

White Birch Lakes Recreational Association  
Board Meeting Minutes  
September 8, 2012

**I. Call to Order:**

President Isaac called the meeting to order at 10:05 a.m. Board members present: President Al 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.

Director Holzer led the membership in prayer followed by the pledge of allegiance led by President Isaac.

**II. Additions to the Agenda:**

**New Business:**

Director Bryant adds electrical at the campground.

Director Holzer adds winter hours, clubhouse.

Director Bryant adds billing procedures.

Director Isaac adds maintenance vs. budget.

Director Dombrowski adds electronic message display.

**III. Approval of the minutes:**

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

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

*(2) Director Cox-Perkins moves to accept the July treasurer's report, second by Director Dombrowski, carried.*

*(3) Director Bryant moves to accept the August treasurer's report, second by Director Cox-Perkins, carried.*

*(4) Director Cox-Perkins moves to pay the bills for September, second by Director Bryant, carried.*

**V. Presidents Report:**

President Isaac states he is pleasantly impressed with the board members you have elected, it is certainly a pleasure working with them, and they certainly do a lot of work. We are very fortunate in that regard.

The holiday weekend, he doesn't recall seeing that many people here in the sixteen years he has lived here. The weather was beautiful and there were so many people out and they were so friendly.

It was nice to see so many people here enjoying the facilities, and he doesn't believe we had any significant incidence as far as accidents or reported abuses.

We do have the local elections coming up in November. This is the first year we have had a White Birch member running to be representative on a local township board. Jerry Bridges made it through the primary and he is running for the Lincoln Township Trustee, I just want to encourage any of those people interested, to go and vote. It would be a good thing to have representation from White Birch on our township board. He encourages you to go out and vote in the November election.

**V. Committee Reports:**

**EPC:** Chick Witchell reports the shed has been removed.

Lot 359-360 tree removal application approved.

Lot 702-703 eight dead poplar trees removed.

Lot 844 contiguous to lot 843.

Lot 158 contiguous to lot 180.

Lot 1255 ten bad poplar trees approved for removal.

Lot 754, accessory building is in process of being approved, he will also have to remove more trees.

**Campground:** Fred Witchell, reports that he has placed the identifying stakes. He wants to encourage everyone to pay their storage and secure their site. We have only three unassigned sites left in the campground. Fred states he is out of the white spray paint he uses for the lines in storage. Director Dombrowski added that he drove through the campground and the Storage area over the holiday weekend and noted that everything looked great, neat and trimmed and I would like to thank all responsible.

Kevin reports the bon fire went well; they had a good turn out. He would like to thank some people. Patrick Nalepa (member) and Dennis Fish (guest) for building the fire, Henry and Kathy Pawlak for supplying hot dogs buns mustard and ketchup, we roasted hot dogs over the fire. Hoping that next time Henry will bring his six string or his electric guitar. There was also one gentlemen who brought his harmonica, a nice casual time.

**Activities:** Teresa Stephens reports the yard sale has been cancelled, due to lack of involvement however we will still have the gates open on Saturday, for those who still want to have a sale, someone will put the sign out at the gate. We will not have a garage sale.

**VI Comments (Agenda Items):** none given.

**VII. Unfinished Business:**

*(5) Director Stephens moves to split the exclusive broker duties between Condell and White Birch and assign properties by a random draw to divide them thru this fiscal year, second by Director Holzer modified to change the fiscal year to be 2013-14.*

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

Nays: Griswold

Recuses: Bryant  
Motion Carried.

- (6) *Director Holzer moves to accept the revised “election procedure policy” of 8/2012, and to eliminate Items I, II and III second by Director Stephens, all ayes, carried.*

**IX. New business:**

- (7) *Director Cox-Perkins moves to accept the auditor’s proposal and hire them to redo and reorganize our quickbooks company files at a price of \$550.00 and have Elaine save the \$250.00 by entering the current invoice balances herself, to be charged to professional costs, second by Director Stephens, carried.*
- (8) *Director Stephens moves to pay the taxes on both lot #1190 & #791 second by Director Holzer, withdrawn.*
- (9) *Director Stephens moves to pay the taxes on lot #791 by 9/30 12 second by Director Dombrowski, results:  
Ayes: Dombrowski, Bryant, Griswold, Stephens.  
Nays: Holzer, Perkins.  
Motion Carried.*
- (10) *Director Stephens moves to not pay the taxes on lot #1190, second by Director Griswold, carried.*
- (11) *Director Holzer moves beginning the 2013 fiscal year. monthly contributions not be transferred into the development fund, second by Mary Cox-Perkins, withdrawn.*
- (12) *Director Holzer moves to send letters to members with more than one camper on their lot, second by Director Cox-Perkins,*
- (13) *Director Cox-Perkins moves to table the previous motion, second by Director Dombrowski, results:  
Ayes: Dombrowski, Griswold, Bryant, Stephens, Cox-Perkins.  
Nays: Holzer  
Motion Carried.*
- (14) *Director Holzer moves that we continue to enforce current EPC policies, second by Director Griswold, withdrawn.*
- (15) *Director Holzer moves that we continue to enforce our EPC policies per our C&R’s, second by Director Stephens, withdrawn.*
- (16) *Director Bryant moves to consult our attorney to help us produce a letter that will identify the fact that we intent to continue to live by camping rules that have existed for years, that can be sent to camping violators, second by Director Dombrowksi, withdrawn.*
- (17) *Director Bryant moves to send out an EPC letter stating that we will enforce current camping policies in support of our C&Rs, second by Director Holzer,  
Ayes: Holzer, Griswold, Bryant, Stephens, Cox-Perkins  
Nays: Dombrowksi  
Motion carried.*

- (18) *Director Bryant moves we utilize an individual currently around here on a daily basis who is currently on the payroll, Bob Pelfrey, to be allowed a key to turn on the electric at the campground and to follow up and be sure that the people are billed properly for the electric used, instead of using our maintenance people on overtime to do such, second by Director Dombrowski,  
Ayes: Bryant.  
Nays: Holzer, Griswold, Stephens, Cox-Perkins, Dombrowski.  
Motion failed.*
- (19) *Director Holzer moves to keep the same winter hours as last year, second by Director Cox-Perkins, withdrawn.*
- (20) *Director Holzer moves to update the winter hours from September 4<sup>th</sup> to May 24<sup>h</sup> 2013, second by Director Griswold, all in favor, carried.*
- (21) *Director Bryant moves to establish a minimum mailing of billings to our membership for their assessments, second by Director Dombrowski, withdrawn.*
- (22) *Director Bryant moves to sent out quarterly statements, second by Director Stephens, Director Stephens moves to table until next month, Second by Director Dombrowski, tabled.*
- (23) *Director Stephens moves to increase the part time maintenance man's hours an additional day, to accomplish tasks, until the next fiscal year, second by Director Griswold, revised to add one additional day for 24 weeks, all in favor, carried.*
- (24) *Director Dombrowski moves to purchase a digital sign for \$136.00, one sign from LED Supply Center.com, 26x4 tricolor sign to be installed in the clubhouse, second by Director Stephens, carried.*

X. **Comments from the Floor:** For the good of the order.  
Available at the clubhouse.

XI. **Adjournment:**

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

Meeting Adjourned at 1:32 p.m.

Submitted by,  
Elaine Carrasco