

FBCA Board  
Meeting Minutes  
**June 25, 2025**  
6:00pm - 8:00pm

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

**Start Time:** 6:12pm (*Motion- Gero, Second-Mindy, all in favor*)

**I. Resident Comment-** Bill Eggenberger

- Asking about the trailer on the **FBCA property on Vanden**.
  - Amanda said that the police were called, and were unable to support in removing it at this time. The board was waiting to take further legal action until this meeting.
  - Looking at legal actions for repeat offenders with boats and trailers- Community Property at Vanden, Elizabeth Lake Trailer. Both have received two letters from us, and a letter from the lawyer in May.
- Asking about **property across from beach lot**
  - He has been giving permission for temporary garden fencing, and had a fence last year that was removed and replaced by an invisible fence.
  - It was reported that there is a fence along the side of his house. We need to investigate further- a simple “temporary” enclosure for a garden is permissible. But, if it is beyond the garden, it needs to come down. The Violations Officer will follow up with the homeowner.
  - Pseudo fence along the road formed by debris. There was written communication to move it back from the easement. Bill pointed out that the deed restrictions state that he can’t store debris. The President and Violations Officer will follow up with the homeowner and send a formal letter as well.
- Asking about **another trailer on Huron River Drive**
  - Bill said he is parking it for his work.
  - Laura said that a letter had previously been sent (last year) and then the trailer was moved. Now that Laura is aware, she will keep an eye out for it and send a letter as needed.
- Gero asked Bill about the Beaver
  - Bill and Mindy reviewed how it was finally addressed.
  - Bill has contacted a county commissioner, and it was supposed to be addressed on June 10th, but it still hasn’t been addressed by the County.

**II. Positions for the 2025-2026 Board**

- ★ President- Amanda Bethuy
- ★ Vice President- Mindy Ritter
- ★ Treasurer- Gero Rometsch

- ★ Violations Officer- Laura Dettore
- ★ Secretary- Rob Ritter

*(Motion- Gero, Second-Mindy, all in favor)*

### III. Quick Updates/Reports

#### ★ President

- Letters from a neighbor by beachlot regarding trees that are close to power lines. Mindy will get quotes for tree trimming and removal.
- Large number of status letters from realtors.
- Insurance papers for the Board and for the Properties. Amanda will get them to Gero.

#### ★ Vice President

- Working on planning for beachlot
- Working on Historical Records

#### ★ Treasurer

- Provided a monthly report. Residents can contact Gero to see it.
- Leslie sent a letter to everyone who had liens on their property, providing the amount, and the steps to pay and get the release of lien.

#### ★ Violations Officer

- Discussed ongoing violations, approval of letters and escalating litigation-see tasks.
- Amanda and Laura will follow up with the owner of property across from the beachlot.
- Debris against a back fence- fence and no pool. We are unsure of the address. Social media is out of control.

#### ★ Secretary

- Summer Newsletter ready for July
- Monthly minutes will be sent by email for approval

### IV. Current Business- *(Due to time, work on this will continue at the July meeting.)*

- ☐ Review Previously Tabled to include in planning
- ☐ Planning for 2025-2026

June 2025 <input type="checkbox"/> Work on Tasks	July 2025 <input type="checkbox"/> Share reports from tasks <input type="checkbox"/> Approve Snow Plowing & Fall Clean Up <input type="checkbox"/> Immediate & Short Term Beach needs <input type="checkbox"/> Social Event Dates	August 2025 <input type="checkbox"/> Survey & Sign for Vanden Property <input type="checkbox"/> Long Term Beach Needs
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September 2025 <input type="checkbox"/>	October 2025 <input type="checkbox"/> Kid's Halloween Party	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"/>	May 2026 <input type="checkbox"/>

**Tabled Items** *(to revisit. These were previously tabled as well)*

- ☐ FBCA Board Transition Documents- planning to update and share with the next board.
- ☐ Lien Fees break downs- table again
- ☐ 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.
- ☐ Ideas to consider proposing for edits to the Deed Restrictions at the appropriate time.

**V. Before Next Meeting**

Tasks to work on (as possible) before the next board meeting.

<b>President</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Amanda and Laura will follow up with the owner of property across from the beachlot.</li> <li><input type="checkbox"/> Insurance Papers for the Board and for the Properties. Amanda will get them to Gero.</li> </ul>	<b>Vice-President</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Continue historical documents</li> <li><input type="checkbox"/> Working on project plans for beach lot</li> <li><input type="checkbox"/> Snow Plow Quote</li> <li><input type="checkbox"/> Tree Removal Quotes</li> </ul>
<b>Treasurer</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Checks should start coming in this month.</li> <li><input type="checkbox"/> Gero spoke with Leslie, who would like a letter from the lawyer to include with invoice for Hurondale Property where we are reinstating dues (not retroactive).</li> <li><input type="checkbox"/> Gero will look into options that could potentially increase returns on savings, and report back to the board with ideas to consider.</li> </ul>	<b>Violations Officer</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Amanda and Laura will follow up with the owner of property across from the beachlot, (send letter as needed).</li> <li><input type="checkbox"/> Laura will email the lawyer about 8714 Elizabeth Lake Road- move forward with litigation, since the lawyer already sent a letter.</li> <li><input type="checkbox"/> Laura will email Lawyer about 8356 Elizabeth Lake Road- Send a letter from the lawyer <i>(since have sent letters in the past)</i></li> </ul>

	<input type="checkbox"/> Laura will keep an eye out for Huronriver Drive work trailer, and will send a letter as needed. <input type="checkbox"/> Trailer on community property speak with the lawyer to move to litigation. <input type="checkbox"/> Laura will also address the letter that Gero & Leslie are requesting, with the lawyer.
<b>Secretary</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Communicate WL PD highlights in Summer Newsletter</li> <li><input type="checkbox"/> Summer Newsletters- digital age, respect your your neighbors</li> <li><input type="checkbox"/> Post date of next meeting &amp; link for sign up to comment in August on website</li> <li><input type="checkbox"/> Monthly minutes to board; then post to website (after approval)</li> <li><input type="checkbox"/> Include information from White Lake Township &amp; from Legal Newspaper</li> <li><input type="checkbox"/> Fishing Lures at the beach- wear water shoes</li> <li><input type="checkbox"/> No Fishing On the Beach- but lures were found.</li> <li><input type="checkbox"/> Power Wash benches</li> </ul>	<b>Building Committee</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No Updates / Tasks at the moment</li> </ul>
<b>Lake Committee</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Gero will text or call Rob with any updates on lake treatments.</li> </ul>	<b>Social Committee</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Ask for volunteers</li> </ul>

**Meeting Adjourned** at 8:00 pm (*Motion- Amanda, Second- Mindy, all approved*)

**Next Meeting**

**Date/Time:** Monday, July 14th, 6:00pm - 7:30pm

**Location:** Ripples of the Lakes