

The Birch Bark

Volume 19, Issue 6

December 2002

WBL Manager Resigns

"I have submitted my resignation to the WBL Board of Directors, effective January 31, 2002. My years at WBL have been the most enjoyable employment experience of my entire life. I am pleased with the leadership I have worked with and want to express my appreciation to them and to you as WBL members for this experience.

I have accepted a ministerial position with the "Clare Church of the Nazarene". Katie and I are looking forward to this new venture and will continue as WBL members and Clare County residents. We hope to continue the many friendships we have established here at White Birch Lakes." – Tim Fall

The WBL Board of Directors is accepting applications for a General Manager. This full-time position requires financial, computer and communication skills as well as prior managerial experience.

Qualified applicants, please send a letter of interest and resume to:

**White Birch Lakes-Manager Application
4730 Lake Dr
Farwell MI 48622-9618**

CALENDAR OF EVENTS

WBL Board of Directors

January 11, 9:00 AM

Spring Garage Sale

Sat. June 21

St Patrick's Day Dinner

March 17th

BOARD MEETING MINUTES

Unapproved Board Meeting Minutes of December 14, 2002

CALL TO ORDER

President Todd Graham called the meeting to order at 9:00 AM. Present were 1st Vice President Tom Dorcey, 2nd Vice President Marv Richardson, Directors Bob Adair, Chuck Bailey, Larry Franklin and Scott Hayer and Manager Tim Fall. The meeting opened with a salute to the flag and a prayer.

APPROVAL OF MINUTES

Tom Dorcey moved to approve the November minutes as written. Seconded by Marv Richardson. Motion carried

TREASURER'S REPORT

For the month of November the Treasurer reported income of \$18,378.79 and expenses of \$33,936.27. Cash on Hand at November 30, 2002 was \$83,063.36. Marv Richardson moved to accept the Treasurer's Report. Seconded by Larry Franklin. Motion carried.

PRESIDENT'S REPORT

The President reported that he had conducted a partial phone poll to discuss the possibility of adding new office space. Since the poll was not completed, it will be discussed at the January Board Meeting. An update on the web site - after publishing the Birch Bark on the website the number of registered members has increased from 99 to 144.

CORRESPONDENCE

The Manager expresses appreciation for all the Christmas cards.

COMMITTEE REPORTS

The President announced that the Future Planning Commission Chairman, Bob Vonderheid, has decided to resign because of other increased responsibilities. Appointment of a new Chairman will be addressed at a future date.

ENVIRONMENTAL PROTECTION COMMITTEE

Ron Tagg, Lot 246, reported that approvals included 1 contiguous lot status, 1 shed approval, 1 garage and tree removal at 4 residences. He advised that he is submitting his resignation as Chairman but that he will stay on until a new Chairman is appointed. He commented that with the increase in growth and the small committee of helpers available, it is difficult to keep up with the required responsibilities of the

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committee. He offered suggestions concerning the possibility of re-assigning some of the responsibilities.

CAMPGROUND COMMITTEE

Fred Witchell reported that camper storage areas are completely filled. As for the level of the lakes they have dropped more than had been anticipated due to the low water level. Holiday Lake is especially low.

MANAGERS REPORT

The Manager announced that his resignation is effective January 31, 2003 as he is taking an executive pastor's position with a local church. He stated his appreciation to the Association and to the Board of Directors for their ongoing communications with him during his tenure at White Birch. We are still struggling with Consumers Energy to get the voltage problem and a new supply into the entrance. Over the past year we have discussed Holiday Lake property lines as well as property lines north of White Birch Lake. We now have initial paper work that will be discussed in the near future. It appears that we can offer adjacent property owners a license agreement that would allow them to pay annual dues with a restricted use of the lake. We need to protect the lake from adverse possession since some of the non-owners proceeded to use the lake without restriction. It appears that this option gives us: 1) contributions to our support in the association like stocking the lakes while they would have access to non of the amenities other than the lake and 2) that annual license totally eliminates the possibility of adverse possession. Non-purchase of a license would eliminate any use of the lake. We need to get the fiscal 2003-2004 proposed budget into the hands of the members so that the budget can be reviewed and revised if necessary before approval in January. Marv Richardson moved that with regret the Board accept Tim Fall's resignation and that a copy of his resignation be placed on file in the White Birch office. Seconded by Bob Adair. Motion carried.

ACCOUNTS PAYABLE

Payables were reviewed. Marv Richardson moved to pay the payables. Seconded by Bob Adair. Motion carried. The manager noted there was no propane heating bill because of the installation of a donated coal stove, a very generous donation, at the maintenance building.

