

White Birch Lakes
February 12, 2011
Board Meetings Minutes
Approved

- I.) Call to Order:** President Briggs called the meeting to order at 11:07 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director Dombrowski, Director Cox-Perkins, Director Bryant and Secretary, Elaine Carrasco. Director McNeil absent.

Elaine Carrasco led the membership in prayer, followed by the Pledge of Allegiance led by President Briggs.

II.) Additions to the Agenda:

Old Business:

Director Dombrowski: Campground Bathrooms

Director Nalepa: The Carlton Co. collection agency and office furniture

Director Cox-Perkins: Covenants & Restrictions and tape recorder

New Business:

Director Stephens: Violations/deadline letters and Realty contract bids (closed session)

Director Dombrowski: Nominating/Teller Committee, Dump Truck and camping court order

Director Bryant: New cabinet and treadmill

III.) Approval of Minutes:

(1) Director Bryant moves to approve the January minutes as written, second by Director Cox-Perkins, carried.

IV.) Income Statement-Treasurer's Report:

(2) Director Bryant moves to pay the bills, second by Director Stephens, carried.

The Treasurer reports income for the month of January at \$22,787.08, expense totaled -\$3,376.38. Total of all accounts \$256,750.46.

(3) Director Nalepa moves to accept the January financial statement, second by Director Stephens, carried.

V.) President's Report:

Good morning, other than a little snow it has been pretty calm around here the past month. Last month I was asked why the emergency exit was not one of the first place's to be plowed after a snow storm. I checked this out and found out that our emergency exit goes to a seasonal road that does not get plowed at all during the winter. I guess that makes our emergency exit seasonal. Please don't ask me about this, as I had nothing to do with this. I guess we have to plan our emergencies depending on the season. I have never seen where the membership was told about this, but now you know.

The question has been asked. If a person is making payments on past due assessments does that make them a member in good standing? The answer is no, you are not a member in good standing, and do not have membership privileges until the assessments are paid up to the current date.

The only other thing I have is that we would like everybody to attend the Lincoln celebration at the clubhouse tonight at 8 o'clock.

That's all I have for this month. Thank you.
Bob Briggs

VI.) Committee Reports:

Activities Committee: Sally Keillor reports that Glen Stephens won the Chili cook-off contest. Our next scheduled activity is the Easter Egg Hunt April 15th, 11 a.m. at the clubhouse.

Campground Committee: Campground liaison Director Dombrowski reports the roads are plowed, storage is plowed. Noticed footprints leading to some units in the campground area

EPC: Director Nalepa, liaison for EPC, reports two tree removal applications were approved.

Communications Committee: Director Stephens, liaison, reports, no meeting yet, working with Sheryl Judd on the website.

VII.) Comments: Agenda Items Only. No comments

VIII.) Old Business:

(4) Director Cox-Perkins moves to authorize an expenditure of up to \$1,700.00 to buy an impact wrench, sockets, air compressor, a log chain, a small chainsaw and assorted hand tools, second by Director Bryant, carried.

(5) Director Dombrowski moves that we seek bids to get a cost estimate for the campground bathroom remodel, second by Director Stephens, modified to include, material specifications as provided on certain items, carried.

(6) Director Dombrowski moves to disband the current teller/nominating committee, second by Director Cox-Perkins, carried.

(7) Director Dombrowski moves we chose the 2011 election/nominating/ teller committee as:

Dawn Holzer Lot #1101

Christina Van Pelt #1095

Patricia Graham #1300

Cindy Alsup #964

Bill Dombrowski #1210

Bill Carrasco #658

Claudia Pelfrey #527

Sylvia Wagner #359

and any others, in good standing who choose to sign up by the deadline, second by Director Stephens, carried.

(8) Director Stephens moves that Director Dombrowski be named as member and liaison to the teller/nominating committee, second by Director Bryant, all in favor, Director Dombrowski recused, carried.

