

The Birch Bark

Volume 19, Issue 5

November 2002

A Letter From The President . . .

First, I want to take a moment to thank you for your support as a member of the Board of Directors for White Birch.

Second, I want to thank my fellow Board Members for their support as President. There are many challenges, both individual and as a community, that we need to meet. With the support of such an incredible group of talented and caring people, I know these challenges will be met with determination and a love for the future of our community.

Perhaps one of the greatest challenges is keeping a good line of communication open to our entire membership. The demands on our time are ever increasing and it's not always convenient to stop by the WBL Office if you have a question, concern or need information on an upcoming event. We now have a tool to help! www.whitebirch.org

The first official White Birch Web Site offers a wealth of information including a Community Calendar of Events, Covenants and Restrictions listing, By-Laws, WBL Facility information, The Birch Bark, Maps, Lake information and much more!

Plus, a "WBL Members Only" area offering members the ability to post FREE classified ads and real estate listings. Members are also able to view the WBL Board of Directors, Committee Member Information and Staff Information.

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CALENDAR OF EVENTS

WBL Board of Directors

December 14, 9:00 AM

Future Planning Committee

December 14, 10:00 AM

Christmas Party

Sat, December 7th. at the Clubhouse

NOVEMBER BOARD MEETING MINUTES

Unapproved Board Meeting Minutes of November 9, 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

Marv Richardson moved to approve the October minutes as written. Seconded by Bob Adair. Motion carried.

TREASURER'S REPORT For the month of October the Treasurer reported income of \$26,309.60 and expenses of \$38,709.50. Cash on Hand at October 31, 2002 was \$100,620.84. Bob Adair moved to accept the Treasurer's Report. Seconded by Marv Richardson. Motion carried.

PRESIDENT'S REPORT Updated and finalized Covenants and Restrictions have been uploaded to the website. Another update is the members' ability to log on and update their own personal information.

COMMITTEE REPORTS Fred Witchell updated the information concerning the lakes and the camping units. The campground is full of camping units and there is concern that, of the 33 units still on their lots only 2 have reserved space for winter storage. The remaining units will be moved out of White Birch. He suggested that a split rail fence be built at Timber Lake defining the property lines of White Birch Lakes in and around the boat rack. He asked for the opinions of the Directors. Concerning the area around Holiday Lake, he asked for suggestions to permanently preserve the property lines marked by a recent survey. He would also like to see some way of indicating where White Birch property ends at the path to the party store.

Ron Tagg, Environmental Chairman, advised there had been approval of 2 new homes, 2 contiguous lots, a carport, 2 locations of tree removal and a driveway. He had received complaints that party direction signs have not been properly removed after the parties are over. Barb Adair, Co-chairman of Activities Committee, remarked that a new 2003 activities calendar is posted in the lobby. She suggests an activities calendar be made as part of the newsletter. She added that a potluck dinner with a guest speaker is being considered.

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BOARD MEETING MINUTES

Approved Board Meeting Minutes of October 12, 2002

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

APPROVAL OF MINUTES Marv Richardson moved to approve the September minutes as written. Seconded by Bob Adair. Motion carried.

TREASURER'S REPORT For the month of September the Treasurer reported income of \$17,438.42 and Expenses of \$27,557.59. Cash on Hand at September 30, 2002 was \$113,020.74. Marv Richardson moved to accept the Treasurer's Report. Seconded by Larry Franklin. Motion carried.

PRESIDENT'S REPORT The President commented about his communication with Dennis Zimmerman, Lincoln Township Supervisor, regarding installation of a passing lane on Old State Road at the White Birch entrance. Mr. Zimmerman felt there would be full Township support. However this would involve a process of convincing Clare County of the safety hazards which now exist. In order to stress the need for a passing lane, it is important that members of White Birch send letters of support to the WBL office or sign the petition posted at the clubhouse.

CORRESPONDENCE Correspondence was received from Charles Hastings, Lot 78, regarding the abuse of the nature trails by ATV's and ORV's. The issue is being addressed.

COMMITTEE REPORTS Ron Tagg, EPC Chairman, advised there had been approvals for 2 driveways, 2 tree removals, 1 new residence, 1 septic system, 1 kennel and 2 residences waiting for approval. Ron asked about relocating the restrictions sign at the entrance so that it would be more visible to incoming traffic. The Committee still needs more members. If interested please contact the office. Fred Witchell updated meeting attendees about the status of the new boat ramps both at White Birch Lake and at Timber Lake. The rack at Holiday Lake will be built next year after the volunteers have leveled and brush cut the area where the rack is to be placed. The handicap ramp is progressing and it appears that cement will be poured this coming Thursday, weather permitting. Volunteers are needed and welcome. Barb Adair, Co-Chairperson Activities Committee, asked for volunteers. She is contacting tour companies to discuss possible future trips and will be posting trips already available by Haines Tours. Gary Cheadle reported that the reservations for camper storage are nearly finished. The campground is fully reserved. The storage area is nearly full. Gary and helper Marv Frayer are making plans to enlarge campground sites next year to accommodate both larger size campers and more available spaces. There will be a Future Planning Meeting directly following the BOD meeting.

