

White Birch Lakes  
Board Meeting Minutes  
December 10, 2011

**I. Call to Order:**

President Briggs called the meeting to order at 11:00 a.m. Board members present: President Briggs, 2<sup>nd</sup> Vice President Cox-Perkins, Director Dombrowski, Director Holzer, Director Bryant and Secretary, Elaine Carrasco. Absent due to a family emergency, Director Stephens, she joined the board meeting just as “closed session” was to commence.

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

**II. Additions to the Agenda:**

*(1) Director Cox-Perkins moves to deviate from the agenda to go into closed session for board business, seconded by Director Bryant, carried.*

*(2) Director Bryant moves to confirm the executive decision to fill the vacancy of Dorothy Nalepa for the remainder of her term with Tom Crook, second by Director Cox-Perkins, carried.*

At this time President Briggs invites newly appointed Director Tom Crook to join the Board Members at the table.

New business additions:

Director Bryant, 2012-13 assessments.

Director Holzer, service fee on assessment accounts not paid in full by March 1<sup>st</sup>.

Director Cox-Perkins, campground bathhouse renovation and floor.

Director Dombrowski, liens.

Old business:

Director Holzer, gate system.

Director Dombrowski adds executive session after last of comments from the floor.

**III. Approval of Minutes:**

*(3) Director Cox-Perkins moves to approve the November 2011 meeting minutes, second by Director Holzer, carried.*

**IV. Income Statement-Treasurer's Report:**

*(4) Director Cox-Perkins moves to accept the Treasurer's Report, second by Director Holzer, carried.*

*(5) Director Holzer moves to pay the bills, second by Director Cox-Perkins, carried.*

**V. Presidents Report:**

Good morning everyone,

I would like to thank the activity committee for taking it upon themselves to supply the soups and other snacks at our board meeting that they have been providing all year. These ladies started doing this on their own, and I have been guilty of enjoying them without ever taking the time to say "thanks." Thanks girls, the members and myself appreciate all the work you have been doing.

I would like to send our prayers out to Joanne Mackiewicz who is ill and our condolences out to the family of Raymond Burtell. Mr Burtell passed away recently. He has lived here at White Birch for the past 20 years.

Our secretary turned a list of 111 properties over to our attorneys, for them to take to court, to start foreclosure procedures on. Along with all the payments being made on a lot of properties and this foreclosure taking place on the remainder, it should pretty well clean up the past due assessments on our books. There has been a lot of work done in the last 3-4 years to clean this mess up, I don't know who is responsible for

allowing this to get so far out of hand, but I sure hope future boards will keep on top of this.

As everyone is aware White Birch has rules that need to be adhered to, and as in any community there is people who accept them and some who don't. I believe of the rules we have, the ones that are disputed the most, pertain to the allowing of camping on residential lots. White Birch was developed as a private deeded residential development. Camping was not allowed per the covenants and restrictions at that time. In later years the association petitioned the court to allow property owners the use of their lots until they were able to develop them, by camping on them. There was an agreement made by the court stating the rules of how camping would be allowed and how it would be enforced.

Because of these rules and the way they are being enforced, there has been a complaint filed against the association and the board of directors which requests a court to render a declaratory judgment outlining the rights and responsibilities with regard to camping on properties within the association. If any member wishes to review this complaint you may do so during office hours by asking our secretary.

I would like to wish the membership and their families a Merry Christmas and a safe and Happy New Year.

Thank you,  
Bob Briggs

## **VI. Committee Reports:**

Activities Committee: Chair person, Sally Keillor reports that the Christmas pot luck/game night is tonight 5 p.m. All are invited. Next event is the Super Bowl party in February.

Campground Committee: Liaison Director Dombrowski would like to remind members camping in the campground to be sure to call ahead to have the power turned on.

## **VII. Comments: (Agenda items only)**

Available at the clubhouse from the secretary.

## **VIII. Old Business:**

*(6) Director Holzer moves to proceed with the upgrade of the gate electronics, second by Director Cox-Perkins, carried.*

**IX. New Business:**

*(7) Director Cox-Perkins moves to confirm motion by Director Stephens online to give each employee a \$35 certificate from Witbecks for Christmas, second by Director Bryant, carried.*

*(8) Director Bryant moves to maintain the current assessment of \$375.00 per lot for 2012-13 fiscal year, second by Director Dombrowski, carried.*

*(9) Director Holzer moves that the \$21 service charge in place now be charged to all accounts, if not paid in full by March 1<sup>st</sup>, on April 1<sup>st</sup> instead of June 1<sup>st</sup>, second by Director Cox-Perkins, carried.*

*(10) Director Cox-Perkins moves to accept the bid from Design Builders of Clare to renovate our campground bathrooms with the added option of Corian counter tops for a total of \$19,210.00 from our reserve savings, second by Director Dombrowski, carried.*

*(11) Director Cox moves to get a hard bid from Bennings Industrial Flooring, to be affirmed by e-mail when received, to come from our reserve savings, second by Director Dombrowski, carried.*

*(12) Director Dombrowski moves we follow the Attorney's recommendation regarding liens, second by Director Holzer, all ayes, nay by Director Bryant, carried.*

*(13) Director Cox-Perkins moves to pay off the remainder of the loan on the Ford pick up truck, second by Director Bryant, carried.*

**X. Comments from the Floor:**

Available at the clubhouse from the secretary.

*(14) Director Bryant moves to go into closed session, second by Director Cox-Perkins, carried.*

Results of closed session:

*(15) Director Stephens moves to add a flat 7% interest fee on all accounts going into foreclosure, second by Director Cox-Perkins, carried.*

**Adjournment:**

*(16) Director Cox-Perkins moves to adjourn, second by Director Dombrowski, carried.*

Meeting adjourned at 1:05 p.m.

Submitted by,  
Elaine Carrasco