

White Birch Lakes
Board of Director Meeting Minutes
November 13, 2010
Proposed

- I.** **Call to Order:** President Briggs called the meeting to order at 10:05 a.m. Board members present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director Mc Neil, Director Bryant, Director Dombrowski and Director Cox-Perkins. Also present, Elaine Carrasco, Secretary.

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

- II.** **Additions to Agenda:** Under Old Business: Director Nalepa adds Holiday Lake. Under new business Director Nalepa adds 2011 Assessments, collection Policy and development fund earmarks.
Director Dombrowski adds under New Business, electrical rates.

- III.** **Approval of Minutes:**
(1) *Director Stephens moves to approve the October minutes, second by Director McNeil, amended to strike under VI. Finance committee report comments starting from \$46,000.00 on.*

- IV.** **Income Statement/Treasurer report:**
(2) *Director McNeil moves to approve the financial report, second by second by Director Dombrowski, carried.*
(3) *Director McNeil moves to approve the payables, second by Director Stephens, all in favor, carried.*

- V.** President's Report:
Good Morning, First I would like to remind everybody that next month the Board meeting will start at 11:00 a.m.
I would like to thank Dave Conley for taking down the dangerous tree at the campground. I would also like to thank Dave Conley, Mark Connelley, Fred Witchell, Patrick Nalepa and Kevin Dombrowski for their work on the camper storage fence.
Along with all the volunteers, I would also like to thank the employees of White Birch for the decication they put into their positions here. All these people sure help make this a wonderful place to live.
We are still in need of a volunteer to put the Birch Bark together for us, if Anybody is interested in helping with this, please contact the office.
With the summer season over it has been pretty quiet these past few weeks.

I will end this by wishing everybody a Happy Thanksgiving, and good luck to all the deer hunters.

Thank You,
President Briggs

VI. Committee Reports: EPC: Chick Witchell reports she sent four letters for camping units still on lots, four with camping permits expiring on Sunday. Chick sent five letters to members with sheds on lots. Lot improvements for this month were four tree removal applications, one septic field replacement, one shed brought in and two contiguous lots. Campground committee: Director Dombrowski reports they will finish under Budget in the construction of the campground storage area fence. Next spring They will complete the last install of the fence. Finance committee: Director Cox-Perkins reports that the finance committee Will not meet until 11/19/2010, no report this month.

VII. Comments: No comments on agenda items.

VIII. Old Business:

(4) Director Stephens moves to accept “Four Seasons” for window replacement, second by Director McNeil, provided the price includes at no extra cost, trim inside and out, casing and extension jambs in and out, minimum of two years warranty on installation, in writing, stained and varnished, all ayes, except Director Bryant’s nay, carried.

(5) Director McNeil moves to instruct the EPC to enforce the C & R’s as written in regards to temporary structures, second by Director Stephens, withdrawn.

(6) Director Dombrowski moves to purchase from Millers Wood Work at a cost of \$1,102.40, including tax and delivery, an 8X10 shed for the clubhouse, second by Director McNeil, nay by Director Bryant, all other ayes, carried.

(7) Director Cox-Perkins moves that we appoint an executive committee to take our concerns with the validity of the C&R’s to our attorney for his opinion, second by Director Bryant, withdrawn.

(8) Director Cox-Perkins moves that the board appoint an executive committee to meet with the attorney, to obtain his opinion on the validity of our C&R’s with a cost cap of \$1,000.00, second by Director Bryant, roll call results: Director Dombrowski, nay, Director McNeil, nay, Director Stephens, nay, Director Briggs, aye, Director Nalepa, nay, Director Cox-Perkins, aye, Director Bryant, aye, failed.

(9) Director Dombrowski moves that the board appoint an executive

committee to meet with the attorney, to obtain his opinion on the validity of our C&R's with a cost cap of \$500.00, second by Director Cox-Perkins, roll call results: Director Dombrowski, aye, Director McNeil, aye, Director Stephens, aye, Director Briggs, aye, Director Nalepa, aye, Director Cox-Perkins, aye, Director Bryant, aye, carried.

(10) Director McNeil moves that the board appoints President Briggs, 1st Vice President Stephens and 2nd Vice President Nalepa, to the executive committee, to take Director Cox-Perkins documentation to the attorney for opinion, second by Director Stephens, amended to include that the purpose in the executive committee going to the lawyer would be restricted to the C &R's issue only, and to appoint the executive committee as Director Briggs, Director Cox-Perkins and Director Stephens, cost not to exceed \$500.00 all in favor, carried.

(11) Director Dombrowski moves that we accept the election committees completed recommendations that were submitted for our review, including the amendment, second by Director Stephens, all in favor, carried.

(12) Director Nalepa moves that we confirm with our attorney our previous decision for the individual who owns property adjacent to Holiday Lake, that they cannot have their personal structure on White Birch Lake property, second by Director McNeil, all in favor carried.

IX. New Business:

(13) Director McNeil moves to accept the lowest bid from Aquatic Doctors for next year's lake treatment, a one year contract, second by Director Stephens, all in favor, carried.

(14) Director McNeil moves to publish in the Birch Bark employees wages by title only, second by Director Stephens, all in favor, carried.

(15) Director Cox-Perkins moves that we alternate weeks with maintenance personnel and pay them an extra \$25 dollars to be on call for the week, every other week, to answer the security calls, second by Director Dombrowski, all favor, carried.

(16) Director McNeil moves to set assessments at \$375.00 for the fiscal year 2011-12, second by Director Cox-Perkins, all in favor, carried.

(17) Director Nalepa moves we suspend accepting lots in lew of assessments, Second by Director Stephens, Director Bryant recused himself, all other ayes, carried.

(18) Director Nalepa moves to accept our revised collection policy process, second by Director Stephens, tabled.

(19) Director Nalepa moves to earmark from the development fund \$6,000.00 for docks and \$1,200.00 for a swim platform on Timber Lake, second by Director McNeil, carried.

(20) Director Dombrowski moves to charge the Supervisor to investigate cheaper electrical rates for the associations usage, second by Director McNeil, all in favor, carried.

(21) Director Dombrowski moves we make a cost analysis, income vs. expense, on the campground, for the past few years, second by Director McNeil, withdrawn.

(22) Director Nalepa moves to set the next workshop for December 10, 1010 at 7:30 p.m, at the clubhouse, second by Director Cox-Perkins, all in favor, carried.

X. Comments from the Floor:

Available at the clubhouse.

XI. Adjournment:

(23) Director Cox-Perkins moves to Adjourn, second by Director Dombrowski, all in favor, carried. Adjournment at 12:52 p.m.

Submitted by,
Elaine Carrasco