There will be a Future Planning Committee meeting today following the BOD meeting.

MANAGER'S REPORT Tim called attention to the fact that contiguous lot applications are coming in faster than anticipated and that the affect on income will have to be considered during the planning of next year's budget. He commends the current Board members for their dedication, cooperation, more input and more sense of team especially in light of the fact that the positions are non paid volunteers. It appears that Consumers Energy has finally conceded that the problems at the front gate are due to the fluctuations in power. They have indicated that the wiring is inadequate and will be upgraded soon. Camping units still on lots are being monitored and action will be taken after the 2 week extension has expired. About 90% of the sand and salt has been delivered for the coming winter. The survey at Holiday Lake is completed and legal opinion has been sought as to how to contact the adjacent property owners regarding the unauthorized use of the property. Liens are completed for past due association dues and statements are being prepared for current year delinquent accounts.

ACCOUNTS PAYABLE Payables were reviewed and discussed. The Future Development Fund Balance is \$2,000.00 and will be designated in the November Income Statement. Marv Richardson moved to pay the payables. Seconded by Tom Dorcey. Motion carried.

COMMENTS FROM THE FLOOR Jack Jenkin, Lot 104, asked if there would be wells used at Holiday Day to raise the water level as was done at Teal Lake. Also he felt that the lake treatment was inadequate. Ron Tagg, Lot 246, questioned the need for signs advising people they are leaving White Birch property. Fred Witchell, Lot 648, suggested that persons on security be identified with a vest or other identification so there would not be a question as to the authority of doing their jobs. Don Kuester, Lot 656, commented regarding possibility of more detailed income accounts. Barb Adair, Lot 60, asked if there was need for concern of overlapping the water aquifers while pumping water into the lakes coupled with the increased demand for new building.

NEW BUSINESS

Possibility of building a fence at Timber Lake Boat Ramp was discussed as a springtime project. Discussion followed as to marking lot lines around Holiday Lake and how this would be accomplished. Board deferred responsibility to Manager to handle the projects.

ADJOURNMENT

Bob Adair made the motion to adjourn. Seconded by Chuck Bailey. Motion carried.

Respectfully Submitted
Priscilla Moore
Secretary-Treasurer

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MANAGER'S REPORT There is a notice of the Embers Dinner posted on the bulletin board. Please sign up if you intend to attend. For those of you not familiar with the dinner, the charge is offset by the years of your age up to 50%. He commends all the Committees for their help which have been provided to him and the Association. Our campground storage and storage area have never been so well handled. There has been some trouble at the front gate. Some prank calls have been made at the guest directory and 911 nuisance calls at the pay phone. Please advise the Manager if you see anything suspicious. Campground storage is full and storage area is nearly full. If you forgot to request a reservation let us know right away. Pool use has dropped off substantially therefore pool hours have been reduced. Pool hours are scheduled in response to demand. Work is progressing or completed on the boat racks and the handicap ramp is in progress. Lake treatment is being examined as some areas were not adequately treated. The remaining year of the contract will be reviewed with the contractor. Soon a new batch of liens will be filed on properties whose member dues for prior years have not been paid.

ACCOUNTS PAYABLE Payables were reviewed. Marv Richardson asked about the \$1000/mo Future Development Fund. The September Income Statement will be revised to reflect the inclusion of this amount. Bob Adair moved to approve payment. Seconded by Marv Richardson. Motion carried.

COMMENTS FROM THE FLOOR Chuck Hastings, Lot 78, said that someone took the door off his mailbox and put it back on backwards. He noticed there had been damage to 1 or 2 other mailboxes and expressed his concern. Fred Witchell, Lot 648, answered that he had done some investigating and he thinks that the damage has been done by adults on ATV's and ORV's in the early morning hours. He also stated that someone had piled 2 boats, one on top of the other, at the boat racks and reminded that the boats are too heavy to stack. Marv Frayer, Lot 682, thanks Fred Witchell and Jim Shaw for reporting the unattended fire on Mockingbird. The fire department was notified, responded and corresponded with the responsible party.

