

White Birch Lakes Recreational Association  
Board Meeting Minutes  
June 9, 2012

**I. Call to order:**

President Stephens called the meeting to order at 10:06 a.m. Board members present: President Stephens, 1<sup>st</sup> Vice President Cox-Perkins, 2<sup>nd</sup> Vice President Holzer, Director Bryant, Director Crook, Director Dombrowski, Director Griswold and Secretary Elaine Carrasco.

Invocation led by Director Holzer.

Pledge of Allegiance led by President Stephens.

**II. Additions to Agenda:**

No additions.

**III. Approval of Minutes:**

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

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

- (2) Director Cox-Perkins moves to accept the April financial statement, second by Director Holzer carried.
- (3) Director Cox-Perkins moves to accept the May financial statement, second by Director Bryant carried.
- (4) Director Cox-Perkins moves to pay the bills, second by Director Crook, carried.

**V. President's Report:**

Good morning;

The White Birch Lakes community lost two members this past month. Our sincerest condolences go out to the families and friends of Joanne Dorsey and Mark Simmons.

Recently, there were two light fixtures stolen from the campground pavilion and replacements have been ordered. We appreciate every member's help in keeping an eye on our neighborhood and our amenities. Please remember to report any suspicious activity to the sheriff's department.

Thank you to Georgia Romine for volunteering at the bus stop for this past school year. Also, thanks go out to Dan Holzer and Dave Conley for assisting with the fish stocking in the lakes.

The Activities Committee will be supplying a luncheon at the annual member's meeting and election on Saturday, July 21<sup>st</sup>. The day's festivities begin at 9:00 with Meet the Candidates and the meeting will follow at 10:00. We will also be getting a report from the auditor. Please remember that if you cannot be at the annual meeting and election

and would like to vote by absentee ballot, your ballot requests must be received by July 11<sup>th</sup>.

Thank you.

## **VI. Committee Reports:**

**Campground committee:** Fred Witchell, campground committee chair, requests a better way to be able to turn on the power at the campground. Last minute members deciding to come up and camp can not have power. Fred has had some members visit his home, requesting the power be turned on. Something the board should think about. Fred suggests an “adopt the hole” program for the mini golf course. Each family or individual would take on the responsibility of refurbishing one hole on the mini golf course.

Maybe the board could, after completion, put a plaque up in the clubhouse with the names of the volunteers and their accomplishment. This would encourage use of the course. An individual, or a committee, would head this project and plans would have to be submitted for approval by the board.

**EPC Committee:** Chick Witchell, EPC chair, reports:

#987 & #988 Tree removal, approved.

#250 Tree removal, campsite and driveway, approved.

#1239 Tree removals, approved.

#467 Tree removals, approved.

#813 Tree removal and campsite approval.

#465 Driveway extension approval.

**Election Committee:** Jeanne Briggs, chair, reports we received four letters of intent, they we all certified. They are all eligible to run in the election and they are:

Kevin Dombrowski

Mary Griswold

Al Isaac

Sal Scozzari

The committee approved the ballot to submit to the board.

Absentee ballots will be green and meeting ballots will be white.

Candidates will receive a poll watcher letter.

The committee will meet on July 6<sup>th</sup> to mail the first round of absentee ballots and again on July 12<sup>th</sup> for the final round.

**Conservation Committee:** Tom Crook, liaison, reports we stocked the lakes:

White Birch Lake received 400 bluegills, 300 cat fish.

Holiday Lake received 200 bluegills, 200 cat fish.

Timber Lake received 400 bluegills, 100 cat fish.

Activities Committee: Dawn Holzer, activities liaison, reports that the garage sale went well. We figured there were 1200 people here for the garage sale. The bake sale was sold out by 12 noon. We made \$195.50 on the bake sale.

We are doing the clean up in the park at the clubhouse Saturday, June 16, 12 noon; lunch will be served. Bring your rakes and gloves. There is a walking path cleared from the clubhouse to the gazebo. Very nice park with nice lake access.

**VII. Comments:**

No comments at this time.

**VIII. Unfinished Business:**

- (5) Director Cox-Perkins moves to confirm e-mail appointments for the election/teller committee as follows: Carol Neal, Jeanne Briggs, Christina Van Pelt and Claudia Pelfrey. Director Cox-Perkins as liaison, second by Director Holzer, carried.

