

White Birch Lakes
October 8, 2011
Board Meeting Minutes

I. Call to Order:

President Briggs called the meeting to order at 10:03 A.M. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Cox-Perkins, Director Bryant, Director Dombrowski, Director Holzer and Secretary, Elaine Carrasco. Absent due to a family obligation, Director Nalepa.

II. Additions to the agenda:

Director Cox-Perkins adds under new business, meeting time.

Director Briggs adds under old business, committee appointments and closed session for a legal matter.

III. Approval of the minutes:

(1) Director Stephens moves to accept the September 3, 2011 annual meeting minutes as presented, second by Director Holzer, carried.

(2) Director Stephens moves to accept the September 10, 2011 meeting minutes as presented, second by Director Bryant, carried.

IV. Income Statement- Treasurer's Report:

(3) Director Cox-Perkins moves to accept the Treasurer's Report as presented, second by Director Stephens, carried.

V. President's Report:

Good morning everyone,

White Birch has lost a long time friend, neighbor and past employee this past week. Our condolences go out to the friends and family of Priscilla Moore. There is information posted on the bulletin board. She will be missed by many of her friends and neighbors here at White Birch.

The flowers behind the clubhouse received a much needed weeding this week, thanks to Donna Cross. Donna is always weeding flowers, picking up trash around White Birch or helping in any way she can. Thank you Donna, we appreciate having you for a neighbor.

In the past few years there has been a lot of work done to collect past assessments, and I would like to thank the ones who have cooperated with the office by bringing these up to date, or getting on a payment plan to do so. It has now come to the point that the board's only option left is to foreclose on the properties that have not cooperated. That is the step we are taking now. These

properties will be turned over to our attorneys as soon as the treasurer finishes getting the information required by the attorneys.

We are also going to start getting court injunctions against the ones who are not current on their assessments, and still continue to use the roads, lakes and other facilities.

These measures may sound a little harsh to some, but we have done all we can with the delinquencies, and these are the only other options available to us through our covenants and restrictions. It is not fair to the ones paying their assessments for this to be allowed any longer.

The new roof has been started. I am told it will take about a week to finish.

I hope everyone is able to get out and enjoy this good weather and the beautiful colors that we have, we all know it doesn't last long.

Thank You,
Bob Briggs

VI. Committee Reports:

EPC: Chick Witchell reports there was no meeting this month, not anything to meet for. We had 4 tree removal approvals, one covered porch, a deck and one contiguous lot approval.

Campground: Fred Witchell reports that Saturdays will be busy this month with camper storage. There are three campsites available for winter camping in the campground. Sites 29, 31 and 5A will be available throughout the winter and spring.

Finance Committee: Terri Obrecht reports the committee had their first meeting. Excluding assessment collection we are shy about \$5000.00 in anticipated revenue at the half way mark in this fiscal year. We expect to be slightly under budget in expenses. Energy usage is questionable, our liaison will be doing a study on past consumption. We may have to increase the budget for no lead consumption next year. She requests that the board reinstate a budget review at one of their workshops. The next finance committee will be Tuesday, October 18. We intend to have the proposed budget completed for the board by the end of October.

Activities Committee: Sally Keillor reports we had our first plant exchange last Saturday. Members exchanged about 40 plants and discussed where and how to plant them. A trip to Little River is being planned for November 17. Information on the trip is posted on the Clubhouse board. If you call for information, be sure to make them aware you are a member of White Birch Lakes. She quoted Sally a group rate of \$20 per person, which includes \$35 in comps. Saturday, November 19th, we will have chili available at the clubhouse for the hunters.

VII. Comments (agenda items only)

Comments are available at the clubhouse office, by the Secretary.

VIII. Old Business:

Campground committee appointments: President Briggs appoints Patrick Nalepa and Richard Allen to the campground committee. Director Dombrowski is appointed liaison of the campground committee.

(4) Director Stephens moves to accept the campground committee appointments, second by Director Bryant, carried.

IX. New Business:

(5) Director Dombrowski moves to discuss the Craig's list ad for our lots for sale, second by Director Stephens, withdrawn.

(6) Director Cox-Perkins moves to change the meeting times to 11 a.m. beginning the December through April meeting, second by Director Stephens, carried.

(7) Director Stephens moves to closed session for legal matters, second by Director Bryant, carried.

(8) Director Stephens moves continue forward with legal matters based on the attorney's recommendations, second by Director Cox-Perkins, carried.

X. Comments from the Floor:

For the good of the order: Available at the clubhouse office, by the Secretary.

IX. Adjournment:

(9) Director Stephens moves to adjourn, second by Director Holzer, carried.

Meeting adjourned at 12:20 p.m.

Submitted by,
Elaine Carrasco