

The Birch Bark

Volume 17, Issue 5

August 2000

Special Assessment is Due September 1st

Many of our members have already paid their special assessment. Thank you for your early payment.

The special assessment is for the purchase of a truck for snow removal, grading and sanding of our roads.

The special assessment, like our regular dues, is assessed on each lot owned.

We would appreciate your prompt payment in order to expedite this equipment purchase. This piece of equipment represents a significant improvement in our ability to efficiently maintain our roads.

Write your lot number on your check and mail to:

White Birch Lakes
4730 Lake Dr
Farwell MI 48622-9618

Thank you!

August WBL Board of Directors 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 Roy Miller, Linda Brabant, and Don Kuester. Also present was Manager Tim Fall. Director Doug Bradley and Secretary/Treasurer Margaret Lawson were absent from today's meeting.

APPROVAL OF MINUTES

Linda Brabant moved that the minutes of last month's meeting be accepted as written. Seconded by Pat Zakalowski. All in favor. Motion carried.

TREASURER'S REPORT

Manager Tim Fall stated that income for the month of July was \$22,155.50 with a YTD total of \$258,671.44. Operating expenses for the month of July were \$29,953.88 with a YTD total of \$156,319.95. The Balance on Hand at the end of July was \$114,892.54. Pat Zakalowski moved to accept the Treasurer's Report. Motion seconded by Don Kuester. All in favor. Motion approved.

PAYABLES APPROVAL

Linda Brabant moved that we pay those bills submitted for payment in August. Pat Zakalowski seconded the motion. All in favor. Carried.

PRESIDENT'S REPORT

President White assigned board members to specific committees as "liaisons" for this upcoming year. The assignments are as follows; Linda Brabant will be liaison to the "Nominating Committee". Pat Zakalowski will be assigned to the "Activities Committee". Roy Miller will be liaison to the "Environmental Committee". Don Kuester will have the "Future Committee" and Jay Farr will

CALENDAR OF EVENTS

WBL Board of Directors

September 9 at 9:00 AM

WBL Restrictions Committee

September 9 at 10:00 AM

Fall Color Tour and Garage Sale

October 7th

Continued on page 2

Camper Storage Area No Longer Free

The WBL Board of Directors delayed the reinstatement of the \$25.00 storage fee until this fall. Though the fees are not due until October 31st, we have already started the excavation of the area. Numbered parking areas will be marked for your convenience and protection. 100% of the funds received for storage will be used for the ongoing improvement of the storage area. Every camper in the storage area will receive a new WBL sticker when the \$25.00 fee is paid. The parking areas will be assigned. All campers must display a current sticker by October 31.

We will continue the enforcement of our storage regulations. If campers are left in the storage area without current WBL stickers they will be disposed of in cooperation with local law enforcement and WBL storage regulations. At your request we have planned continual improvement of this needed facility.

July 2000 Income

Income	
Assessments	20,064.70
Sales, Permits & Other	<u>2,090.80</u>
Total Income	22,155.50
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Operating Expenses	29,953.88
	<hr/>
Net Income(loss)	(7,798.38)
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July "EOM" Cash on Hand	114,892.54

be liaison to both the "Campground Committee" and the "Restrictions Committee".

Committee members will include Joe Romine, Charles Hastings, Larry Franklin and Chick Witchell (Chair) of the "Environmental Committee". The "Restrictions Committee" will have Ann Hobart as the Chair and will include Jerry White, Larry Franklin, Charles Hastings and Joni Farr. The "Future Committee" so far consists of Joni Farr as Chair and Chick Witchell.

CORRESPONDENCE

None.

COMMITTEE REPORTS

CAMPGROUND COMMITTEE

Roy Miller liaison stated that he had voiced some concerns about the dumping station but was assured that work is being done in this area and the matter should be taken care of. The Dumpster still remains a problem. Some members use the dumpsters as places to bring their large items such as tires, refrigerators etc. Manager Fall stated that this costs White Birch about \$2,500.00 to \$3,000.00 extra a year. Lincoln Sanitation can pick up those large items on the last pickup of the month. This is free of charge so there is no reason for anyone to bring large items to the Dumpster. The manager has installed signs at the dumpster and will put an article in the next newsletter concerning this issue.

ENVIRONMENTAL COMMITTEE

The committee reported that there were 17 new homes so far this year and 3 will be built in the near future. The committee is concerned about how lots are left at the end of camping season and they have drawn up some guidelines as to what can be left out on the lots such as picnic tables etc. They are also trying to eventually get rid of all the "Blue Tarps" and encourage "Earth Tones".

