

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

I.) Call to Order: President Briggs called the meeting to order at 11:00 a.m. Board member present: President Briggs, 1st Vice President Stephens, 2nd Vice President Nalepa, Director McNeil, Director Bryant, Director Cox-Perkins, Director Dombrowski and Secretary, Elaine Carrasco.

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

II.) Additions to the Agenda: None added.

III.) Approval of Minutes:

(1) Director Nalepa moves to approve the minutes as written, second by Director Linda McNeil, all in favor, carried.

(IV.) Income Statement-Treasurer's Report:

(2) Director Nalepa moves to accept the Treasurer's Report with corrections as stated by the Treasurer, second by Director Stephens, all in favor, carried.

V.) President's Report:

Good morning everybody, I hope everyone had a nice Thanksgiving, I also hope everybody is planning on attending the Christmas Party this afternoon. The ladies that are on the activities committee put in a lot of their time and effort to plan and set up these activities for the members to get together and enjoy with their neighbors. For those of you, who attend, thank you. For those who don't please give them a try, you might be pleasantly surprised.

Our maintenance men have discovered four or five deer carcass's at different locations on White Birch property in the past few weeks, so please keep your eyes open for anybody that looks as if they may be doing anything like this. This is no hunting of any kind allowed anywhere in White Birch.

All EPC complaints need to be filed with the office or the EPC committee, with the identification of the person making the complaint. If you wish your identity be kept unknown, we will do so at your request.

I have been informed the new windows are scheduled to be installed the week between Christmas and New Years, with completion by December 31st.

Thank you and I wish everybody at White Birch a Merry Christmas, and a Happy New Year.

Bob Briggs

VI. Committee Reports:

Campground committee: Fred Witchell reports the campground is shut down; the porta potty is in place, everyone is paid up in storage for the season, our new office supervisor is doing a good job on this.

Activities committee: Sally Keillor reports: Christmas potluck is today at 5 p.m. We are collecting for the food pantry and a local church. Our next event is Feb 6th at 4p.m in the clubhouse, a chili cook-off and super bowl party.

EPC: Director Nalepa reports: For November: four tree removals, one septic field installed, one shed brought in and 2 two contiguous lots status's given. Violations; there were four campers on lots as of October 31st, five having sheds still on lots and having more than one camper stored on residential lots. There was not a December meeting.

Finance Committee: Dawn reads Chair Terri Obrecht's report: The Finance committee has prepared and passed on the proposed 2011-12 budget for Board review. At this point the committee respectfully requests the Board consider the two following recommendations which are:

1) That this year's surplus cash with the exception of single modest cost, necessary purchases be placed in savings at the end of March as was done last year. That the Board please keep in mind when reviewing this year's and the next years budgets, that money collected from back assessments should never be used to finance long term expenses since consistent and substantial collection of these types of funds is unsustainable long term.

The committee plans to meet sometime between the 18th & 23rd of December to review the third quarter income and expenses and to tweak the next years proposed budget if necessary, time and date will be posted.

VII. Comments (Agenda Items only): Available at the clubhouse.

VIII. Old Business:

Collection Policy:

(3) Director Nalepa moves to send via first class mail written notification of a potential lien and/or collection action when accounts become 60 days due. Whereas a lien will be filed when balances are 90 days past due and referred to the associations collection agency when balances are 225 days past due, second by Director Stephens, all in favor, carried.

(4) C&R's Attorney's Opinion: Director Stephens's moves to table this issue until next month, second by Director Cox-Perkins, carried.

IX. New Business:

(5) Director McNeil moves to table the audit & 990 until the next workshop, second by Director Stephens, all in favor, carried.

(6) Ice Sales: Director Bryant moves to drop ice sales from the agenda, second by Director Dombrowski, all in favor, carried.

(7) Director Dombrowski moves to reduce the camper storage fees in campground from \$100 to \$75 and in storage from \$50 to \$40, second by Director Stephens, effective the new Fiscal year. All ayes, except Director Bryant's nay. Carried.

(8) Director Dombrowski moves to reduce the winter camping fee of per nite \$10 to \$5 beginning the new fiscal year , second by Director by Director Cox-Perkins, carried.

X. Comments from the Floor: available at the clubhouse.

XI. Adjournment:

(9) Director Nalepa moves to adjourn, second by Director Stephens, carried.

Meeting adjourned at 11:50 p.m.

Submitted by,
Elaine Carrasco