

We were asked why real estate transactions are not listed in the Birch Bark. The reason is, it is difficult to obtain accurate records, and we did not want to exclude anyone or print incorrect data.

The problem with the cat population (those without owners) is being checked. The cats have been living in the downed trees along the pipeline. Property owners that have been contacted are going to start getting rid of the logs when they are able. It is to be hoped that, this will help control the problem.

A request was made for a policy to be established for the lakes within WBL. If you have any input please call the office and let us know.

The next meeting will be on December 12, 1998 at 9:00am. This is the same day as our annual Christmas party.

I think I have rambled on enough!! I will request again, any of you with issues for the board, please, let us know. We cannot address an issue unless we are aware of it; just a quick call to the office will do it.

Jerry and I wish you all the happiest of Holiday seasons!!!!

Gail White

October 1998 Income

Income	
Assessments	5,675.75
Sales, Permits & Other	2,325.34
Total Income	8,001.09
Operating Expenses	15,830.39
Net Income(loss)	(7,829.30)
October "EOM" Cash on Hand	49,781.49

Board Meeting Minutes

Minutes from the November 14, 1998 meeting-to be approved.

CALL TO ORDER

President Gail White called the meeting to order at 9:00am. Present at the meeting were 1st Vice President Pat Zakalowski, directors Linda Brabant, Roy Miller, Jay Farr and Don Kuester. Also present were Manager Tim Fall and Secretary/Treasurer Margaret Lawson. 2nd Vice President, Steve Bryant was absent from the meeting.

APPROVAL OF MINUTES

President White asked if there were any changes to the minutes of October's meeting. Hearing none they stand as received.

TREASURER'S REPORT

Secretary/Treasurer Lawson stated that income for October was \$8,001.09 with a YTD total of \$165,785.22. Expenses for October were \$15,830.39 with YTD of \$203,094.71. The balance on hand at the end of October was \$49,781.49. Roy Miller moved to accept the financial report. Seconded by Pat Zakalowski. All in favor. Carried.

APPROVAL OF BILLS TO BE PAID

The bills to be paid in November were presented to the board for final approval. Linda Brabant moved that we pay those bills. Seconded by Pat Zakalowski. All in favor. Carried.

PRESIDENT'S REPORT

Report given by President Gail White. The Budget Committee, President White, 1st VP Pat Zaklowski and Sec/Treas Margaret Lawson, will meet and come up with a preliminary budget proposal that they will submit to the board at December's meeting.

CORRESPONDENCE

Manager Tim Fall stated that he received a letter from a lot owner that is requesting contiguous lot status for non-residential lots. He has referred this letter to the Covenants & Restrictions Committee.

COMMITTEE REPORTS

ENVIRONMENTAL COMMITTEE-

Report given by Chairman Gary Farnham. As of 1-1-99 the committee will enforce B.O.C.A. rules for approval of new homes in White Birch.

Two requests were received by the committee for Contiguous Lot Status. These lots meet all the requirements and now need approval by the board. Lot 539 to be made contiguous with lot 540 for Dybash. Pat Zakalowski moved that we accept this request. Seconded by Linda Brabant. All in favor. Carried. Lot 752 to be made contiguous with lot 753 for Thompson. Linda Brabant moved to accept this request. Roy Miller seconded the motion. All in favor. Carried.

CAMPGROUND COMMITTEE-

Report given by Roy Miller. Discussed refinishing picnic tables and buying some new ones for campground.

ACTIVITIES COMMITTEE-

Report given by board liaison Linda Brabant. Discussed

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past and upcoming events.

FUTURE PLANNING COMMITTEE-

Report given by Jay Farr.

COVENANTS & RESTRICTIONS COMMITTEE-

Report given by Ann Hobart. Working on getting more information before committee meets.