UNFINISHED BUSINESS

Marv Richardson has developed a letter to the Clare County Board of Commissioners regarding a 'No Passing' sign and a passing lane along with an attached petition for signatures. However due to sign changes the letter and petition will be rewritten.

COMMENTS FROM THE FLOOR

Joe Romine, Lot 542, suggested that sites be tagged so that at a glance anyone can tell if there has been approval for any development or construction. He also suggested that all construction require a certified plot plan and that there should

be no construction until that plan is approved.

Fred Witchell, Lot 648, asked if there was a budget set aside for campground. He was advised there is an amount budgeted for campground.

Ron Tagg, Lot 246, stated that he felt that members should vote on any proposed major expenses.

NEW BUSINESS

Bob Adair made a motion that the proposed 2003-2004 fiscal year budget be published in the Birch Bark for the members review. Seconded by Tom Dorcey. Motion carried. Marv Richardson moved that a search committee be created to recruit applicants for the manager's position. Tom Dorcey seconded the motion. Motion carried. Tom Dorcey made a motion to create a 7 member search committee, 3 board members and 4 non board members. Seconded by Marv Richardson. Motion carried with one no vote. Merle Harmon, Lot 29, stressed the importance of appointing to the committee only those members who have expertise in the hiring processes. Tom Dorcey made a motion that today the president appoint 3 boards members to be on the search committee. Motion was seconded and carried. The president appointed Bob Adair, Scott Hayer and Marv Richardson to spearhead the committee. Much discussion followed.

ADJOURNMENT

Tom Dorcey made the motion to adjourn. Seconded by Bob Adair. Motion carried.

Respectfully Submitted
Priscilla Moore
Secretary-Treasurer

White Birch Lakes Board of Directors

TODD GRAHAM, PRESIDENT

TOM DORCEY, 1ST VP

MARVIN RICHARDSON, 2ND VP

LARRY FRANKLIN, DIRECTOR

SCOTT HAYER, DIRECTOR

CHUCK BAILEY, DIRECTOR

ROBERT ADAIR, DIRECTOR

White Birch Lakes

4730 Lake Road

Farwell MI 48622-9618

Office: 989-588-2853

Fax: 989-588-4924

Tim Fall, General Manager

Email: manager@whitebirch.org

White Birch Lakes
2003-2004 Proposed Budget

	2002-3 Budget	Proposed 2003-4 Budget
<u>Income</u>		
Annual Dues	350	375
Assessments	340,000	365,000
Special Assessment		
Past Due Assessments	25,000	50,000
Interest	1,000	2,500
Campground	10,000	13,000
Environmental Fees	2,000	1,500
Sales	11,000	10,000
Other Income		
Total Income	<u>389,000</u>	<u>442,000</u>
<u>Operating Expenses</u>		
Payroll	155,000	162,000
Roads	24,500	28,000
Insurance	25,000	39,000
Clubhouse	32,000	38,000
Campground	17,000	18,000
Entrance	4,000	5,000
Reimbursements	2,500	2,500
Capital Equip	25,000	20,000
Maintenance	10,000	15,000
Special Events	3,600	3,500
Office	16,000	17,852
Board	500	500
Legal	1,000	1,500
Taxes	4,500	6,000
Accounting	2,000	2,500
Cost of Goods Sold	7,000	8,500
Newsletter	4,000	4,500
Lakes	18,000	19,000
Gypsy Moth Reduction	500	500
Maint Bldg	4,000	4,000
Environmental	1,000	500
Bank & Credit Card Fees	1,252	3,000
Development Fund	0	12,000
Loan Payments	30,648	30,648
Expense	<u>389,000</u>	<u>442,000</u>

WHITE BIRCH LAKES
4730 LAKE ROAD
FARWELL MI 48622-9618

PRESORTED
STANDARD
US POSTAGE
PAID
PERMIT NO. 11 FARWELL
MI 48622

Thank you,

I want to say thank you to all who participated in my benefit on September 14.

Thanks to those who worked so hard to make it a success.

I appreciate your contributions and visiting with you.

I am grateful to all for their generosity.

In Appreciation,

Carol Rouston

Manager Search Committee

Looking for WBL members, in good standing, that would like to serve on this committee.

If interested send a letter of interest or email to the WBL office as soon as possible.

White Birch Lakes – Manager Search
4730 Lake Dr
Farwell MI 48622-9618
manager@whitebirch.org

From the Management, Staff and Board of Directors....

Seasons Greetings

Happy New Year