NEW BUSINESS Members are reminded of the 10 year financial plan. Please understand this document is a basic financial plan, a working tool and not a budget document. The plan is to be reviewed and there may be areas which will need to be updated. This plan has been available to the membership, for several years now, so they have knowledge of the proposed future direction of the Association Budget.

Any comments or suggestions must be submitted to the Manager before the proposed budget process begins in November. The budget is normally approved in December so that invoicing of the new year's dues can begin in January 2003. Marv Richardson suggested and volunteered to develop a letter to the Clare County Board, the purpose of which is to gather signatures to request a left turn lane on Old State Rd. The letter will be posted at the clubhouse and the campground. A copy will also be published in the Birch Bark. Please sign at your convenience. Bob Adair gives thanks to Chuck Hastings for explanation of his concerns regarding the Nature Trail. This example gives the Board the needed information to address the issues.

ADJOURNMENT

Marv Richardson made the motion to adjourn. Seconded by Bob Adair. Motion passed.

Respectfully submitted,
Priscilla Moore, Secretary/Treasurer

Members may also view and download our Membership Directory.

To gain access to the Members Only area, you are required to register at www.whitebirch.org. Registration is required so we can be confident that only our members are viewing the information posted in this area. Registration is quick and simple! I encourage you to take advantage of this new opportunity to grow our community and register for access at www.whitebirch.org. As of October 11th we already have 99 members who have registered for access. Please help attain the goal of 300 members registered by the end of the year!

When you visit www.whitebirch.org you will see the Member Registration link listed. Click here and fill in the information requested. You will receive your login and password in a few days after completing the registration information. This login and password will grant you access to the Members Only Area!

In the future, we will begin sending emails to members registered at www.whitebirch.org listing important announcements and other information. Let's all take advantage of this opportunity to improve communication in our community! If you have any questions regarding the Web Site, please feel free to contact me at 989-588-9192 or email tssgraham@hotmail.com.

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 Annual Christmas Party

December 7th

At the Clubhouse

Santa will be there!

SEPTEMBER BOARD MEETING MINUTES
Approved Board Meeting Minutes of September 14, 2002

CALL TO ORDER

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

*See Comments from the Floor

APPROVAL OF MINUTES

Larry Franklin moved to approve the minutes as written. Seconded by Marv Richardson. Motion carried.

TREASURER'S REPORT

For the month of August the Treasurer reported income of \$20,234.74 and expenses of \$35,735.59. Cash on hand at August 31, 2002 was \$123,139.91. Marv Richardson moved to accept the Treasurer's Report. Seconded by Bob Adair.

PRESIDENT'S REPORT

The President announced the following appointments for Chairmen/Chairladies of the Committees as follows: Bob Vonderheid, Chairman, Future Planning Committee, Barb Adair and Phyllis Willoughby, Co-Chairladies, Activities Committee, Shirley Brandt, Chairlady, Hospitality Committee, Fred Witchell, Chairman, Campground and Lakes, and Ron Tagg, Chairman, Environmental Protection Committee.

Statistics regarding the growth of the White Birch Website - since July 23rd there have been 325 hits and 90 members who have registered and placed their email address on file. He encourages members to go to *whitebirch.org* and take a moment to register their email address. This would increase the opportunity for better communication here in White Birch.

CORRESPONDENCE

Correspondence was received regarding a boat rack at Timber Lake, signs left at construction sites and violation procedures. All correspondence has been or is being addressed.

COMMITTEE REPORTS

CAMPGROUND AND LAKES COMMITTEE - Chairman Fred Witchell reported there had been good attendance at the Labor Day party at the pavilion. He estimated that they fed approximately 250 persons. Many members remained in attendance until closing time. They are planning another party next year.

ENVIRONMENTAL PROTECTION COMMITTEE - Reporting for the Committee was Chick Witchell with the following: Lot Improvement Applications were approved for 1 addition to a house, a ramp, 3 drives and 3 new residences. There are 4 residence approvals pending. At this time there are 260 houses. Rules regarding signs limits number of signs to one per lot and construction signs must be removed upon completion at a site.

FUTURE PLANNING COMMITTEE - Chairman Bob Vonderheid reported no activity at this time. A meeting is being held directly following the Board Meeting.

