

White Birch Lakes Recreational Association  
Board Meeting Minutes  
August 11, 2012

**I. Call to Order:**

Newly appointed President Al Isaac called the meeting to order at 10:15 a.m. Board members present: President Isaac, 1<sup>st</sup> Vice President Bryant, 2<sup>nd</sup> Vice President Dombrowski, Director Cox-Perkins, Director Holzer, Director Griswold, Director Stephens and Secretary Elaine Carrasco. Pledge of allegiance led by President Isaac, followed by invocation by Director Holzer.

**II. Addition to Agenda:**

**Additions:**

New Business:

Director Cox-Perkins adds: Closed session for employee issues to follow comments from the floor.

Director Dombrowski adds: LED message board.

Director Bryant adds: Properties deeded back to the association.

**III. Approval of Minutes:**

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

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

(2) *Director Cox-Perkins moves to accept the financial statement, second by Director Stephens, carried.*

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

**V. President's Report:**

**In view of what these board members have done by attending the meetings this past year my opinion is that they all are very capable people and I feel very privileged to work with them on this board.**

**Each of these members here was duly elected by the members of this association. So it is my sincere hope that as a board we treat each other with the dignity and respect deserved by sitting on this board and carry on in a professional manner. The other side of that is, we are the board elected by you, the members. I feel it is our responsibility to take care of business in a professional manner, without**

**personal issues arising or conflict of that nature and hope that in the coming year we can deliver from this board what the members voted for and expected. That is basically my hope and expectation for the coming year.**

**Al Isaac**

**VI. Committee Reports:**

**EPC Committee:** Chair, Chick Witchell reports: Updates on the EPC forms; three months allowed before a tree removal approval expires, home code is no longer BOCA, we now comply with the Michigan Residential Code.

The swimming pool at the entrance has been tagged by Lincoln Township and must be removed.

We have a lot with either a big shed or outhouse on it, Warner Mantei will be out to tag it.

Permit Approvals:

#204 Tree removal approvals

#1215 Campsite and driveway

#312 16x24 accessory building approved

*(4) Director Stephens moves to approve the revisions to the EPC document on pages 2 and 3, second by Director Griswold;*

*Ayes: Dombrowski, Holzer, Stephens, Griswold, Cox-Perkins.*

*Nays: Bryant.*

*Motion Carried.*

**Campground Committee:** Chair, Fred Witchell reports all but one camper has been removed from the storage area. Fred intends to finish the pavilion picnic tables, weather permitting, this week. We need to allow the storage period to begin closer to September 1<sup>st</sup>, otherwise the trailers are in the storage way before that date and the grass is growing high. Would like a new date along with other information on the card they sign when they commit to storage for the next year. Fred would like to be a part of the new card revision.

Director Dombrowski would like to have a bonfire at the campground, Labor Day Weekend and would like approval from the board and the activities committee.

**VII. Comments from the Floor: (Agenda Items Only)**

Available at the clubhouse.

**VIII. Unfinished Business:**

*(5) Director Cox-Perkins moves to send letters to Condell and White Birch Realty for information on closing costs and lot sale sharing, second by Director Stephens, motion carried.*

*Ayes; Directors Cox-Perkins, Dombrowski, Holzer, Griswold, Stephens.*

*Recused; Director Bryant*

Committee Appointments by President Isaac:

**EPC Committee:**

Chick Witchell, Chair  
Dick Brandt  
Jim Neal  
Janice Ochss  
Sally Keillor  
Dawn Holzer, liaison

**Conservation Committee:**

Carolyn Neal, Chair  
Dan Holzer  
Dawn Holzer  
Sally Keillor  
Al Isaac, liaison

**Communications Committee:**

Kevin Dombrowski  
Mary Griswold, liaison

**Campground Committee:**

Fred Witchell, Chair  
Patrick Nalepa  
Kevin Dombrowski, liaison

**Finance Committee:**

Dorothy Nalepa, Chair  
Elaine Carrasco  
Carolyn Neal  
Jan Isaac  
Dawn Holzer  
Steve Bryant  
Mary Cox-Perkins, liaison

**Activities Committee:**

Dorothy Nalepa  
Louise Bryant  
Teresa Stephens, liaison  
Existing members until 12/2012

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

**IX. New Business:**

- (7) Director Stephens moves to pass the dumpster policy as presented, second by Director Griswold, withdrawn.*
- (8) Director Stephens moves to accept the dumpster policy, to include only paragraph 3 of what was presented and add “no commercial use” and to notify the membership of this policy in the Birch Bark, by Director Griswold, carried.*
- (9) Director Cox-Perkins moves to table “policy enforcement”, second by Director Holzer, tabled..*
- (10) Director Cox-Perkins moves to table the “election procedure policy”, second Director Griswold, tabled*
- (11) Director Dombrowski moves to spend up to \$400.00 to replace the now non existent campground ventilating fans in both the men’s and women’s baths*

*with the Broan 504 model and to include round insulated ducts, second by Director Stephens, carried.*

- (12) Director Dombrowski moves to use Host Gator as our new website hosting based on the recommendation of our web site manager Sheryl Judd, not to exceed \$100.00 annually, second by Director Stephens, carried.*
- (13) Director Stephens moves to replace the aerator at Timber Lake not to exceed \$950.00, second by Director Cox-Perkins, carried.*
- (14) Director Dombrowski moves we spend \$300.00 on an LED scroll display, second by Director Stephens, withdrawn.*
- (15) Director Bryant moves that we only accept warranty deeds on properties returned to the association, second by Director Stephens, withdrawn.*
- (16) Director Bryant moves to check on all lots in the upcoming tax sale, to see if there are any back taxes owing on lots we own, second by Director Stephens, withdrawn.*

**XI. Comments from the Floor:**

Available at the clubhouse.

**Closed Session to discuss employee issues.**

**XII. Adjournment:**

- (17) Director Cox-Perkins moves to adjourn, second by Director Stephens, carried.**

Meeting adjourned at 3:12 p.m.

Submitted by,  
Elaine Carrasco