MANAGER'S REPORT

Report given by Manager Tim Fall. Met with attorney concerning the board's policy on contiguous lots. The attorney feels that we are in compliance with our Covenants & Restrictions. The attorney also states that our Environmental Committee has the ability to enforce the B.O.C.A. rules for new homes. Manager Fall would like the board to look into the Bertha Lake issue again as he feels it would be in White Birch's best interest to let that water through our properties.

UNFINISHED BUSINESS

Discussion on this issue and what the board's original decision was and how they came up with that decision. Manager Fall feels that we could use that extra water for our lakes, as they are quite low at this point. He stated that there were extensive tests done and their water is slightly cleaner than ours. Larry Franklin, past president stated that the board's original decision was reached because our lake levels at that time were fine and they had heard a lot of rumors about Bertha Lake being unclean. There were no engineering reports at that time. President White stated that we need more information about this. It was decided to have an advertised meeting with the Drain Commissioner and any White Birch member who would like to come.

COMMENTS FROM THE FLOOR

- Carol Roffe, lot #651 asked as to the status of the telephone tree. He was told that the status of that is unknown. He would like to see the Real Estate Transactions put back into the White Birch Bark. He was told that were dropped because they were an incomplete listing. He would also like to see a column in the paper called, Reminders, Kudos and Ouchs. This will be looked into. Mr. Roffe also wanted the board to declare a moratorium on accepting Contiguous lots to build up our monies. He was told that this cannot be stopped or changed as the right for contiguous lots is in the C&R's.

Billie Roffe, lot #651, asked about the wells we have at our lakes and if they can be used to bring up our lake levels. She was told that the pumps have been stolen and that it would cost approximately \$4,000.00 a well to have them reactivated.

One member questioned our security patrol and why they do not have a better communication system in case the officer has car trouble etc. Manager Fall stated that he has already been looking into this issue.

ADJOURNMENT

Linda Brabant moved that the meeting be adjourned. Seconded by Jay Farr. All in favor. Carried. Meeting adjourned at 10:20am. Next meeting will be Saturday, December 12th 1998, at 9:00am.at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED,

MARGARET E. LAWSON, SEC/TREAS WBLRA

Negative Notes!

I'll try to concentrate the negative in one spot so we can get it over with as quickly as possible.

We are filing liens, bringing in animal control, assessing fines for lots left in unsightly condition and in general attempting to give you the things you were promised when you became a WBL property owner. If you think you might be on the "hit list", please call.

In the words of the songwriter "This land is your land", Please treat it that way, with pride.

This note only applies to a handful of people, apologies to the rest.

Tim

Environmental Control Committee

New Homes must meet BOCA guidelines.

Starting January 1, 1999 Lot Improvement Applications for New Homes must meet BOCA guidelines.

We believe this is a significant decision that will help protect the property values and quality of construction for our members. BOCA is a national organization. Their building code is used by most building inspectors. This decision simply extends the same protection to buyers of manufactured and modular homes that is currently applied to "stick built" homes.

Thanks to the WBL members and ECC members who have helped make this significant improvement a possibility.

Classifieds

Light Carpentry & Woodworking
Call Mike 517-588-2853



Canoe Wanted
Bert Krueger 517-588-9428



WHITE BIRCH REALTY, INC.

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Toll Free: 888-293-3300

White Birch Board of Directors

GAIL WHITE, PRESIDENT

PAT ZAKALOWSKI, 1ST VP

STEVE BRYANT, 2ND VP

DON KUESTER, DIRECTOR

JAY FARR, DIRECTOR

LINDA BRABANT, DIRECTOR

ROY MILLER, DIRECTOR

WBL Office: 517-588-2853

Email: manager@whitebirch.org

**Submit suggested “Mission Statements” to the
WBL Office or to Jay Farr**

Thank you,

Thanks to all of the committee volunteers for their time and interest and also to the new volunteers who have made themselves available for appointment.

Thanks to Katherine Garant (lot 611) for the Christmas decorations at the entrance.

White Birch Lakes

4730 Lake Road
Farwell MI 48622-9618

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PERMIT NO. 11 FARWELL
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ADDRESS CORRECTION REQUESTED

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