

WHITE LODGE OWNERS, INC.
MONTHLY BOARD OF DIRECTORS MEETING
<https://www.whitelodgeownersinc.com>

Monday, April 8, 2024

UNOFFICIAL MINUTES

Anticipated Attendees:

OFFICERS:

President: David Eggleston

Vice President: Steve Milz

Secretary: Thalia Adams

Treasurer: Shelly Kovacich

DIRECTORS:

Improvement and Maintenance/Roads: Kevin Dreher

Building and Beautification: Jane Juckno

Boat Harbor, Lake, and Canal: John Sdao

Security: Derek Henderson

Clubhouse Services/Entertainment: VACANT

Clubhouse Host/Hostess: Christine Boggs

Jane Juckno

Anticipated Absence:

Membership in Attendance: Marybeth Miller, Steve Woodley, Bob Turke

1. Call to Order – Dave called the meeting to order at 7:06 p.m.
2. Call to Membership (Discussion will be limited to two minutes per person): Marybeth Miller spoke regarding the nature update. See attached. A discussion took place regarding Black Locust trees, After the last shoreline tree removal work party nine Black Locust remain in park by Cordley lake. Marybeth said Black Locust are not native to Michigan and are invasive. Marybeth said the roots spread and poison other trees. Discussion took place regarding each point on Marybeth Miller's handout. Suggestions were to prioritize the trees to be removed. Mary Beth requested to regrow the milkweed around the backside of the barn. There was a suggestion from the board to transplant the milkweed to another sunny location from the current location behind the pole barn. Also discussed a goose deterrent for the swim raft. Marybeth sent Thalia pictures and she will distribute them to the Board for research. John is going to organize a work party to get the sand volleyball court up and running.

Steve Woodley spoke about the canoe/blight by the pond. Dave E. and Steve to clean it up.

Walking trail around Windermere Pond: WLO owns about 7/8, section on the eastern side. The owner of the property connected to WLO has now posted No Trespassing signs. The property owners have requested that we no longer use the trail. Please do not walk the trail around Windermere Pond.

3. Review and Approval of Prior Meeting Minutes (March 11, 2024): Hold off until May meeting to approve March minutes.
4. Officer Reports:

President: Helped our Maintenance Director, Kevin Dreher get competitive bids for grading and calcium chloride applications from local vendors. So far, our current service providers are competitive with the other vendors in the area. We will be reducing the amount of calcium chloride from 10 thousand gallons per application to 6 thousand based on conversations with other suppliers.

I cleared a new trail marked in orange off the current trail that starts by the compost dump. This provides a place to walk your pets when the roads are muddy.

Monster Tree service cut down the large dead cottonwood tree by Cordley Lake boat storage area. They also trimmed some branches along the corner of Colonial and Frankfort.

Accessed the security camera footage from 3/30/24 and determined that the mailboxes were not broken into as originally thought. Thanks to those who communicated with members to remove their mail when boxes were unsecured. Our Security Director, Dereck Henderson spoke with police who said that some mailboxes' rear access doors showed old damage. There was discussion at the meeting about the mailboxes and it was decided that many members do not want to invest in new boxes at this time.

Had another load of wood chips delivered to the boat launch area for use on the path to Gallagher Lake later this spring. Respectfully, Dave Eggleston

Discussion took place regarding roads. Road Reclaimer is a suggestion as the roads/potholes continue to get worse. Suggestions were to do certain sections at a time and prioritize. Also discussed about calcium chloride providers, the new bid was more expensive than Big Barney.

Vice President: No report at this time. Dave added that there are three board members whose terms are expiring in May. The members are Dave Eggleston, Steve Milz, and Pete Fecteau (clubhouse director retired). Steve Milz informed the board that he will not be returning. Taking nominations for new board members.

Secretary: Dues continue to trickle in. There are 15 delinquent accounts. Statements were mailed on April 5 to these accounts. Starting May 1, there will be a \$25 a month late fee applied to your account until paid in full. To avoid these charges please pay your dues as soon as possible.

Thalia needs all reports by April 30 to send an annual meeting notice to membership.

