

White Birch Lakes
March 12, 2011
Board Meeting Minutes
Approved

I. Call to order: President Briggs called the meeting to order at 11:04 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director Bryant, Director Cox-Perkins, Director Dombrowski, Director McNeil and Secretary Elaine Carrasco.

Director McNeil led the membership in prayer, followed by the Pledge of Allegiance led by President Briggs.

II. Additions to the Agendas:

Presidents Briggs adds:
Committee liaison resignations
Committee liaison appointments

Old Business:
Director Briggs adds Real estate bids (closed session)
Director Stephens adds letter from Attorney (closed session)
Director Dombrowski adds Committee Appointment (Carolyn Neal) and electronic documentation
Director Nalepa adds Campground Bathrooms

New Business:
Director Dombrowski adds "Presidents Letter" (closed session)
Director Nalepa adds Budget Finance Committee and Tennis Court Committee.
Director Cox-Perkins adds Internet provider and Bath and Pool Attendants.

III. Approval of Minutes:

(1) Director Stephens moves to approve the February minutes, second by Director Nalepa, all in favor, carried.

IV. Income Statement-Treasurer's Report:

(2) Director Cox-Perkins moves to accept the February Financial Report, second by Director Bryant, all ayes, except Director McNeil and Director Dombrowski with nays, carried.

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

V. President's Report:

Good morning everybody. I would like to say thanks to Louise Bryant for the good job she has done for us as a pool attendant. She has taken on another job and will no longer be working for us. I have a great appreciation for all of the employees here at White Birch. They all are doing us a very good job and contribute to the pleasant living environment that we all enjoy.

The pool has been prepared to paint and the painting will be started Monday the 14th. It has taken a little longer then expected as the maintenance men had some snow and ice to deal with this also. Besides the weather they also had a leak in the pool. The leak was the same place that was repaired a few years ago. I have seen the damage that was done with the first repair, and I can assure you it was repaired correctly this time.

If you would like a copy of the Covenants and Restrictions for your section and or the changes made by court order pertaining to camping, they are available at the office.

I would like to remind everybody starting in April the Board of Directors meetings will begin at 10: A.M. Thank You.

VI. Committee Reports:

Sally Keillor reports for the Activities Committee. She reminds everyone of the upcoming Easter egg hunt scheduled for Saturday April 16, 2011 at the clubhouse. beginning at 11 a.m.

VII. Comments, Agenda Items Only:

available at the clubhouse.

President Briggs accepts the following resignations:

Director Nalepa as E.P.C. liaison

Director Dombrowski has resigned as Election Committee liaison and Campground liaison.

President Briggs appoints Director Cox-Perkins as Election committee liaison and Director Stephens as E.P.C committee liaison.

(4) Director Bryant moves to confirm appointments, second by Director Nalepa, carried.

(5) Director Dombrowski moves to appoint Carolyn Neal to the election committee, second by Director McNeil, carried.

VIII. Old Business:

(6) Director Dombrowski moves that in regard to the campground remodel the selection of materials, contractors/installers, cost and timing be selected and voted on by the board as a group, second by Director Stephens, carried.

IX. New Business:

(7) Director Nalepa moves to disband the finance/budget committee, second by Director McNeil, roll call results:

Director Cox-Perkins, Nay

Director Bryant, Nay

Director Nalepa, Aye

Director Briggs, Nay

Director Stephens, Aye

Director McNeil, Aye

Director Dombrowski, Aye

Motion Carried.

(8) Director Perkins moves to hang a new sign-up sheet to appoint a new finance committee, second by Director Bryant, roll call results:

Director Cox-Perkins, aye

Director Bryant, aye

Director Nalepa, nay

Director Briggs, aye

Director Stephens, nay

Director McNeil, nay

Director Dombrowski, nay

Motion failed.

Director Nalepa tables “tennis court committee”

(9) Director Cox-Perkins moves to drop the internet service back to basic service and get a second account for office use, second by Director Stephens, carried.

(10) Director McNeil moves to put up sign-up sheets up for bath and pool attendant jobs, second Cox-Perkins, withdrawn.

(11) Director Dombrowski moves that certain items such as bylaws, C&R's, camping court orders, those things be converted to PFD file, posted on the internet and are downloadable, making it easy for members to download and maintain such files, so when members request copies we can e-mail it or they can download it, second by Director Stephens, not to exceed a \$300.00 cost, carried.

X. Comments from the floor:

Available at the clubhouse.

(12) Director Stephens moves to go into closed session, second by Director McNeil, carried.

XI. Closed Session:

(13) Director Stephens moves to accept our attorney's letter with modifications to the attorney's affidavit, second by Director Nalepa, carried.

(14) Director Nalepa moves that we distribute the attorney letter of March 10th with the amended affidavit to the membership via the Birch Bark and website, second by Director Stephens, carried.

(15) Director Bryant moves to set the date of the Monday prior to Memorial Weekend, that all trailers must be removed from storage and that a letter be sent to those who have sites rented and in the Birch Bark and on our website, second by Director Cox-Perkins, all ayes, a nay by Director Dombrowski, carried.

(16) Director Nalepa moves to table our decision on the real estate selection until we receive the attorney's opinion on the requirements of membership application and approval prior to the sale of a lot, second by Director Cox-Perkins, all aye, except Director Briggs nay, Director Bryant recused, carried.

The bid submitted by the realtor was returned to him unopened and he elected to have it kept secure in the office.

(17) Director Stephens moves to have all 7 original C&R's reviewed by the attorney and document all illegal language that may violate state, federal and local law, second by Director Nalepa, carried.

XII. Adjournment:

(18) Director Nalepa moves to adjourn, second by Director Cox-Perkins, carried.

Meeting Adjourned at 2:00 p.m.

Submitted by,
Elaine Carrasco