildings – Don Kuester moved to accept the regulation to limit the total size of outbuildings to 1280 square feet. Seconded by Linda Brabant. Motion defeated.

Discussion of a fee for rental of the new pavilion was dismissed. No fee will be charged but members must schedule any events with the office prior to the date of the event..

Today's review of the re-worked Restrictions and Covenants, draft #2, is only for the Board to review with the Covenants and Restrictions Committee, the changes and the rationale for the changes. After today's review any Board suggested changes will be incorporated into the document and presented to the entire membership at a future date with adequate time for their input. This input from the membership must be submitted in writing so that there will be no misinterpretation.

ADJOURNMENT

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

Recommended Restriction Changes - Inside this Issue

Unchanged text appears in regular type. Deleted text appears in *italics with a line drawn through it*.

Added text appears in **bold print**.

These are proposed changes. The WBL board will decide in the August 11th meeting what changes will be presented to the membership for approval. If you have recommendations that you think should be omitted or included that are not in this document, please submit those items to the WBL office **in writing**. The board would appreciate your comments (in writing) as soon as possible. Your input will help make this revision as effective as possible.

The enclosed document was prepared by the Covenants and Restrictions Committee based on information they received from our membership. It is presented for your information and comment. A final draft may be presented to the WBL membership after the August 11th WBL Board Meeting.

3rd Annual WBL Parade and Picnic

June 23rd – Parade starts near the WBL Entrance at 11:00 AM

Wear a costume, build a float, decorate your bike, decorate yourself, drive your golf cart, ORV or Lawn Tractor – anything for fun!

Picnic follows at 12 Noon. Bring a dish to pass and your own beverage.

Games for the Kids! Invite family and Friends.