Treasurer: See attached reports.

Financial through 3/31. Total cash \$300K, CD and money market are kicking out interest out. Room donations are above what we expected. Cash coming in from dues.

Profit and loss: Road grading and trees done in April is best case scenario for Budget. Insurance is ~ \$6K. Check detail: usual expenses. Non-recurring: Huntington bank, snow removal, stone depot for boat dock, legal bill and reimbursements.

Motion to pay non-recurring checks over \$50: Thalia made the motion to accept non-recurring checks. Kevin seconded. All were in favor. Motion passed.

5. Director Reports:

Improvement and Maintenance/Roads: Pretty quiet this month. Trying to get the roads graded, but the weather is not being our friend. Went out and filled some of the worst areas, concentrating on the bus route. If necessary, I'll do that again, but hoping to be able to grade soon. In communication with a mechanic to perform the repair work on the backhoe. I should hear back soon. I'll be checking and getting our equipment ready for the coming season. Respectfully submitted, Kevin Dreher

Had already discussed grading the roads during the President's report. Burn pile needs to be done as well as push back the compost.

Building and Beautification: None at this time.

Boat Harbor, Lake, and Canal

Lottery for boat slips are complete:

All that requested a boat slip have received their slip. I would like to apologize for any confusion. There were mistakes made, but quickly corrected. We are getting better, and I expect mistakes to be made every year. Until applications for slips are submitted on the same platform there will always be a mistake in coordination.

New DOCK on Cordley lake:

I received 3 proposals with varying prices. These will be submitted to the board for discussion.

Work Party:

4/6 Small work party met on Sat to build the start of the bridge. We laid down the footing and put the telephone poles in place.

Three telephone poles three footings, spread 3 -4 yards...geomat and spread the weight of the bridge. Laying treated deck boards.

Upcoming SPRING cleanup work party:

Coming soon. This will be communicated in the very near future. End of April. John is proposing for budget – the bathhouse needs a lot of work outside of opening and will prioritize those items. Possibly restore fans –

Dock on Cordley Lake: three estimates – 60 feet with 2, 8 foot sections: last 20 years with little to no maintenance. Three quotes: \$12K, reduce to 50 ft.

Thanks to Greg Morris, and Greg's friend, Dave Eggleston and Kevin Marsh for all their hard work!

Security: We had a bit of a scare on Easter Sunday. White Lodge mailboxes were discovered open on the backside (where the carrier deposits mail). Upon a review of the footage from the new security camera, it was revealed that they were accidentally left open by our mail carrier on Saturday, so there is no indication of foul play.

If you are missing any mail or packages that you were planning to receive, please contact the post office to assist you in tracking those down.

Hamburg police did arrive to investigate and suggested that the locking mechanisms on the back doors of the mailboxes could be easily vulnerable to forced entry. As security director, I would urge White Lodge Owners to consider replacing the current mailboxes with more secure mailboxes in the near future, so we do not have to worry about the security of our mail.

I would also encourage all members who have not yet done so to sign up for the free Informed Delivery option provided by USPS. With Informed Delivery USPS will provide you with a daily email containing images of mail and packages that are scheduled to arrive at your mailbox.

Clubhouse Services/Entertainment: VACANT

Clubhouse Hostess: Lodge activity- March brought in a total of \$1,970.00 in rentals. (This includes a long-term rental that started in March but ends mid-April.)

On March 4th, I met with Thalia to learn PayHOA invoicing for members who would like to pay by credit card for their lodge rentals. Credit card payments can only be made through your PayHOA account.

We determined that the invoice payment will be due 10 days prior to the event/rental. We still require a physical check for the security deposit and that is still due at the time of booking.

Don't miss out- Summer weekends are filling up! Please check the calendar and reach out to book your rentals.

Please consider the lodge when planning your family gatherings, company picnics, etc. The lodge has great potential to bring in revenue to our community and is a wonderful place to have an event. Reach out to me or check the calendar in PayHOA for availability. The calendar in PayHOA is located under the 'other tools' tab and is updated with each rental.

