

The Birch Bark

Volume 15, Issue 7

December 1998

Presidents Letter

Gail White

President

Season's Greetings:

I hope your holidays are going well. Our intention was to get this newsletter to you as quickly as we could and I have to admit it is my fault it didn't go out right after our December meeting. We had an unexpected loss to deal with. Jerry's mother passed away on December 14. It is always sad but we are fortunate that she led a full life and we had her until she was 91 years of age.

The reason we wanted you to receive this newsletter as soon as possible is because it is time for your board to discuss the proposed budget for next year. A copy is included in this newsletter.

I know one of the first things you will notice is a suggested increase in the assessments of \$25.00. Before a decision is made I want to let you know why we are even considering this idea. First, there has not been an increase for 4 years, not even to offset the increase in the cost of living. Past budgets have not included any provisions for depreciation and now we have to consider what is happening to all of our equipment and how to preserve it economically.

We have prepared a list of items for consideration that is elsewhere in this newsletter. As you can see, the list contains far more items than we can take care of immediately, but they

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CALENDAR OF EVENTS

January Board Meeting

Jan 9th 9 AM at the Clubhouse

Valentine Dinner

Feb 13th 6 PM at the Clubhouse \$6.00 each

St Patrick's Dinner

Mar 13th 6 PM at the Clubhouse \$6.00 each

December Minutes

Unapproved Minutes of Dec 12, 1998 Board Meeting

CALL TO ORDER

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

APPROVAL OF MINUTES

President White asked if there were any changes to the minutes of the November meeting. She stated that she would like it noted for the record that Steve Bryant was absent from that meeting due to the death of a close friend. Linda Brabant moved to accept the minutes as written. Seconded by Steve Bryant. All in favor. Carried.

TREASURER'S REPORT

Treasurer Lawson stated that income for November was \$4,607.26 with an income total of \$170,392.48 year to date. Expenses for November were \$11,314.53 with an expense total of \$214,409.24 year to date. Balance on hand at the end of the month was \$43,074.22. Don Kuester moved to accept the treasurer's report. Seconded by Pat Zakalowski. All in favor. Carried.

APPROVAL OF BILLS TO BE PAID

Treasurer Lawson presented the bills to be paid, for the month December, to the board for approval. Steve Bryant moved that we pay those bills. Seconded by Linda Brabant. All in favor. Carried.

PRESIDENT'S REPORT

Report given by President Gail White.

CORRESPONDENCE

Manager Fall received two letters from members that he referred to the appropriate committees.

COMMITTEE REPORTS

ACTIVITIES COMMITTEE-

Report given by Linda Brabant.

FUTURE COMMITTEE-

Report given by Jay Farr.

ENVIRONMENTAL COMMITTEE-

Report given by Gary Farnham. Committee received request for contiguous lot status from Brininstool, lot #1101. Lots meet all requirements. Steve Bryant moved

are all things that need doing. This increase, if accepted, is planned, as a start to accomplish some of the things you will see on the list. We feel if we budget properly and plan well we can whittle away at the "to do" list. It may take a few years but your board would like to reach the position of planning ahead and not just be reactionary and have to search for additional funding when something that could have been fixed for less needs to be replaced.

As you will see from the list we tried to be complete and cover all possibilities. These items are not necessarily in order of priority but all should be considered.

I would like to stress again how much this board appreciates your input, keep calling the office and let us know what you are thinking. We expect to hear from many of you before we vote on the budget during our January meeting. *

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.

November 1998 Income

Income	
Assessments	3,515.00
Sales, Permits & Other	1,092.26
Total Income	4,607.26
Operating Expenses	11,314.53
Net Income(loss)	(6,707.27)
November "EOM" Cash on Hand	43,074.22

to accept the request for contiguous status. Seconded by Linda Brabant. All in favor. Carried.

MANAGER'S REPORT

Report given by Manager Tim Fall. Discussed Automated Gate Entry, new proposal for Weed Control and Bertha Lake Issue. Manager asked board's opinion on making the White Birch Bark Newsletter bi-monthly instead of monthly. Annual savings of \$2000.00 would be realized. The board felt that it should be left monthly for at least a year to see how it goes. It was felt that it is important to let the membership know what will be discussed at the next meeting.

UNFINISHED BUSINESS

BERTHA LAKE ISSUE-

The Drain Commissioner was contacted to let him know that we may be interested in taking some of the water. We were told that the commission already has an alternative method in place that will not affect us. The subject is dropped at this point.

COMMENTS FROM THE FLOOR

Edwin Poterek, lot 398, questioned the Automated Gate Entry and how it will work. Manager Fall explained the workings of the system.

Gary Cheadle, lot#1010, asked how the beaver situation was. Manager Fall stated that 9 beavers were removed from White Birch and Holiday Lake. Mr. Cheadle would also like to see that all cars in White Birch have a sticker on them to make the Security patrol's job a little easier.

NEW BUSINESS

PROPOSED BUDGET-

The Budget Committee presented its proposed budget for the 1999-2000 Fiscal Year. It is to be discussed today but no action will be taken on it until the January meeting. This budget does propose a \$25.00 increase in assessments. The budget proposal will be printed, along with an explanation, in the next newsletter going out to the membership. This will enable them to attend January's meeting if they so choose.

ADJOURNMENT

Steve Bryant moved that the meeting be adjourned. Seconded by Linda Brabant. All in favor. Carried. Meeting adjourned at 10:10am. Next meeting will be Saturday January 9th 1999 at 9:00am at the White Birch Clubhouse.

RESPECTFULLY SUBMITTED,

*MARGARET E. LAWSON
SEC/TREAS WBLRA*

WHITE BIRCH REALTY, INC.

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STEVE BRYANT, 2ND VP
DON KUESTER, DIRECTOR
JAY FARR, DIRECTOR
LINDA BRABANT, DIRECTOR
ROY MILLER, DIRECTOR

White Birch Lakes Recreational Association

4730 Lake Road
Farwell MI 48622-9618

Office: 517-588-2853

Email: manager@whitebirch.org

From the managers office:

Thank you for all the cards, letters and gifts. If I failed to send you a note please accept my thanks for your remembrance. I really appreciate the thoughtfulness and friendship you have expressed.

Tim

White Birch Lakes

4730 Lake Road
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