

The Birch Bark

Volume 18, Issue 7

September 2001

Camping Season Coming to a Close

October 31st marks the end of another camping season. We have had a wonderful summer. I appreciate the spirit of cooperation and the changes that have been made by both residents and campers. Our restrictions are not intended to limit or suppress, but rather to protect you.

Campers need to be removed from lots by October 31st. If you are storing your camper on the WBL Campground, it can be moved starting the weekend of October 20th. Please contact the WBL Office to verify your winter campsite location. The campsites have a new, simplified, numbering system.

Please take time to examine your property, whether a camper or resident. Campers are required to remove belongings from their property in the fall, however, I want to encourage home owners to be just as careful in examining their property for unsightly items.

The Environmental Control Committee is allowing picnic tables and woodpiles to remain. If a tarp is used, please use a color other than blue. If you are having difficulty finding tarps that blend with the landscape call the office for the location of suppliers.

Thanks again for a great season and for the care that has been given to your WBL property.

September Board Meeting Minutes

Unapproved Board Meeting Minutes of September 8, 2001

CALL TO ORDER

President Gail White called the meeting to order. Present were 2nd Vice President Todd Graham, Directors Marv Richardson and Bob Adair and Manager Tim Fall. Tom Dorcey, Linda Brabant and Don Kuester were excused

APPROVAL OF MINUTES

Marv Richardson moved to accept the August minutes. Seconded by Todd Graham. Motion carried.

TREASURER'S REPORT

For the month of August, Treasurer reported income of \$16,110.35 and expenses of \$31,014.28. Cash Balance at end of August was \$120,239.66. Marv Richardson moved to accept the Treasurer's Report. Seconded by Bob Adair. Motion carried.

ACCOUNTS PAYABLE

Bob Adair moved to approve payment of bills. Seconded by Todd Graham. Motion carried.

CORRESPONDENCE

None addressed to the Board for public comment. A short discussion followed addressing the problem of unleashed dogs and cats roving about the Association.

COMMITTEE REPORTS

ENVIRONMENTAL COMMITTEE – Chick Witchell reported 2 requests for Driveway/Culverts, 2 requests for Tree Removals (To comply with the 100' camping rule) 2 Garage Requests at Lots 538 and 494, 2 Contiguous Lot Status Requests for Lots 582-581 and 401-400 and new Residences at Lots 704, 405, 921 and 993. Reminders for campers:

CALENDAR OF EVENTS

WBL Board of Directors

October 13, 9:00 AM

WBL Garage Sale & Color Tour – Oct 6, 2001

WBL Board of Directors will decide on the presentation of the Proposed Restriction Changes at the October 13th Board Meeting.

Please send any comments regarding the proposed changes to the WBL Office.

Continued on page 2

August Board Meeting Minutes

Board Meeting Minutes of August 18, 2001

CALL TO ORDER

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

APPROVAL OF MINUTES

Marvin Richardson moved to accept the June minutes. Seconded by Bob Adair. Motion carried.

TREASURER’S REPORT

For the month of July, Treasurer reported income of \$23,017.89 and expenses of \$42,365.46. Cash Balance at end of July was \$135,143.59. Marvin Richardson moved to accept the Treasurer’s Report. Seconded by Tom Dorcey. Motion carried.

ACCOUNTS PAYABLE

Linda Brabant moved to approve payment of bills. Seconded by Marvin Richardson. Motion carried.

CORRESPONDENCE

Correspondence from homeowner re: review of EEC denial of building outbuilding at home site. Motion made by Todd Graham to support ECC denial. Seconded by Linda Brabant. Motion carried.

COMMITTEE REPORTS

ENVIRONMENTAL COMMITTEE – Chick Witchell reported 3 requests for tree removal, 5 lot improvements for campsites and drives with appropriate culverts, and 1 new residence at Lot 704. Campers have responded to violations and most have discussed and agreed to comply with regulations. Problems with double camper units on single lots and regulation compliance are being addressed.

FUTURE PLANNING COMMITTEE – Fred Witchell, Chairman, and Joe Romine set up a meeting with White Birch young persons. They complained about the weedy condition of the swimming areas due to the low water levels. Another concern is that their past efforts clearing off a snow sliding hill at the old maintenance building have been destroyed by ORV’s and ATV’s. Also discussed was the possibility of clearing the space at the rear of the shower building at the campground to be used for softball, baseball or soccer etc. From the adult perspective a thought was presented of the possibility of an EMS helicopter-landing pad. Re: Holiday Lake- Need to define lot lines and land contract agreements regarding privileges of non White Birch land owners on the back side of Holiday Lake.

Only items to be left on campsite are picnic tables and woodpiles if covered by green or brown tarps. All camping units must be off lots by October 31. If not removed within a probationary period, there will be a fine of one year’s assessment.

Tim Fall reported a suggestion was made to change the title of the Campground Committee to a title reflecting family recreation, as that is the emphasis of present projects.

Fortunately there are several people who have volunteered for various committees. However, there is still a need for volunteers for all WBL Committees. Anyone interested in volunteering for any committee, please contact the Manager.

MANAGER’S REPORT

The missing lamppost at the entrance will be replaced and the costs borne by Arctic Express Freight Co., whose driver had the misfortune to back into the post. Labor Day weekend passed with only a few minor incidents and traffic at the clubhouse was lighter than in past years. The roof contractor has been contacted for specific dates to begin roof replacement. The well driller will begin to survey the location for the electric service at Teal Lake. Craig Wilson, who was injured in the ORV accident, has been moved to a hospital closer to home to continue recuperation. Fred Witchell has looked at costs to build a 3-tier boat storage rack to be implemented at White Birch Lake initially. A steel post will be mounted in concrete about 6” ahead of the pedestal at the guardhouse to prevent driver’s rearview mirrors from smashing the box around the keypad. When completed a new shroud will be installed.

