

# The Birch Bark

Volume 17, Issue 6

October 2000

## Thirty and Counting

This is the 30-year anniversary for White Birch Lakes. For some of you WBL has been "home" for nearly that entire thirty years. For most of us, myself included, we really don't have a clue what the early years were like.

I am very thankful for the time I have been able to spend with some of you that have been here from the beginning. That time along with the well-kept minutes here at the office has been incredibly helpful.

The large majority of our membership does not have the same perspective as the much smaller minority that "live and breathe" WBL everyday. I find myself expecting everyone to have the same perspective that I do as I communicate with both groups of people. I am sure that some of you who have over 25 years of WBL membership, probably look at me, shake your heads and think, "he doesn't have a clue". You are probably right.

I hope we can all come to an awareness of what we really have at WBL and what our combined efforts can provide for the future.

Cont. on page 6

## CALENDAR OF EVENTS

### WBL Board of Directors

November 11 at 9:00 AM

### WBL Restrictions Committee

November 11 at 10:00 AM

## October WBL Board of Directors Minutes

Unapproved Board Meeting Minutes October 14, 2000

### CALL TO ORDER

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

### APPROVAL OF MINUTES

Gail White moved to accept September minutes as corrected. Seconded by Jay Farr. All in favor. Carried.

### TREASURER'S REPORT

Manager Fall reported income for September of \$22,410.96. Total operating expenses were \$20,355.23. Net income for the month of September was \$2,055.73. Balance of cash on hand was \$108,300.62. He called attention to line item budgets for road maintenance and payroll, which may exceed budget for the current year. Overruns in road maintenance attributed to extra deliveries of brine and extra sand for winter stockpile. Payroll may exceed budget depending upon whether pool hours will be expanded. Pat Zakalowski moved to accept the treasurer's report. Seconded by Don Kuester. Carried.

### ACCOUNTS PAYABLE APPROVAL

Jay Farr moved to approve payables. Seconded by Pat Zakalowski. Motion carried.

### PRESIDENTS REPORT None

### CORRESPONDENCE

Correspondence in manager's office to be forwarded to appropriate committees. Jay Farr stated there were concerns from some members relating to the monthly

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 31<sup>st</sup>, 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.

### September 2000 Income

<b>Income</b>	
Assessments	20,153.41
Sales, Permits & Other	<u>2,257.55</u>
<b>Total Income</b>	<b>22,410.96</b>
	<hr/>
<b>Operating Expenses</b>	<b>20,355.23</b>
	<hr/>
<b>Net Income(loss)</b>	<b>2,055.73</b>
	<hr/>
<b>July "EOM" Cash on Hand</b>	<b>108,300.62</b>

variances and perceived increases of overall payroll costs. Manager Fall explained reasons relating to monthly fluctuations are due to numbers of bi-weekly payrolls in a month plus payroll taxes paid quarterly and seasonal scheduling of employees. Overall payroll costs remain within the approved budget and are over \$1000 below the same period in 1998. Any further fiscal concerns will be provided to members who contact the manager at his office.

### COMMITTEE REPORTS

#### CAMPGROUND COMMITTEE

Jay Farr reported that Martin Moore has once again accepted the position as the campground chairman. Volunteers needed. Issues for discussion- A Pavilion at the campground  
A caretaker during camping season  
More camping spaces and storage spaces

#### COVENANTS AND RESTRICTIONS COMMITTEE

Anne Hobart reported they expect to get answers to legal questions today. They are almost through after which they will reprint, rework and make provisions to send new covenants and restrictions out for a vote.

#### ACTIVITIES

Pat Zakalowski reported that there was a good response to the garage sales held on October 7. Chick Witchell reported that the sale of cider and donuts went well. A date for the annual birthday dinner at the Embers will be announced after November 1. Volunteers for the activities committee are still needed.

#### ENVIRONMENTAL COMMITTEE

Chick Witchell reported that lot improvements for September and October will be published in the Birch Bark. They will be checking the throughout WBL for orderly storage of picnic tables and woodpiles. Another residence and 4 new garages are going up. Contiguous status requests were made for lots 476-77, 367-68 and 1367-68.

#### FUTURE PLANNING COMMITTEE

Joni Farr reported concerns for replacement of the roof on the clubhouse. Concluded that Board needs to take some action to get it into the budget for next year. Fred Witchell researched the potential for building storage units at the maintenance building. The cost of building and estimated revenues was presented in a memo to the Board of Directors. Requests for Bids to be advertised in the White Birch Bark.

