White Birch Lakes April 9, 2011 Meeting Minutes

<u>I. Call to Order:</u> President Briggs called the meeting to order at 10:00 a.m. Directors present: President Briggs, 1st Vice President Stephens, Director Dombrowski, Director McNeil, Director Cox-Perkins and Secretary, Elaine Carrasco. Director Bryant absent due to a family event. Director Nalepa absent due to a family situation.

Director McNeil led the membership in prayer.

President Briggs led the membership in the Pledge of Allegiance.

II. Additions to the Agenda:

Under New Business, Director McNeil adds White Birch property down payment.

Under Old business, Director Briggs adds legal Issues, closed session, after comments from the floor and committee announcements after his president reports.

III. Approval of Minutes:

(1) Director Cox-Perkins moves to approve the minutes, second by Director McNeil, carried.

IV. Income Statement/Treasurers Report:

Treasurer, Elaine Carrasco reports income for the month of March at \$229,951.63, we spent \$21, 280.42, and total of all accounts both unrestricted and restricted, \$448,665.06.

- (2) Director Stephens moves to accept the income statement as reported, second by Director McNeil, all in favor, carried.
- (3) Director Stephens moves to accept the payables as presented, second by Director McNeil, carried.

V. Presidents Report:

Good morning everyone, sorry but this is going to be a little longer this month, believe me it is just as hard on me as it is you. I think spring is finally here at White Birch, as everybody here knows that when you leave the gate thru the winter months the White Birch community seems to have its own private weather zone. One of our neighbors on Laurel Lane, Mr. and Mrs. Kelly and family lost their home to fire last Sunday morning, fortunately there were no injuries. Our thoughts and prayers go out to this family and also to Sally Keillor our activities chair, as she has lost a brother this past week.

We had seven homes and three cars broken into in one evening this past month. The sheriff arrested four young adults and one minor. Apparently they were staying in an abandoned home on Elm, that they used to live in last summer.

Last month there was a motion brought before the board to disband the finance committee and was passed by a four to three vote. I respect all board members rights to vote as they feel they should to represent the membership. What puzzles me is why something of this importance was not discussed at the board workshop, the evening before the board meeting. The purpose of these workshops is to present all the information that has been gathered so that all board members can hopefully make an educated vote on behalf of the membership. I, as President, ask the board members about two weeks prior to these workshops, and continue doing so up until the start of the meeting if there is anything they wish to add to the agenda. This important subject was not brought up. I do not understand why this happened this way. The finance committee was recommended by the audit firm and it also was recommended that the finance committee meet with the auditors without management present. As far as I know we have always had a finance committee. The finance committee has no power and cost the association nothing. But it does help the board set the budget and also make suggestions and give their opinion based on our finances to the Board of Directors for them to use to make final financial decisions for White Birch.

Thank You,

Robert Briggs

President

President Briggs thanks Terri Obrecht for volunteering to take over publication of the Birch Bark. He also removes from the EPC committee, Michael Graham and Judy Gute.

(4) Director Cox moves to ratify the EPC committee removals, second by Director Stephens, carried.

VI. Committee Reports:

Chick Witchell reports for EPC. She thanks Dick Brandt for filling in for her this winter. Accessory building approvals for Lot #659 and #770. She requests, in the Birch Bark, that they need to receive applications for EPC approval a week to ten days before EPC meets. Meeting dates will be posted in the Birch Bark. She will be touring the association for violations.

Fred Witchell reports for Campground. Fred talks about brush removal in the storage area before the trailers are removed. He also requests permission to get prices to purchase fire rings.

VII. Comments from the Floor (Agenda Only):

Available at the clubhouse.

VIII. Old Business:

(5). Director Stephens moves to award the real estate bid to White Birch Realty as the exclusive realtor for the White Birch Lakes owned properties, second by Director McNeil, carried.

IX. New Business:

- (6). Director McNeil moves to change the required \$800.00 down payment that is currently required on White Birch properties, to \$1,300.00 or ten percent, whichever is greater, second by Director Stephens, carried.
- (7). Director Cox-Perkins moves to turn the land contract of lot #1130 over to our attorney to handle, second by Director McNeil, carried.
- (8). Director McNeil moves to go with the Mineral Well Brine from Beckman for our first application only, second by Director Stephens, carried.
- (9). Director Cox-Perkins moves to approve the campground storage policy as amended, second by Director McNeil, carried.
- (10). Director Dombrowski moves to make some revisions on our campground procedures, second by Director Cox-Perkins, carried.
- (11). Director Cox-Perkins moves to include the absentee ballot request in this month's newsletter, second by Director McNeil, all in favor, carried.
- (12). Director Cox-Perkins moves to get bids on repair of the tennis courts, second by Director McNeil, amended for the bid to include an adjoining shuffle board court, all in favor, carried.

X. Comments from the Floor:

Comments are available at the clubhouse.

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

XI. Closed Session:

(14). Director Stephens moves to accept our attorney's advice in an ongoing legal matter, second by Director McNeil, carried.

XII. Adjournment:

(14). Director McNeil moves to adjourn, second by Director Stephens, carried.

Meeting adjourned at 1:30 p.m.

Submitted by,

Elaine Carrasco