

White Birch Lakes
January 8, 2011
Board Meeting Minutes
proposed

I.) Call to Order: President Briggs called the meeting to order at 11:00 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director Bryant, Director Cox-Perkins, Director Dombrowski and Secretary, Elaine Carrasco. Director McNeil absent due to illness.

Al Isaac led the membership in prayer, followed by the Pledge of Allegiance led by President Briggs.

II.) Additions to the Agenda: Director Nalepa adds under old business, docks. Under new business Director Nalepa adds the 2011-12 budget and assorted purchases. Director Dombrowski adds a purchase under new business.

III.) Approval of Minutes: *(1) Director Nalepa moves to approve the minutes as written, second by Director Stephens, all in favor carried.*

IV.) Income Statement-Treasurer's Report: For the month of December the Treasurer reports income at \$25,718.21, expenses \$20,016.47 leaving a net ordinary income of 5,701.74. Total cash on hand \$136,223.21, restricted accounts \$130,474.89, total all accounts \$266,698.10. **(2) Director Nalepa moves to accept the financial report as written, second by Director Stephens, carried.**

(3) Director Cox-Perkins moves to pay the bills, second by Director Bryant, all in favor, carried.

V.) President's Report:

Good morning everyone, welcome to 2011. I wish everyone a healthy and enjoyable year at White Birch.

Right after last months meeting we were greeted with a heavy snow that not only blocked our roads with snow, it also blocked them with tress. As this was the first snow of the season for our new maintenance men, they got things cleaned up in good time.

The new windows are all installed, minus the two little ones at the top of the fireplace. These two were measured incorrectly and did not fit. The new ones are supposed to arrive Tuesday so the job will be completed. They really look nice, and brighten things up in here, more then the others did.

There has been reports of gun shots, and also another deer was killed. I have instructed the office to contact the sheriff and the D.N.R. so we can have some help putting a stop to this.

This is all I have for this month.

Thank you,
Bob Briggs

VI.) Committee Reports:

Finance Committee: Terri Obrecht reports The Board and Finance Committee have reviewed the 2010-11 expense. The Association is expected to be roughly \$29,423.00 under budget at the end of the fiscal year. This is due to payroll reduction and one-time cost savings on gravel and brine.

As long as nothing costly occurs between now and February 28th, it's estimated there will be about \$100,000.00 in unspent income. This income is possible primarily due to back assessment collection, reduction in payroll and a one-time reduction in gravel and brine costs.

If this amount is available at year's end, the committee has recommended \$40,000.00 be placed in mandatory savings and \$60,000.00 into the Depreciation Fund to cover necessary equipment replacement and repairs to existing amenities.

Pertaining to the proposed 2011-2012 budget:

Last night the Board and committee reviewed each line item and we feel we've come up with a solid budget with anticipated income to cover the Association's existing expenses as well as a number of the "wish lists items" given to the Board.

Well, that's about it but the committee would like to congratulate the Association as well as thank the Board, volunteers and in particular Elaine since we, because of personal situations and background distraction forget the amount of work she's doing was done to some extent previously by 3-separate employees working a whole lot more combined total hours.

Because of the 2-year concentration on back assessment collection and the cost cutting and containment efforts, the Association will have saved enough money to at the very least make repairs to areas it hasn't been able to address for the last 15-years or more due to the lack of funds. This includes re-surfacing the entrance, repairing the tennis court and window replacement here at the clubhouse, which by the way are absolutely beautiful and working wonderfully. You don't feel any draft at all.

This is a tremendous accomplishment considering at the end of 2008 the Association had a little more than \$6,000.00 bucks in the general funds and was on the verge of financial disaster which also resulted in reducing services, hours and closing the pool. This is all being done without raising assessments or special assessing the Membership.