MANAGER'S REPORT

Manager Fall referred to "Blight" on lots by

both campers and homeowners. He also wanted to mention all the work that Moe Lombardo is doing to bring about our own “Pavilion”, at the campground, to have meetings etc. Manager Fall stated that we have about 930 members who have already paid or are in the process of paying their assessments. He stated that he would be aggressively working on assessment collection in the next 60 days. He also stated that we have a problem in that the inspector has shut down all but 2 of our boilers in the clubhouse. We now have only 2 approved to use and that is not enough to run the clubhouse on. We will have to shut down the clubhouse if we don’t reallocate some of our monies to cover the cost of new boilers. We had already approved the purchase of one boiler at \$4,000.00. We will need 3 more of those totaling approximately \$16,000.00. The manager feels that by not putting in a few items like carpeting for the clubhouse etc. we can recoup the money needed to replace those boilers. Manager Fall stated that he is still working on the water level issue at Holiday Lake but so far has had no indication that reopening the well will replenish the water level. At this point there is no justification to spend the money needed to reopen the well.

UNFINISHED BUSINESS

10-YEAR FINANCIAL PLAN-

Don Kuester moved that we adopt a 10 Year Financial Plan as a guideline for future budgets. Linda Brabant seconded the motion. Linda Brabant felt that we needed to make an adjustment in the plan before it is put forth. Linda amended the motion to have the third year’s increase be \$25.00 instead of the \$10.00 proposed in order to alleviate the debt sooner. Don Kuester, as the motion maker, agreed to the amendment. After much discussion a vote was taken on the amended motion. Pat Zakalowski, Linda Brabant, Jay Farr and Don Kuester voted aye. Roy Miller voted nay. Motion approved by a 4 to 1 vote. Roy Miller felt that we are moving too fast on this.

COMMENTS FROM THE FLOOR

Mike Dalka, lot #467, stated that he would like to see the minutes expanded for the general

membership who don’t attend the meetings to see. He stated that there should be some way for them to know what is being discussed at the meetings as nothing is put into the newsletters concerning the discussions at the meetings. President White stated that minutes are usually just supposed to reflect action taken and not include general discussions. Mike Dalka also stated that Holiday Lake has always had a water level problem and in the past the well had been closed off because it could not keep the water level up.

Linda Brabant stated that she would also like to see the minutes expanded or a synopsis of the meetings put in the newsletters for members to read. She feels members should be more informed on what is happening here.

Nancy Rohrbacher, lot 139, stated that she would also like to see the minutes expanded. She stated that they are not comprehensive enough and should include more of what the committees, etc. are doing even if it takes 5 pages instead of 2.

One member questioned the amount of \$16,000.00 for the boilers and if that is a firm bid. He also wanted to know if we have 9 boilers how can they be replaced with a total of 4. Manager Fall stated that the bid is an approximation and not firm as of yet. We already have a bid for 1 unit at \$4,000.00, so to get the 4 units we are approximating it at \$16,000.00. The boilers that will be replaced are small residential boilers and we are going to replace those with large units more compatible with our usage. So we won’t need as many.

ADJOURNMENT

Pat Zakalowski moved to adjourn the meeting. Seconded by Linda Brabant. All in favor. Meeting adjourned at 10:20am. Next meeting will be September 9th at 9:00am at the clubhouse.

RESPECTFULLY SUBMITTED,

*MARGARET E. LAWSON
SEC/TREAS WBLRA*

Copies of the Basic 10 year financial plan are available to any member at the WBL office. Remember it is not a budget. The budget must be approved annually. It is an accounting tool that enables the board and you as a member to analyze our future and make recommendations.

WHITE BIRCH LAKES RECREATIONAL
ASSOCIATION

ANNUAL MEETING MINUTES
SATURDAY, JULY 15TH 2000

CALL TO ORDER

President Gail White called the Annual Meeting of the Membership to order at 2:00pm. Present were 1st Vice President Pat Zakalowski, 2nd Vice President Jay Farr, Directors Linda Brabant and Doug Bradley. Also present was Manager Tim Fall and Secretary/Treasurer Margaret Lawson. Directors Roy Miller and Don Kuester were absent. Approximately 170 members were in attendance.

APPROVAL OF MINUTES

Mary Farnham, lot #637, moved to accept the minutes of last years Annual Meeting as written. Seconded by Fran Lombardo, lot #658. All in favor. Motion carried.

TREASURER'S REPORT

Secretary/Treasurer Margaret Lawson stated that income for the 1999-2000 fiscal year was \$290,899.96. Operating expenses for the fiscal year was \$293,659.80. Net loss for the fiscal year was \$2,759.84. We had a balance on hand at the end of the year of \$12,541.05. Joe Romine, lot #542 moved to accept the treasurer's report. Jim Shaw, lot #296, seconded the motion. All in favor. Motion approved.

NOMINATING COMMITTEE REPORT AND ELECTION

Committee Chairman Doug Bradley stated that we have 3 members running for the 3 openings on the board. All 3 are incumbents, Gail White, Linda Brabant and Don Kuester (who was unable to attend today). Doug asked if there were any nominations from the floor. Fran Lombardo, Lot #658, nominated Dorothy MacArthur, lot #30. Dorothy accepted the nomination. Gary Cheadle, lot #1010, moved to close nominations from the floor. Seconded by Jim Shaw, Lot #296. All in favor. Floor closed. Each nominee was given an opportunity to introduce themselves to the membership. At this time the membership was asked to vote on the candidates. An audience member asked if the nominees could answer questions, as was the usual custom. As many members had already cast their ballots it was deemed too late to question them. It was stated that "questioning the nominees" should be noted on the agenda for next year.

