

FBCA Board Meeting Minutes

September 29, 2025

6:15pm - 7:30pm

Location: *Ripples of the Lakes*, White Lake, MI 48386

Start Time: 6:24pm (*Motion- Gero, Second- Rob, all in Favor (except Amanda- caught in traffic)*)

I. Quick Updates/Reports

★ President

- Elizabeth Lake Road Sign- Need Replacement- EAGLE
 - Mindy tried to reach Nadine, and has reached out to the company.
 - Gero called the insurance company.
 - Investigating if it is included
 - We would need to make a claim
- Pest Control @ Beach Lot
 - We had to re-treat for yellow jackets which was free because it was within 30 days of initial treatment.
 - By Parking lot sign
 - Pavillions
 - And Bald-faced Hornets by the swings
- Lien Releases
 - Leslie has a list of releases- will send it to Rob
 - Rob will mass generate the letters and Lien Release
- Status of Lawyer
 - Amanda has left messages.
 - Gero volunteered to visit in person.

★ Vice President

- Trees- per recommendations of companies, calling for quotes once leaves drop. Pricing out removal of trees along south property line, and separate quotes on other poplar trees that are aging and dropping branches.
- Shade Structure- planning and getting quotes this winter
- Fall Clean- will likely occur just before Halloween.
- Finalize Plow Contract (motion- Rob, second- Gero, Approved unanimously pending clarification of “the season” by email.)

★ Treasurer

Treasurer's Report

- Presented Monthly Report
- 78% of Homeowners have paid their 25-26 dues
- Second notice is going out from Leslie soon
- Contact the Treasurer to view report

Oktoberfest

- Adult Interest- we discussed advertising and moving the date to Oct. 18

★ Violations Officer

Violations Report

- Status of Attorney- we need the lawyer to further escalate items.
- [REDACTED] Allen Lake
 - House for sale- small RV for about a month
 - Letters were sent
 - May try calling the realtor
- [REDACTED] & [REDACTED] Elizabeth Lake Properties- multiple letters
 - Two properties- already received a letter from the attorney already
 - Need to be escalated legally
- [REDACTED] Huron River- trailer
 - Two letter from Violations Officer
 - Need to Escalate to Lawyer.
- FBCA Vanden Property
 - Still awaiting legal counsel to address trailer and survey

Halloween Party

- Parent Interest- Laura will ask in the Facebook groups

★ Secretary

- Working on Fall Newsletter
- Will get signs out for Oktoberfest & FB Post

II. Current Business+

☐ **September 2025**

☐ Review Previously Tabled to include in planning

September 2025 <input type="checkbox"/> Sign @ Perry <input type="checkbox"/> Sign @ Vanden Property <input type="checkbox"/> Approve Snow Plowing <input type="checkbox"/> Obtaining Interest for Halloween & Oktoberfest	October 2025 <input type="checkbox"/> Fall Newsletter <input type="checkbox"/> Kid's Halloween Party-. <input type="checkbox"/> Oktoberfest- Oct 18	November 2025 <input type="checkbox"/> Long Term Beach Needs <input type="checkbox"/> Board Transition Docs <input type="checkbox"/> Survey & Sign for Vanden Property
December 2025 <input type="checkbox"/> Tree Lighting 12/6 4:30-5:30pm	January 2026 <input type="checkbox"/>	February 2026 <input type="checkbox"/>
March 2026 <input type="checkbox"/>	April 2026 <input type="checkbox"/> Easter Egg Hunt- Sat., 4/4? Volunteers Needed	May 2026 <input type="checkbox"/> Annual Meeting

III. Previously Tabled for 2025-2026 Board

- ☐ FBCA Board Transition Documents- planning to update and share with the next board.
- ☐ Lien Fees break downs
- ☐ Ordering Sign(s)- for one of the FBCA properties
- ☐ Planning/Budgeting for major upcoming items at the beach lot
 - Pavilion concrete foundation needs to be replaced.
 - Roof replacement is needed.
 - Drainage around the pavilion needs to be redone.
 - Black Top/Concrete pricing for beach lot parking lot (*consider redesigning the layout for more efficient use*)
 - Multiple phased installments of new maple trees for a long term plan to maintain shade at the park.
 - Ongoing evaluation for trimming and eventually, removal of the remaining poplar trees.

Meeting Adjourned at 7:40 pm (*Motion- Amanda, Second- Laura- approved unanimously*)

Next Meeting

Date/Time: Monday, Oct. 20th, 6:15 - 7:30pm

Location: Panera Bread of Waterford