

FBCA Board Meeting Minutes

August 18, 2025

6:25pm - 7:30pm

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

Start Time: 6:27pm (*Motion- Gero , Second- Laura, all in favor*)

I. Resident Comments

- Elizabeth N. spoke with the board about updated pool plans for an inground pool. Amanda previously spoke with Bill. The board anticipates approval, will run by Bill, sign and get a copy of approval to the homeowner this week.

II. Quick Updates/Reports

★ President

- Lien release for [REDACTED] Elizabeth Lake Road
- Legal Bill from trailer on Vanden went to Gero
- Verified Liber numbers were on updated LARA files. Amanda received from Lawyer and sending to Mindy for Historical Documents
- Lien release letters for previously reconciled liens, that homeowners need to take to the county. Language: "Please resolve ASAP, before the end of 2025."

★ Vice President

- Snow Plow Quote- digital file will come this week for email discussion/approval.

★ Treasurer

- 185 payments of 260 invoices so far.
- Board Insurance Bill just arrived too. Will be paid this month.
- Weeds at the beach lot entrance are bad.
- Gero continues to investigate a higher yield accounts.

★ Violations Officer

- Laura went through the old signs, saving letters for the one remaining good board.
- Multiple communications with the lawyer.
- [REDACTED] Elizabeth refused to move the trailer, even though they have received letters from the lawyer. We are pursuing escalation, with support of the lawyer.
- FBCA Vanden property- also awaiting escalation from lawyer. Amanda will call the lawyer to touch base on these items that need escalation- several properties.
- Laura will continue the violations process as outlined.

★ Secretary

- Summer Newsletter went out
- Working on Fall

★ **Temporary** Lake Committee Chair- Rob Ritter

- Did NOT receive a call before this treatment, but there were no restriction.
- If other lake owners are interested, please contact Rob for more information.

II. Current Business+

- ☐ Weeds at beach lot
- ☐ Review Previously Tabled to include in planning
- ☐ Planning for 2025-2026

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| September 2025 <input type="checkbox"/> | October 2025 <input type="checkbox"/> Kid's Halloween Party- reach out to see if anyone wants to help and establish a date. <input type="checkbox"/> Oktoberfest- early October | November 2025 <input type="checkbox"/> |
| December 2025 <input type="checkbox"/> Tree Lighting | 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"/> |

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- Laura , Second-Amanda, all approved*)

Next Meeting

Date/Time: Monday, September 29th, 6:15pm - 7:30pm

Location: Ripples of the Lakes