PRESIDENT'S REPORT

Report given by President Gail White.

COMMITTEE REPORTS

ENVIRONMENTAL COMMITTEE-

Chairman Gary Farnham gave the annual report. Committee members include Mary Rack, Chick Witchell, Joe Romine and Chuck Hastings. Gary announced his retirement from the committee.

FUTURE COMMITTEE-

Jay Farr, board liaison, talked about what the committee has been working on. He listed the things that need to be done in the future and the not-so-distant future.

RESTRICTIONS COMMITTEE-

Chairman Ann Hobart reported on what the committee has accomplished to date. It is slow going, as each item has to be thoroughly discussed before decisions are made. Committee members include Jay Farr, Joni Farr, Larry Franklin, Jerry White and Chuck Hastings.

ACTIVITIES COMMITTEE-

Board Liaison, Linda Brabant reported on events and stated that they are looking for someone to chair this committee next year. Fran Lombardo reported on the Annual White Birch Parade and Picnic.

MANAGER'S REPORT

Manager Tim Fall wanted to thank all the committee members for their help this year. He also thanked Gary Farnham for all the time, effort and work that he has put in over the years on the Environmental Committee. Manager Fall also talked about the 10 Year Financial Plan and Gate Implementation.

TRANSACTION OF OTHER BUSINESS

None.

COMMENTS FROM THE FLOOR

Mary Farnham, lot #637, talked about the misuse of ATV's. There are a number of members and children, speeding, spinning, and driving recklessly. A number of them are riding on other member's lots and causing destruction. Riding with no helmets, etc. This is something that needs to be looked into.

Jack Jenkin, lot #104, asked about the status on the lake levels. Manager Fall stated that the levels in Timber and White Birch Lake are within normal levels but Teal and Holiday Lake are low. They are looking into reopening the well at Holiday Lake but it was stated that it would not help the low level. They are looking into this before money is spent on something that wont help the situation.

Dan Tyrell, lot #790, is concerned with the clear cutting that is being done on some of the lots and whether or not the board has addressed this situation. He was told that the board and the Environmental Committee have both addressed this.

Jim Shaw, lot #296, stated that he is on the security committee and does a lot of driving on our roads. He had

Annual Meeting Minutes continued on page 6

All Pets must be leashed.

Our "animal control" officials have been very helpful in picking up unleashed pets. Please protect your pets by making sure they are not running loose.

We know how much many of you enjoy your pets. However, please remember your pet may be a nuisance or even a menace to someone else.

The Dumpsters at the Campground

are for the use of the WBL association and paying campers at the campground. The abuse of the dumpsters is now costing you \$3-4,000 per year. Many of our residents are dumping building materials, appliances and tires. We will have intermittent video surveillance in operation in order to reduce this abuse. Thank you for your help in eliminating this unnecessary cost.

a complaint about the way the logging trucks damage the roads and shouldn't they be responsible for the extra cost to fix up the road. Manager Fall stated that some of the individuals involved in those incidents have already acknowledged a willingness to pay for the damage.

Liz Banacek, lot 1021&1022, also talked about the ATV situation.

Larry Franklin, lot #909, talked about the misuse of ATV's. He stated many ATV's and cars speed and don't stop at the stop signs.

ELECTION RESULTS

Doug Bradley announced the election results. The seats will be filled by, Gail White, Linda Brabant and Don Kuester. There was a total of 250 ballots cast. The ballots for the 1999 election will now be destroyed and the ballots for 2000 will be held for 1 year.

ADJOURNMENT

Jerry White, lot #1259, moved to adjourn the meeting. Seconded by Martin Moore, lot #725. Meeting adjourned at 3:00pm. The next regular board meeting will be Saturday, August 12th 2000 at the White Birch Clubhouse.

*RESPECTFULLY SUBMITTED,
MARGARET E. LAWSON SEC/TREAS WBLRA*

Regulations for the Storage of Camping Units at White Birch Lakes

THE BOARD OF DIRECTORS OF WHITE BIRCH RECREATIONAL ASSOCIATION HAS SET FOTH THE FOLLOWING RULES AND REGULATIONS regarding the storing of camper units in the designated storage area. The Rules are as follows:

1. Access to the area is to be restricted. Camper Units are to be moved in or out under the supervision of an employee of WBLRA. The area is to be locked at all times.
2. The removing or placing in of units is to be arranged through the WBLRA office in advance.
3. All units must be registered with WBLRA and have permanent ID numbers [Lot Number] affixed. (*Registration Stickers now available at the WBL office*)
4. Vehicle owners will file a registration card with the office

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

Electronic Gate System Surpassing expectations

It has taken much longer than I anticipated starting operation of the gate. We had many agencies, emergency vehicles, and delivery people that had to be verified as well as adequate testing of the system itself.

We have been very impressed with the system and its operation. We have been able to identify violators via the 24-hour video cameras.

Several settings have been changed and we are now starting part-time operation of the system. We continue to receive verification of the safety improvements as well as the substantial improvement in property values when access control is in place.