MANAGERS REPORT Manager Tim Fall expressed his appreciation for the support of the White Birch Board and

many of the members of White Birch. Also to the many volunteers who have contributed so many hours to further the operations of White Birch.

Gate Operations-Presently there are about 400 to 500 uses of the gate in a 24-hour period. Generated reports are utilized to watch for errors and indications of people who are having trouble entering codes. Letters will go out Monday to members who have not received corrections of codes issued in excess of 65000.

Temporary code 44444 will be turned off after weekend of October 14. Campground Storage -Storage opens up this weekend. Boilers-Anticipate paperwork from state will be received for installation of boilers. Leak in Pool- Thanks to Doug Lake for his many areas of expertise; the pool leak has been fixed. Lake aerators are expected to be back in operation this week. Deer Blinds-Several new deer blinds have been discovered this year. Law Enforcement has been called and the problem is being monitored. New Truck- Specifications to be developed and Request for Bids to be advertised in White Birch Bark.

A meeting has been scheduled in November to examine the possibility of school bus stops in White Birch.

The possibility of periodic sheriff patrols in White Birch is being investigated.

Reminder from President White to encourage people to purchase 911 signs.

#### COMMENTS FROM THE FLOOR

Fred Witchell, Lot 648, suggests that Board Members set out written guidelines and goals for various committees.

#### NEW BUSINESS

For next month Don Kuester suggests that the Board come up with a committee to sets out goals and guidelines as per Fred Witchell's suggestion. Discuss further research for the proposed storage facility as presented by the Future Planning Committee and the possible implementation.

#### ADJOURNMENT

Motion to adjourn by Pat Zakalowski seconded by Doug Bradley. Motion carried.

## Board Meeting Minutes

SEPTEMBER 9, 2000

### **CALL TO ORDER**

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

### **APPROVAL OF MINUTES**

Jay Farr moved to accept August minutes as amended. Seconded by Don Kuester. All in favor. Carried.

### **TREASURER'S REPORT**

Treasurer absent. Manager Fall reported income for August was \$26,128.00 plus special assessments of \$5700.00. Total Operating expense was \$34,776.00. Loss for month of August was \$8647.00. Total fiscal YTD income was \$93,703.84. Balance of cash on hand was \$106,244.89. Manager Fall advised that 85 to 90% of major annual costs are complete. Special Funds in the amount of \$21,273.00 collected toward purchase of road grader were close to 40% received at end of August.. Balance is due on September 1. Roy Miller moved to accept financial report. Seconded by Jay Farr. All in favor. Carried.

### **ACCOUNTS PAYABLE APPROVAL**

Refuse pickups were discussed and improvements were noted in violations of dumping at the campground. Increase in insurance costs was due to increased valuations of installations at guardhouse and improvements at the clubhouse. Doug Bradley moved that bills be paid. Don

Continued on Page 4

Kuester seconded the motion. All in favor. Carried

## **PRESIDENTS REPORT**

None

## **CORRESPONDENCE**

Manager Fall stated that several letters have been received regarding ORV violations and concerns about unleashed dogs. He noted that he had good cooperation from Animal Control during the Labor Day weekend. A letter was received and read from Margaret Lawson resigning her position as Secretary-Treasurer effective Aug 17, 2000. Linda Brabant suggested the board send Margaret an official thank you for her many years of devoted service. President White will be contacting board members regarding appointment of a new Secretary-Treasurer.

## **COMMITTEE REPORTS**

### **COVENANTS AND RESTRICTIONS**

No Report

### **ENVIRONMENTAL COMMITTEE**

Chick Witchell reported on numbers of approvals granted. She also gave an update on types of violations and the ensuing correspondence to lot owners advising them of the restrictions and violations.

### **ACTIVITIES COMMITTEE**

Pat Zakalowski reported she has no chairperson for the activities committee.

October 7<sup>th</sup> is the date set for the garage sales. Volunteers are desperately needed.

## **MANAGER'S REPORT**

Manager thanks Chick Witchell and past and present members of the Environmental Committee for the many hours spent on environmental work for citing violators and for providing the beginning of a paper trail. Much work and many improvements have been done at the storage area. Contact has been made with the Farwell School Board to possibly get school bus to

make a couple of stops within White Birch. Contact made with Sheriff's department to work with WBLRA to enforce ORV violations as their time permits. Voltage fluctuations are a problem being resolved in order to start operation of the gate system.