**IX. New Business:**

- (6) Director Crook moves to accept the bid from White Birch Realty, second from Director Griswold, results:
  - Dombrowski, aye
  - Griswold, aye
  - Holzer, nay
  - Cox-Perkins, nay
  - Stephens, nay
  - Crook, nay,
  - Bryant, recues, motion failed.
  
- (7) Director Crook moves to open the bids up to two real estates; White Birch Realty and Condell Realty, second by Director Holzer, amended to align with February 28, 2013, our fiscal year end, results:
  - Griswold, nay
  - Stephens, nay
  - Holzer, aye
  - Crook, aye
  - Cox-Perkins, aye
  - Dombrowski, aye
  - Bryant, recues, motion carried.
  
- (8) Director Cox-Perkins moves to take all properties numerically and divide every other one among realtors, second by Director Griswold, withdrawn.
  
- (9) Director Dombrowski moves to rescind Director Crook's previous realty motion, second by Director Griswold, results:
  - Crook, nay.
  - Holzer, nay.

Dombrowski, aye.  
Cox-Perkins, aye.  
Griswold, aye.  
Stephens, aye.  
Bryant, recues, motion carried.

- (10) Director Dombrowski moves to open the real estate bids to both White Birch and Condell realty, dividing the parcels by drawing out of a hat, to include if one declines, it defaults to the other, second by Director Cox-Perkins, no vote.
- (11) Director Cox-Perkins moves to table, second by Director Dombrowski, results:  
Dombrowski, aye.  
Cox-Perkins, aye.  
Stephens, aye.  
Griswold, aye.  
Crook, nay.  
Holzer, nay.  
Bryant, recuses, motion carried.
- (12) Director Dombrowski moves to rescind the motion to table, withdrawn.
- (13) Director Cox-Perkins moves to bring back the realty motion to the table, second by Director Holzer, carried.  
Dombrowski, aye.  
Cox-Perkins, aye.  
Crook, aye.  
Holzer, aye.  
Stephens, aye.  
Griswold, nay.  
Bryant, recuses, carried.
- (14) Director Cox-Perkins moves that by drawing/lottery, the two realtors, split the property, a letter to be sent to each realtor asking whether they are agreeable or not, with a week response time to return their answer and if one denies sharing the property listings, it defaults to the other realtor, second by Director Holzer, no vote.
- (15) Director Dombrowski moves to table the real estate bids, pending gathering information as to the commission split, fees discrepancy and co-listing questions, second by Director Griswold, results:  
Griswold, aye  
Stephens, aye  
Cox-Perkins, aye  
Dombrowski, aye  
Holzer, nay  
Crook, nay  
Bryant, recuses, motion tabled.
- (16) Director Griswold moves to accept the ballot with corrections to the spelling of incumbent and Griswold, second by Director Cox-Perkins, carried.
- (17) Director Cox-Perkins moves to adopt a policy to charge fees for copies, faxes and having a document notarized, second by Director Griswold,

- Bryant, nay.  
Griswold, aye  
Holzer, aye  
Stephens, aye  
Cox-Perkins, aye  
Crook, aye  
Dombrowski, aye, motion carried.
- (18) Director Bryant moves to accept the Hershberger's coal bid, second by Director Cox-Perkins, carried.

**X. Comments from the Floor:**

Available at the clubhouse.

**XI. Closed Session:**

- (19) Director Dombrowski moves to go into closed session, second by Director Cox-Perkins, carried.
- (20) Director Holzer moves to give the four main employees, Alice, Tom, Jeff and Elaine a 2 and 1/2% raise, second by Director Cox-Perkins, results:

Ayes:  
Holzer  
Cox-Perkins

Nays:  
Griswold  
Stephens  
Dombrowski, motion failed.

- (20) Director Dombrowski moves to give a 1.50% increase for all employees here for more than 90 days to begin on July 1, 2012, second by Director Holzer, results:

Ayes:  
Holzer  
Cox-Perkins  
Griswold  
Stephens  
Dombrowski, motion carried.

**XII. Adjournment:**

- (21) Director Dombrowski moves to adjourn, second by Director Griswold, carried.

Meeting adjourned at 1:20 p.m.

Submitted by,

Elaine Carrasco