

White Birch Lakes
Board of Directors Meeting Minutes
October 9, 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, Director Dombrowski, Director Bryant, Director Cox-Perkins, Director McNeil and Secretary Elaine Carrasco. Director Nalepa absent.

Director McNeil led the membership in prayer, followed by President Briggs with the Pledge of Allegiance.

II. Additions to Agenda:

President Briggs adds under new business: committee appointees, winter meeting hours, contiguous lot appeal, EPC decision on pulled camper.

Mary Cox-Perkins: adds under old business, part time maintenance and under new business, sheds and set aside from depreciation fund.

Director Dombrowski: adds under new business, hazardous intersection.

III. Approval of Minutes:

(1) Director McNeil moves to approve September minutes as proposed, second by Director Stephens, all in favor, carried.

IV. Income statement/Treasurer report:

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

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

V. President's Report:

First off I would like to thank Bob Pelfrey for putting up the neighborhood watch signs all over neighborhood. Thanks Bob we appreciate your efforts.

Next I would like to extend a welcome Tom Alsup who the board has hired for the part time maintenance position. Tom and his wife live here in White Birch. Welcome aboard Tom, we are looking forward to working with you.

I have heard there is rumors going around that this board is trying to get rid of the campers and the ATVs. Seems like these rumors get started every time there is a new board of directors. This board and its committees are made up of campers and home owners and we all have ATVs and golf carts of our own, that we enjoy using here. So rest assured we are not considering doing away with any of those

things. We are making an attempt to get everybody to abide by the rules, and I can only imagine the few that have a hard time following rules are probably the ones spreading the rumors. It is the ones who continue to break the rules that will ruin the privileges that we all enjoy here at White Birch.

That's all for this month, thanks.

VI. Committee Reports:

Fred Witchell reports for campground, first frost shut off outside water. The showers are open until December 1st. These jobs take about two days. Porta-pot is set up for winter. Dangerous tree split, hazard, we need to address that.

Sally Keillor, activities committee reports the Halloween event will be the 23rd. of month, hayride 11a.m to 12 noon with refreshments until 1 p.m. Costumes are encouraged. Children on the hayride must be accompanied by an adult. November 13th will be family game night, around 5 p.m, potluck.

Chick Witchell, EPC, reports we have been busy with trees because of the storms. 2 new driveways, 6 tree removals, one campsite and two contiguous lot requests approved.

Bobby Pelfrey, security, reports things been pretty quiet.

Carolyn Neal, teller committee, none given.

Terri Obrecht reports for the finance committee. Terri reports our second quarter results; we were expected to be \$32,000 over in expenses because of unexpected increases in utilities and unemployment tax. This second quarter found us back on track, due to unexpected reductions in expenses. Currently 825 members are paying on lots, 755 are paid in full, and there are 22% of lots not paying at all. Paying members are the main revenue supporting the associations operating costs. \$46,000 in back assessments was anticipated for this fiscal year 2009-10. This revenue was not included in our budget as was agreed by the board. Hiring addition office help would require \$23 increase in assessments based on current years assessments collected. Suggests the board may consider paying off the truck to save paying all the interest. Broadband, even if you have the money, you may not get a carrier willing to come into White Birch.

Chuck Lutz, bylaws committee, none given.

Sheryl Judd, webmaster, reported on our website, she tried to make it more "one click" so members don't have to search several places. Explains other changes she made in order for the site to work more smoothly. Our special notices page is a top priority. New videos would be an improvement, maybe through UTUBE. Sheryl also recommends a photo gallery.

VII. Comments From the Floor:

Comments available at the clubhouse.

VIII. Old Business:

(4) Director Dombrowski moves to listen to the information Director Bryant has on window replacement, second by Director McNeil, withdrawn.

(5) Director McNeil moves to table window replacement, second by Director Cox-Perkins until the next meeting and/or workshop, all in favor, carried.

(6) Director Cox-Perkins reaffirms e-mail motion to hire Tom Alsup as our part time maintenance worker, 24 hours a week, \$9.50 per hour for 90 days, and \$10.00 an hour after ninety days, if its warranted, second by Director Bryant, all in favor, carried.

IX. New business:

President Briggs apologies' to Mary Griswold for appointing her chair of the communications committee without speaking to her before hand. The communication chair position is open.

President Briggs appoints Christina Van Pelt and Dick Brandt to the EPC committee.

(7) Director McNeil moves to accept newly appointed committee members, second by Director Stephens, all ayes, a nay by Director Bryant, carried.

(8) Director Stephens moves to accept the bid from Troubleshooters of Michigan, to certify our boilers, once they have proven their certification, second by Director McNeil, all in favor, carried.

(9) Director Stephens moves that we change the meeting start time for December, January, February, and March to 11 am, second by Director McNeil, all in favor, carried.

(10) Director Dombrowski moves to grant contiguous lot status for lot #1093 and 1094, based on the information provided, that all requirements have been met, second by Director Cox- Perkins, all in favor, motion carried.

(11) Director Stephens moves that we consider the issue regarding #0998, second by Director Dombrowski, withdrawn.

(12) Director Dombrowski moves to discuss tent structures, second by Director Bryant, withdrawn.

(13) Director Dombrowski moves to table temporary tent storage structures, until next workshop, second by Director Stephens, all in favor, carried.

(14) Director Cox-Perkins moves to purchase a mini maintenance shed for the clubhouse, second by Director Stephens, withdrawn.

(15) Director Dombrowski moves to have Alice get three bids on a mini maintenance building, vented, with a floor, not to exceed 8x10, with shingles, for the next meeting, second by Director Stephens, all in favor, carried.

(16) Director Cox-Perkins moves to set aside \$13,000.00, from the depreciation fund for the entrance asphalt repair/replacement when needed, second by Director Stephens, all in favor, carried.

(17) Director Dombrowski moves to place signage on Elm and Laurel marked dangerous intersection, second by Director Bryant, withdrawn.

(18) Director Dombrowski moves to place stop signs on Elm at Laurel, second by Director Bryant, all in favor, carried.

(19) Director Stephens moves to change the yield sign on White Birch and elm to a stop sign, second by Director McNeil, all in favor, carried.

X. Comments from the Floor:

Available at the clubhouse.

(20) Director Stephens moves to table the "C&R discussion" to the November workshop, second by Director McNeil, all in favor, carried.

(21) Director Stephens moves for a workshop November 12th at 7:30 p.m. second by Director Dombrowski, all in favor, carried.

(23) Director Stephens moves to adjourn, second by Director McNeil, all in favor, carried.

Agenda item correction," closed session", did not occur, and is called "C&R discussion".

XI. Adjourned at 1:12 p.m.

Submitted by,

Elaine Carrasco