

White Birch Lakes
Board Meeting Minutes
October 13, 2012

I. CALL TO ORDER:

President Isaac called the meeting to order at 10:05 a.m. Board members present: Isaac, Bryant, Dombrowski, Cox-Perkins, Holzer, Griswold and Stephens.

Director Holzer led the association in prayer followed by the Pledge of Allegiance led by President Isaac.

II. ADDITIONS TO THE AGENDA:

New Business:

Maintenance equipment
Closed session after final comments
Winter meeting hours

Unfinished Business:

C&R vote ratification

III. APPROVAL OF THE MINUTES:

(1) Holzer moves to accept the September minutes, all ayes.

IV. INCOME STATEMENT-TREASURER'S:

(2) Cox-Perkins moves to accept the Treasurer's report, all ayes.

(3) Stephens moves to accept the payables, all ayes.

V. PRESIDENT'S REPORT:

President Isaac reminds the membership that we have someone in the association running for township trustee this term. I would encourage everyone to get out and vote.

White Birch historically has a much higher percentage in the county as far as voter turnout. If you go down to vote you may have to wait in line if your from precinct two, opposed to precinct one.

We approved additional hours for maintenance last month. Working with Alice we are trying to get a better structured maintenance schedule. The maintenance employees are signifying, along with their time cards, the areas of work accomplished. We are trying to get that prioritized, along with the list submitted by Fred.

Bob and I took a ride around the association a couple of weeks ago and there is still much to be done.

We will continue to make the best use of our resources to get things done.

**Al Isaac
President**

VI. COMMITTEE REPORTS:

EPC: Chick Witchell reports:

#296 tree removal (five) application approved.

#357 tree removal (nine) application approved.

#422 tree removal (two) application approved.

#422 contiguous of #423 approved

#754 24X32 accessory building location change, approved.

Conservation Committee: Carolyn Neal reports:

Committee's mission statement completed and approved by the committee.

A decision to have a volunteer day in mid May was made, to clean up the association, specifically the lakes for Memorial Day.

The committee has adopted the plant exchange from the activities committee.

The plant exchange was a success, 18 members attended with over 50 plants, seeds and bulbs exchanged.

Next meeting will be in April 2013.

Campground Committee: Fred Witchell reports:

There will be a lot of activity at the campground within the next two weeks.

We had a couple of issues with people putting campers in the wrong storage space.

We have openings in the storage and campground areas at this time. All except three members have paid for storage.

Fred asks if anyone is willing to move fifth wheels as he does not have that ability.

VII. COMMENTS: (agenda items only) Available at the clubhouse.

VIII. UNFINISHED BUSINESS:

(4) *Bryant moves to send out quarterly statements beginning in November, all ayes.*

(5) Vote ratification from special meeting: *Holzer moves that we instruct our attorney to accept the 2002 amended covenants and restrictions with the revised verbiage under page 2, section 3 to read:*

“The Association specifically reserves unto itself the right and privilege to designate any lot or tract of land with the Development as being common property in character and, where necessary, to apply for commercial classification or zoning, but may do so only upon the agreement of the owner of the subject lot or tract of land and a vote of the majority of all property owners.”

Vote results:

Ayes: Griswold, Holzer, Dombrowski, Stephens, Isaac

Nays: Bryant, Cox-Perkins, motion carried.

IX. NEW BUSINESS:

(6) Cox-Perkins moves to accept the bid from Marks Repair Center for \$2,733.65 for immediate repairs to our road grader.

Ayes: Cox-Perkins, Bryant, Holzer, Stephens, Griswold

Nays: Dombrowski, motion carried.

(7) Stephens moves to replace Jeff's waders, tabled.

(8) Cox-Perkins moves we start the meetings at 11a.m. for the months of November through April, all nays.

(9) Cox-Perkins moves we start the meetings at 11 a.m. for the months of December through March, all ayes.

(10) Bryant moves to accept Fisher Sand & Gravel bid of \$4.85 per ton for sand, all ayes.

(11) Stephens moves to accept the Sargent Dock bid for winter salt, all ayes.

X. COMMENTS FROM THE FLOOR: Available at the clubhouse.

XI. CLOSED SESSION: Legal issues discussed.

XII. ADJOURNMENT: Meeting adjourned at 1:35 p.m.

Elaine J Carrasco, Secretary