COMMENTS FROM THE FLOOR

Phil Stopke, Lots 1319-20, stated that he has serious reservations regarding the present covenants and restrictions as they apply to campers whereby campers are not allowed to have storage sheds in which to put away items, which lead to lot clutter. His suggestion is to allow environmentally safe storage units built to certain specifications and to charge the Environmental Committee to find a suitable location for placement on each lot.

MANAGER’S REPORT

The Manager presented a 2001-2002 Mid Year Evaluation of Budget and Expenditures for review. Overall total expenditures are expected to remain within the yearly budget. The Capital Improvements line item includes a projected cost of \$20,000 for replacement of the clubhouse roof. Maintenance item of \$7,000 includes the cost of hydraulics for the new truck. Installation of new electric meters will result in increased electric charges for the Clubhouse expenditures. Two bids were presented for drilling a well at Teal Lake to save the lake. One of the benefits of drilling this well would be to establish criteria as to how much water and how much time is needed to raise the water level for any one of the White Birch Lakes.

COMMENTS FROM THE FLOOR

Mary Rack, Lots 646-7 questioned if drilling wells to replenish the lake levels would result in lower aquifer level. She was advised it would not affect deep well aquifers. A discussion of well depth, pump capacity, water level cycles and water recovery times followed. The effect of the low water levels and conditions at the swimming beaches was also discussed. Dave Couturier, Lots 400-01, suggested that swimming areas on Holiday and Timber Lakes be dredged and sand added to improve the mucky, weedy footing in the shallow area of the beaches. Gary Cheadle, Lot 1010, stated that increased security should alleviate some of the past destruction of the amenities at Holiday Lake. Mike Dalka, Lot 467, welcomed and congratulated the new board members and thanked them for giving their time to volunteer as members.

NEW BUSINESS

Todd Graham, liaison for Environmental Committee, presented and explained the new draft of *Regulations Regarding Accessory Structures Placed in White Birch Lakes*. Todd moved for acceptance of the document. After much discussion Tom Dorcey seconded the motion. Motion carried. Five bids have been submitted for the replacement of the Clubhouse roof. Tom Dorcey moved for acceptance to award the bid to Britton Roofing Company at a cost of \$18,900. Seconded by Bob Adair. Motion carried. Two bids have been submitted for drilling a well at Teal Lake. Bob Adair moved to accept the bid from T & T Drilling at a cost between \$7,000 and \$9,000. Seconded by Linda Brabant. Motion carried. Don Kuester suggested that a benchmark water level be set for each of the White Birch lakes.

ADJOURNMENT

Motion to adjourn made by Tom Dorcey. Seconded by Linda Brabant.

Respectfully Submitted,
Priscilla Moore

"The great use of life is to spend it for something that will outlast it." - Charles Mayes

Secondly he feels it is inequitable for homeowners to be granted contiguous lot status. He further requests that the Board consider if the new proposals are fair and equitable for all members. He was advised that ultimately it is the members who will approve or disapprove any new covenants and restrictions. Further discussion by Joe Romine, Lot 542, and Mike Dalka, Lot 467, indicates that there are differing opinions of the interpretation of camping regulations. Mike also recommended that members who have dogs attach tags showing dog and owners names so that should they stray they can be identified.

Billie Roffe, Lot 651, inquired about the date for the community yard sale. The sale will be held Sat, Oct 6.

ADJOURNMENT

Motion to adjourn made by Marv Richardson. Seconded by Todd Graham. Motion carried.

**White Birch Lakes
Board of Directors**

- GAIL WHITE, PRESIDENT
- TOM DORCEY, 1ST VP
- TODD GRAHAM, 2ND VP
- DON KUESTER, DIRECTOR
- LINDA BRABANT, DIRECTOR
- MARVIN RICHARDSON, DIRECTOR
- ROBERT ADAIR, DIRECTOR

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Tim Fall, General Manager

Email: manager@whitebirch.org

WHITE BIRCH LAKES
4730 LAKE ROAD
FARWELL MI 48622-9618

PRESORTED
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MI 48622

Literacy Classes for Pets...

The WBLRA committee for “Continuing Animal Education” has noticed that there are still a large number of both permanent resident and camper dogs that are unable to read. There are a number of visible signs posted on our beaches stating that pets are to be leashed and are not permitted on the beach. Clearly they are unable to read these signs and literally drag their owners to the beach and lake so they can run freely and leave their “tracks” for others to step in. If your dog is unable to read, please don’t be embarrassed to sign up your dog for these free classes. Upon completion of class each dog will be given their own “read-aloud” copy of the WBLRA Restrictions to share with their owner.

-This summer pets bit several of our members. The most recent incident was a dog that frequently is unleashed even after several warnings. We definitely appreciate pets and the enjoyment they can bring, but their owners must be responsible.

-Please make sure all pets have an ID tag. A number of pets have been sent to animal control needlessly because their owners could not be identified.

US-10 Highway Clean-Up

The next clean-up day has been scheduled for September 20th at 9:00 PM.

The “walk” usually takes a couple of hours and is a good chance to meet some of your fellow members. Lunch is provided at the WBL Clubhouse following the pick-up. Please call the office if you need more information.

Thank you, to the volunteers that have enabled us to make this program a success.