Motion to accept Director's reports: Derek made the motion to accept the Director's reports. Kevin seconded. No further discussion. All were in favor. Director's reports approved and motion passed.

- Consideration of Communications: None received.
- Unfinished Business:
 - Hamburg Township HOA Meeting: April 17, 7:00 p.m. Christine and Thalia will attend.
- New Business:
 - Budget discussion and additional items to be included for the upcoming fiscal year:
 - Admin: new printer – 5 yo old
 - Lodge: Discussion and items include new windows for the Lodge. The Lodge is our neighborhood's focal point and the windows are in desperate need of repair or replacement. In 2020, Dave replaced drywall under some of the dining room windows caused by rotten wood sill allowing water leakage into the wall. The board agreed that we need to replace the windows and still maintain the historic integrity of the Lodge. Lodge windows will be done in phases. Dining room, living room and then upstairs. Dave to get new quotes.
 - Motion to replace 8 dining room windows for an amount not to exceed \$12,000
 - Roads: Snow removal, 4 road gradings, and material. Equipment Repairs, \$5500 for backhoe.
 - Boats:
 - Motion to replace the current wood dock on Cordley Lake with new aluminum docks for an amount not to exceed \$12,000
 - Mailboxes: No consensus on board to purchase new mailboxes
- UPCOMING Events & Reminders:
 - UPCOMING EVENTS & REMINDERS:
 - Game Night: Wednesday, May 8
 - Dues: Late fees begin May 1. \$25/month
 - Annual Meeting, Sunday, May 19, Noon

Next Meeting: May 19, Annual Meeting, Noon,

Motion to adjourn: Thalia made the motion to adjourn. Derek seconded. All in favor. Meeting adjourned.

Adjourn Time: 9:20 p.m.

April 7, 2024 WLO Board Meeting Call to Members Marybeth Miller

THANK YOU FOR YOUR VOLUNTEER SERVICE! We live in an amazing place and it takes a lot to keep it amazing!

Unfortunately, my health has been a problem this year, so I am not able to do as much as I would like to assist with projects, and that's also why I didn't attend a meeting until now...so here's your Nature Update in Two Minutes...and yes, I'm asking for money, for four of the five topics I bring to you.

- 1) Invasive Trees: The board asked that we wait until Spring before using any money to remove black locust trees in the Cordley Lakeshore park in case there was damage from winter storms. The trees are marked; Is there money still available in the budget to remove these invasive trees? Could a tree service handle the clean-up? (Locust is hard on chainsaws, very messy, and there are already other work parties on the schedule.)
- 2) MILKWEED: A new Michigan law (HB 485 of 2024) recognizes milkweed's benefits. Per the USDA, more than 450 insects are known to feed on some portion of the common milkweed plant.
For the past five or more years, volunteers have tended the robust wild messy milkweed patch on the south side of the polebarn, where there's full sun and dry soil. Last summer, some of the members of the garden club had planned to spruce it up, but it was mowed down before we got to it. IF the milkweed survived, the Garden Club wants to put up a sign, perhaps a small fence, and wants to add more beneficial plants (butterfly bush, Mexican sunflower, some mulch - but in the meantime, how do we make sure it is allowed to flourish instead of being mowed again? Who do we ask for funds? - we can submit a proposal. The other Garden Club projects also continue. More later on them.
- 3) Goose poop: One raft in Cordley Lake stays clean while the others, including ours, aren't pretty. I took photos of their simple setup in case we want to try something similar. Anyone Interested?
- 4) Volleyball court: Some of the younger families expressed an interest in reviving the volleyball court. I've learned from a garden club member that AGRICULTURAL VINEGAR safely and efficiently kills weeds; it's available at Ace Hardware for about \$30. The bluebird box that was temporarily placed there by the mowing crew can be moved. Should the court be rototilled? Raked? Are the volleyball net and poles in the polebarn? I can help pull the old weeds to the best of my ability at this time, but I can't lead this project.
- 5) The bluebird nesting boxes are ready for another banner season, after multiple successful nestings last year. They eat a TON of bugs. The boxes are monitored to keep out invasive sparrows, but other native birds are welcome to use them.