

White Birch Lakes
Board Meeting Minutes
January 14, 2012

I. Call to Order:

President Briggs called the meeting to order at 11 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Cox-Perkins, Director Dombrowski, Director Holzer, Director Bryant, and Secretary, Elaine Carrasco. Absent due to a previous engagement, Director Crook.

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

II. Additions to the Agenda:

Old Business:

Director Bryant adds entrance gate.

New business:

Director Dombrowski adds campground motion, membership and commons resolution, and articles of incorporation.

Director Bryant adds campground bathrooms.

III. Approval of Minutes:

(1) Director Stephens moves to accept the December 2011 minutes as written, second by Director Cox-Perkins, carried.

IV. Income Statement-Treasurer's Report:

(2) Director Cox-Perkins moves to accept the Treasurer's report, second by Director Stephens, carried.

(3) Director Stephens moves to pay the bills, second by Director Holzer, carried.

V. President's Report:

Good morning everyone,

I would like to send our condolences out to the family of Joe Romine who passed away. Joe and his wife Georgia have contributed a lot of their time to the White Birch community over the years. Friends and neighbors will remember Joe for many years.

I would also like to send our thoughts and prayers out to Helen Thompson, who is in the hospital down state. Helen also contributes a lot of her time to our community. Sheryl Smith who I understand is home recuperating from heart surgery. David Obrecht who has been quite sick and is also recuperating at home, and Jay Gunden, another person who is always helping out when ever we need him. We wish you all a speedy recovery.

The contractor has started the remodel of the campground bathrooms this past week. He will be removing all the fixtures and power washing the walls, along with the new drywall on the ceilings. After that is done the floor contractor will come in and do the floors with the same material as we have in the pool area. Then the finishing work will be performed, this work should be done within a month.

We were able to keep the assessments the same for another year. They have been the same for about 7-8 years now. We have cut cost down on everything we can, including wages. But the cost of things we can't control have gone up a lot in the last 7-8 years. We will keep trying to find ways to cut cost, but we have to take care and maintain what we have in a responsible manner.

That is about all I have, it has been pretty slow around here this past month. Come to the super bowl party if you can make it. It is always fun to be around good food and good neighbors.

Thank you
Bob

VI. Committee Reports:

Activities Committee: Director Holzer reports the super bowl squares are waiting to be sold. \$2.00 each, pays \$25.00 a square, \$100.00 to the activities committee.

EPC Committee: Director Cox-Perkins reports one contiguous lot approval and 3 tree removal approvals.

VII. Comments:

(Agenda Items) Available at the clubhouse.

VIII. Old Business:

- (4) *Director Bryant moves to rescind last months motion to purchase new gate system software, second by Director Cox-Perkins, all ayes, nay by Director Dombrowski, carried.*
- (5) *Director Cox-Perkins moves to table the Lake Treatment bids, second by Director Holzer, carried.*

IX. New Business:

- (6) *Director Dombrowski moves for this board to investigate whether the association's maintained campgrounds and bathhouse facility is legally considered a commons or recreational facility of this association and if it is found to not be of such, then we take measures to legally incorporate this valuable asset into our association. The campgrounds and bathhouse should be considered as a commons property and/or a recreational facility in the same fashion or manner as we consider any of the other common properties or recreational facilities, second by Director Stephens, carried.*
- (7) *Director Dombrowski moves to accept the following resolution: By a means of a roll call vote, that no Board, or Board Member has the ability to prevent, forbid, or hinder in any means, the legal and lawful use by an association member who is considered "in good standing: (as described in our by laws and C&R's) any of the association held common properties, streets, parks, lakes, recreational facilities, or other amenities as depicted and described in our bylaws, covenants, restrictions, and recorded plats of the development.*
It is the spirit of this resolution, that if the dues of a member in good Standing is used to maintain, build, improve, or otherwise be put to use on any such common properties as indicated in our bylaws, covenants and restrictions, and recorded plats of the development, then they are entitled to the legal and lawful use of such.

*This resolution states that the Board does not have the power or ability to prevent any member such use, except as specifically described in our bylaws, covenants and restrictions, and recorded plats of the development. Thank you, Kevin Dombrowski, Director, WBLRA. Roll call results:
Director Dombrowski, aye.
Director Stephens, aye.
Director Cox-Perkins, nay.
Director Bryant, aye.
Director Holzer, aye, carried.*

- (8) Director Bryant moves to establish the opening date each year on the campground bathhouse to be two weeks prior to Memorial Day weekend and closing on December 1st, unless the weather requires its closing sooner, second by Director Stephens, all ayes, carried.*
- (9) Director Dombrowski moves for copies of the Articles of Incorporation to be distributed to all board members, second by Director Stephens, rescinded.*

X. Comments From the Floor:
Available at the clubhouse.

XI. Adjournment:

(10) Director Cox-Perkins moves to adjourn, second, by Director Holzer, carried.

Meeting adjourned at 12:15 p.m.

**Submitted by,
Elaine Carrasco**