

White Birch Lakes
Board of Directors Meeting Minutes
September 11, 2010
Proposed

I. Call to Order: President Briggs called the meeting to order at 10:00 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director Bryant, Director Dombrowski, Director Cox-Perkins and Director McNeil. Also present, secretary, Elaine Carrasco. Director McNeil led the membership in prayer, the Pledge of allegiance led by President Briggs.

II. Additions to Agenda: Director Stephens adds under new business, shed letters. Director Nalepa adds legal matters and executive session.

III. Approval of Minutes:

(1) Director Bryant moves to accept the minutes, second by Director Nalepa. All in favor, carried.

IV. Financial Report:

(2) Director Stephens moves to accept the financial report as presented, second by Director Cox-Perkins, all in favor, carried.

(3) Director Dombrowski moves to pay the bills, second by Director Stephens, all in favor, carried.

V. Presidents Report:

At this time President Briggs appoints the Bylaw committee as: Sal Scorrasi, Marsha Thomas, Judy Gute, Carolyn Neal and appoints Chuck Lutz as chair.

I would like to thank the activities committee for putting on the picnic over Labor Day Weekend. Even though the weather was less than perfect, there were a decent amount of people who showed up to enjoy it. Too bad they had to cancel the dunk tank, as I had saved up some extra money for a few I would have liked to see get wet. It had been reported to me that during the break at last months meeting there was a lot of foul language outside by the front entrance, let's try to respect other people who use the front entrance and refrain from using foul language. I am surprised at finding all the different opinions in the reading of our C&R's and other policies that White Birch has in place. I really hope we can get most of this cleared up in the future, so everybody is on the same page. I do understand that if 95% say it is sunny, there will be 5% who say it is cloudy. Right now we are not quite at the 95% mark. We will get there. That's all I have for this month. Thank You.

VI. Committee reports:

Campgrounds: Fred reports not a lot going on in the campground yet, we will be getting the fence up before the snow flies. Fred explains the campground policy and he will be getting the stakes up for storage this week. Some campers move in the middle of September, he will keep up on the sites daily. We will shut the water off the first day of frost, whenever that will be.

Activities: Sally reports the Labor Day was a good turnout. It was cold, chilly, but we had a big fire. We were pleased with the amount of members who attended. Thanks Director Nalepa for Sylvester, Louise Bryant for cleaning the dishes. Upcoming events are the garage sale Saturday September 18, 9 to 5. We need donations for the bake sale. Next event after that is the Halloween event , weather permitting we will be having a hay ride and that will be 11 until noon refreshments for the kids and their parents. Costume will be acceptable, children must be accompanied by an adult. This event will be Saturday the week before Halloween. We have an ongoing food collection for the needy. A new collection we are thinking of starting is care packages for our troops. We will post a list of acceptable items we can send.

EPC: Chick sent out about 8 violations letters, Lot improvements deck, shed and a dock all on one lot and one tree.

Communications: Pat Graham reports that Mary Griswold must be on the communication committee to do the Birch Bark. President Briggs appoints Mary Griswold as chair of the communications committee. Director McNeil moves to ratify appointment of Mary Griswold, second by Director Bryant. Carried.

Financial committee: Mary Cox-Perkins reports that the committee will meet September 16, 2010.

Security: one trailer broken into, we have cars coming in on Holiday Lake. Rules state that we have one way in and one way out.

VII. Comments: Available at the clubhouse.

VIII. Old Business:

(4) Director Dombrowski amends previous motion to include all amenity rentals deposits as non refundable to include 30 day cancellation notice unless rented by another member, and then they would get their deposit back, second by Director Bryant, carried.

(5) Director Nalepa moves to ratify the e-mail motion that amends #14 of the minutes which was to accept Currie-Kendall as attorney for all association business. Second by Director Dombrowski, all ayes, with a nay by Director Bryant, carried.

(6) Director Bryant moves to ratify the e-mail motion to put an add in the paper for a part time maintenance man at from 10 to 12 dollars an hours, second by Director Nalepa, carried.

(7) Director Dombrowski moves to go into closed session, second by Director Stephens all in favor, carried.

Closed Session:

(8) Director Dombrowski moves to accept the attorney's recommendations based on his letter, second by Director Nalepa,, all in favor, carried.

IX. New Business:

(9)Director Cox-Perkins moves to have Dorothy Nalepa give a report on the opinion poll given to the members, second by Director Bryant, all in favor. The new development poll was presented to the members we received 71 opinions, number one was cell phone/internet tower, second, docks on lakes, third, playground equipment and then a swim platform at Timber Lake. The depreciation account we set aside for replacement and repairs. The number one request was to replace windows in the clubhouse, second was to remodel the campground bathhouse.

(10) Director Nalepa moves that we look at the window proposal and proceed with selecting a vendor to replace the windows in the clubhouse, except for the door wall replacement, second by Director Stephen, withdrawn.

(11) Director Nalepa moves to discuss bids on windows, second by Director Bryant, all in favor, carried.

(12) Director Nalepa moves to get quotes for window replacement, no second, falls to the floor.

(13) Director Nalepa moves to table window replacement until Director Bryant provides a plan to the board, for approval and have quotes (with specifics) after the plan is approved, by the next board meeting, second by Director Stephens, all ayes, Director Mc Neil, nay.

(14) Director Nalepa moves to get board input on broadband presentation, second by Director Dombrowski, all in favor, carried.

(15) Director Stephens moves that with help of other board members, she will investigate further into broadband, to determine if it is a benefit or prohibitive to bring into the association, 2nd Director Bryant, carried.

(16) Director Stephens moves to discuss the current practice/policy of allowing sheds of any type on camping lots, second by Director Nalepa, all in favor, carried.

(17) Director Dombrowski moves that regardless of being a violation or not, we allow whatever previous ruling in on sheds to remain in tact until the end of this camping season, we do not force members to remove their sheds by September 30th, but we ask them to remove them at the closing of the camping season, second by Director Cox-Perkins, all in favor, carried.

X. Comments: Available at the clubhouse.

XI. Adjournment:

(18) Director Cox-Perkins moves to adjourn, second by Director Nalepa, all in favor. Meeting adjourned at 12:50 p.m.

Submitted by,
Elaine Carrasco