MANAGER'S REPORT

At this time the Manager would like to express his appreciation to all the volunteers for the substantial difference their contributions have made to White Birch Lakes. A special thanks goes to Fred & Chick Witchell for not only their great contribution to the Association but also for their help to so many of the members or anyone who has needed assistance. No matter how big or small the task, they are here daily to assist. They are applauded by the group in attendance. Please remember the benefit dinner tonight for the Rouston family. If you cannot attend, donations are welcome. Thursday, Sept 19, beginning here at the clubhouse at 9AM, is the last US10 highway cleanup and volunteers are needed. Immediately afterward, lunch is served at the clubhouse for those volunteers. The location of the handicapped ramp is marked and excavation is expected to be done next week (W.E. 9-21) and once again Fred Witchell and Marv Frayer have volunteered to do the concrete work. Anyone interested in helping, please see Fred. The pool table, which purchase was authorized several months ago, has arrived. Boat racks have been completed at White Birch Lake and will be built at Timber Lake after completion of the handicap ramp. Amended Restrictions are complete and final copies will be available the week of September 16th. Consideration is being given to developing a folder containing Restrictions and other paperwork such as Lot Improve Apps, ORV guidelines and any other appropriate paper work. This procedure, rather than the old gray booklets, would be more cost effective than the old

gray booklets. Any ideas? In response to Sal Scozzari's perceived problem with violation of the Open Meetings Act and the By-Laws, the Association by our own decision does abide by the Open Meetings Act. A 1998 statement from the Attorney General's office states "*The State Freedom of Information Act and Open Meetings Act do not apply to non-stock, non-profit corporations which were not created by state or local authority and which are funded by membership subscription and not public funds*". ACCOUNTS PAYABLE - Payables were reviewed. Marv Richardson moved to approve payment. Seconded by Bob Adair. Motion carried.

UNFINISHED BUSINESS

Bob Adair requested a decision regarding the issue of alcoholic beverages. The policy is that at any White Birch sponsored event there is to be no alcohol. Information is to be published in the Birch Bark.

COMMENTS FROM THE FLOOR

*Prior to the first agenda item, Sal Scozzari, Lot 1375, was allowed to make his comments. He quoted opinion #6942 (pertains to "Summer Resort and Assembly Associations") dated July 3, 1997 received from the Attorney General regarding political bodies and the Open Meetings Act. Copies of this opinion may be read at the Manager's office. Based on his interpretation, this corporation is a political body. Therefore he stated his disagreement with Article VII, Section 4 of the White Birch By-Laws which designates the Board of Directors certain powers to make By-Laws which he considers in violation of section 17 of the opinion.

Marv Frayer, Lot 682, informed that the next Lincoln Township Planning Meeting will be held on Sept. 17th to basically discuss the recreational plan and the possible re-classification of a multi-use trail to a motorized trail adjacent to White Birch properties. Imperative that as many as possible attend this meeting. Meeting is posted to begin at 7 PM.

Chuck Hastings, Lot 78, expressed his concern about ORV's and snowmobiles using the nature trail in back of the campground. The use of rolling stock on the trail is destroying the environmental assets and the beauty of the trail in addition to invading the woods behind his home. He would like to see a barricade.

Barb Adair, Lot 60, asks if flags, other than state, federal or White Birch flags, are considered flags or signs.

Discussion followed concerning the entering of ORV's across from the J & D Market. She also requested that anyone with suggestions for activities present them to the Activities Committee.

Anne Hobart, Lot 454, reminded that restricted access to White Birch is addressed in the new Covenants and Restrictions and the problem is the enforcement of the rules.

NEW BUSINESS

Marv Richardson brought forward the need for a financially sound plan for future development and presented the motion: Whereas financial stability is paramount to a strong future for White Birch Lakes Association, I move that the Manager be directed to pay to the Development Fund an amount of \$1,000 per month through Accounts Payable. Seconded by Scott Hayer. Motion carried. This transaction is effective September 2002. A proposal has been submitted for surveying the property lines on north and west sides of Holiday Lake and the property line north of the maintenance building. The manager explained that the survey would be the entirety of Holiday Lake including the property line across from J & D Market and across the northern corner of the Association and establish property lines up to the campground. This will enable the Association to seek legal opinions as to how to handle the adjacent non-member property owners who have been using Holiday Lake. Marv Richardson moved to direct the Manager to have the survey done - not to exceed \$3000. Seconded by Bob Adair. Motion carried. The possible purchase of lots owned by the state because of delinquent taxes and offered by the Dept of Natural Resources was discussed. No action was taken. Larry Franklin requested that Security during the upcoming hunting season be presented on the agenda for the upcoming BOD Meeting.

ADJOURNMENT

Marv Richardson made the motion to adjourn. Seconded by Bob Adair. 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

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

Seasons Greetings

And

Best wishes, for the Holidays.

Sign usage for private events held in Whitebirch

All signs, posters, balloons, etc. that are placed on White Birch Property
Must be removed immediately following the event.

Thanks for doing your part to keep WBL beautiful.