## **UNFINISHED BUSINESS**

None

## **COMMENTS FROM THE FLOOR**

Roy Miller thanked the Manager for information on the operation of the gate system and that members are being informed as to the issues within WBLRA. Anne Hobart, lot 454, goes on record as being opposed to replacing sign at the entrance. Gary Cheadle, lot 1010, questions if street signs will be replaced by some similar to those at the entrance by the guardhouse. He recommends sign that says GUARD HOUSE be replaced by GATE. A lengthy discussion by interested parties was presented concerning violations of vehicles, especially ORV's, and the resulting liability of WBLRA in case of traffic injuries and/or fatalities. Comments were made describing the damage done to the roads and the wooded areas. Other discussion was about designated trails and roads. Do members have the right to approach violators, especially under-age drivers? Joe Romine, lot 542, suggested that an Ad Hoc committee be appointed to study the ORV problem as to what can be done, how it can be done and then take action. NUFF SAID

## **NEW BUSINESS**

None

## **ADJOURNMENT**

Jay Farr makes motion to adjourn. Motion carried.

**Boats Stored at WBL Lakes –**

All Watercraft stored on WBL property must have a current WBL Watercraft Sticker. You can pick yours up at the WBL office.

Paddleboats, Inflatables and Canoes are to be removed daily.

Watercraft stored on WBL property that do not meet WBL requirements will be removed.

Thanks for your help maintaining our lakes.

**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.

**Dumpsters at the Campground**

Thank you for your cooperation!

There has been a substantial improvement in the use of the dumpsters. We still had tires left that are very costly to dispose of.

I have frequently been asked to try and provide more information as to what we are accomplishing and what the future needs might be. Let me give you a short list of some of the things that come to mind.

*I have a strong belief in the quality of leadership that has been present here in prior years.* Every year brings me an increased awareness of the commitment and perseverance of the prior leadership. The ability to survive on the amount of annual revenue that was available required careful planning.

It is truly phenomenal that we were able to come through the last 20 year on the amount of money that we did and still have a minimal amount of debt. I have an increasing respect and appreciation for the management of WBL over the last 10-15 years.

Let me mention a few of the things that have been done in the last couple of years:

A number of copper pipes were replaced under the concrete in the pool area.

The pit less adapter on our well was replaced.

New sinks, counters and furnaces at the campground.

The hot water heater at the campground was replaced.

24-hour video surveillance of all individuals entering or exiting WBL.

24-hr access control of association.

New street lights at the entrance.

Replacement of pool filter system.

Sand blasting and repainting of swimming pool.

Purchased floating pumper for improved fire protection.

Replaced Shower stalls in the clubhouse ladies area.

Replaced rotted siding on the clubhouse.

Computerized the association database and accounting.

Replaced the office copy machine.

Publish all board meeting minutes in the "Birch Bark" which is now published a minimum of bi-monthly. (monthly when there are time sensitive issues)

Ongoing excavation and improvement of storage area.

New TV and antenna at clubhouse (donated by activities committee)

Replacement of condemned boilers at clubhouse.

Cont on page 7

Replacement of chlorine controller on pool.  
Increased Gravel and brine application on roads.  
Looking forward to better road maintenance with the truck the special assessment is providing.  
The equalization dept. records also reflect a very substantial increase in the sale price of lots in WBL.

I will try to keep you informed of what is being done in order to give a better understanding of where the financial resources are used.

Several questions were raised regarding payroll seasonal and monthly fluctuations. Payroll is paid bi-weekly so some months have six weeks of pay and others may have only four. We also have a lot more hours scheduled during holiday periods. If we have a month that has six weeks of pay posted as well as holiday hours it is much higher. Please call the office with any concerns or questions.

Thank you, to those of you who have brought suggestions and ideas to our attention. Often your perspective sheds new light that is very helpful. Let me say one more time. I am very proud to be part of this organization. I hope you are too.

Tim

### Environmental Control Committee News

The ECC meets only once a month, on the first Saturday. When you send a lot improvement application for a building please understand that it may take 3 weeks or so to be approved and signed. There are only a few things that the chair can approve without a committee meeting.

**Reminder to Campers: Leave nothing more than your picnic table and woodpile on your lot. WBL is required to remove other items that are left behind.**

**Notice to all WBL Members: Blue tarps will not be permitted after November 1 of 2001. Please use an earth tone color after that date.**

## White Birch Lakes 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 Fax: 517-588-4924**

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

## Electronic Gate System

The "44444" code will not be working within a few days.

The open area to the right of the entrance gate will be blocked off.

If you are having any type of problems or questions please call the office.

Thanks again for the support & positive reports.

## No more business Advertising

After November this year we will no longer accept business advertising for the Birch Bark. It has not been cost effective. We want to thank those businesses that have advertised with us in the past.