(9) Director Nalepa moves that accounts currently assigned to Carlton Collection Agency be reassigned to AR=S provided that, the account owner matches the recorded owner at the county deeds office, as well as the records at the White Birch Lakes Recreational Association office (as indicated in yellow) and the transfer or cancellation of these accounts with Carlton Collection Agency does not result in a financial payment to Carlton Agency from White Birch, second by Director Stephens, carried.

(10) Director Cox-Perkins moves to increase the amount to spend on A recorder from \$150.00 to \$300.00, second by Director Stephens, carried.

(11) Director Bryant moves we accept our attorney's recommendation as recorded in his December 3, 2010 letter concluding that the purported

amendments to the C&R's were not validly adopted. With the exception of any changes made by court order, the original C&R's remain in effect without any changes, second by Director Cox-Perkins, call results:

Director Dombrowski, nay
 Director Stephens, aye
 Director Nalepa, nay
 Director Cox-Perkins, aye
 Director Bryant, aye
 Director Briggs, aye

motion carried.

(12) Director Stephens moves that we ask our attorney Garchow to provide us with a document that can be filed with the county regarding purported changed amendments to the C&R's, the validity of the amendments and said document should include his verbal opinion stated to the executive committee that he feels we have no choice but to declare the amendments invalid and revert to the originals, second by Director Cox-Perkins, nay by Director Dombrowski, all other ayes, carried.

(13) Director Nalepa moves to instruct our attorney to provide a written opinion to clarify if members in the seven separate sections are empowered to make changes in their specific C&R document/section, second by Director Stephens, carried.

(14) Director Cox-Perkins moves to authorize the supervisor up to \$1,500.00 to purchase furniture, two desks and two chairs for the supervisor's office, second by Director Nalepa, carried.

IX.) New Business:

(15) Director Stephens moves we mail certified, with return receipts all letters to members regarding violation/ fines and deadline letters with a copy filed in the members file, second by Director Bryant, carried.

(16) Director Bryant moves we authorize expenditures of up to \$850 on a treadmill and \$250 on a storage cabinet for the kitchen, second by Director Stephens, carried.

(17) Director Dombrowski moves we consider the purchase of a new dump truck with a price limit of \$15,000.00, and authorize Director Briggs on the purchase, second by Director Stephens, carried.

(18) Director Dombrowski moves we provide, keep and maintain copies of the camping court order in the clubhouse and on the website, second

By Director Cox-Perkins, carried.

X. Comments From the Floor:

Available at the clubhouse.

(19) Director Stephens moves to go into closed session, second by Director Nalepa, carried.

XI. Closed Session:

(20) Director Nalepa moves to increase the Secretary/Treasurer's hours From 28 to 30 weekly, second by Director Dombrowski, carried.

(21) Director Nalepa moves that we increase Elaine Carrasco's pay by .50 an hour beginning March 1, 2011, second by Director Stephens, all ayes, carried.

(22) Director Nalepa moves that we increase Alice Van Bennekom's pay by .50 an hour beginning March 1, 2011, second by Director Stephens, nay by Director Bryant, all other ayes, carried.

(23) Director Nalepa moves that we increase Jeff Wheeler's pay by .50 An hour beginning March 1, 2011, second by Director Stephens, all ayes, Director Bryant abstains.

(24) Director Nalepa moves we hire one of the three pool attendants on a rotating basis to work the first, third and fifth Saturday (if necessary) of each month from 8 a.m. to noon to cover the office hours, second by Director Stephens, absent Director Dombrowski, abstain by Director Bryant, all other ayes, carried.

(25) Director Stephens moves we send requests for quotes to area real estates companies to be the Associations realtor, second by Director Cox-Perkins, Director Bryant recused, all other ayes, carried,

XII.) Adjournment:

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

Meeting Adjourned at 3:15 p.m.

Submitted by,
Elaine Carrasco