Activities Committee: Sally reports that the Christmas pot luck was a success we had a really nice turnout. She wants to thank everybody for donating food for the food drives, this is an

ongoing thing, please continue to donate. Our mittens tree was filled with scarves and mittens from numerous members, but we have one outstanding member, Grandma Betty who makes and donates **bags** of hats, mittens and scarves each year. Thank you Betty for your efforts!!! Anyone wishing to donate yarn to Grandma Betty, please bring it to the clubhouse and we will see to it that she receives it, she makes these items year round. Betty has also agreed to knit items for "Operation Gratitude ." (our troops) We now have a bag out here for "operation gratitude" a non for profit organization who sends packages to our troops around the world. They have two collections, one in the spring and one in the fall. A list of items they are requesting is posted in the clubhouse. For more information please visit their website at opgraditude.com. They request personal letters and they also recycle old discarded telephones. Our next event is the chili cook-off/Superbowl, February 6th at 4:30p.m. judging will begin at 5p.m. The activities committee would like to purchase a treadmill for the clubhouse with the excess money in the activities fund and a second request would be the need for more storage in the kitchen. Sally submits pictures of the treadmill and cabinet for the kitchen to the board for consideration of purchase.

Communications Committee: Director Stephens reports that the communications committee hasn't met as yet. She would like to remind everyone to consider signing up to receive the Birch Bark via e-mail opposed to mailing, to save on expense. We mail over 700 monthly at a cost of over \$300 in just postage.

EPC Committee: Director Nalepa reports that one camper is still on a lot, the sheds and temporary sheds have been removed. A treehouse application was submitted and they decided that it was not an EPC requirement to get approval. An application was submitted for tree removal.

Campground Committee: Director Dombrowski reports that all is well in the campground, the porta potty is in place. He would like to thank the member on Mockingbird Circle who came and did a check on the campground shortly after he arrived.

VII.) Comments (Agenda Items): none

VIII.) Old Business:

(4) Director Stephens moves to accept the bid from Weinlander-Fitzhugh to do our accounting for our audit and 990 for the 2010-11 fiscal year, second by Director Cox-Perkins, all in favor, carried.

(5) Director Nalepa moves to accept the Younkers bid for docks on all 3 lakes for a \$4754.10, second by Director Dombrowski, all in favor, carried.

IX.) New business:

(6) Director Cox-Perkins moves to allow \$600 or less for a new hutch and desk for Alice's office, second by Director Dombrowski, withdrawn.

(7) Director Nalepa moves to accept the offer of \$6500 on lots, 1046 and 1047 on land contract with \$2400 down and payments over 3 years with 8 percent interest, second by Director Cox, all in favor with exception of Director Bryant, who recused.

(8) Director Nalepa moves to set the White Birch Lakes Recreational Association income and expense budget to be set at \$360,552.00 for the annual year beginning March 1, 2011 and ending February 28, 2012 as reviewed at the board workshop of January 7, 2011 with the following stipulations, 1) Increases in line item expenses are neither guaranteed or automatic with the approval of the budget. 2) Remaining funds from the year ending February 2011 are allocated \$40,000.00 to savings and the remaining balance to the depreciation fund, second by Director Stephens, all in favor, carried.

(9) Director Nalepa moves to purchase a new multi-use vacuum at a cost of no more than \$300 and a new lock box at a cost of no more than \$150, second by Director Stephens, all in favor, carried.

(10) Director Nalepa moves to purchase a new recorder at a cost of no more than \$150 and upgrade Quickbooks to the 2011 edition at a cost of no more than \$350.00, second by Director Stephens, all in favor, carried.

(11) Director Nalepa moves that \$500 be allocated to purchase assorted tools and a chainsaw, not to exceed \$500, second by Director Stephens, tabled.

X.) Comments From the Floor: Available at the clubhouse.

XI.) Adjournment:

(12) Director Stephens moves to adjourn, second by Director Nalepa, all in favor, carried.

Adjournment at 12:10 p.m.

Submitted by,

Elaine Carrasco