

FBCA Annual Meeting Minutes
June 17, 2021

1. Call to order 6:07pm
2. Introductions
3. Guest Speaker
 - a. Officer Brad Connell – White Lake Police –
 - i. Vacation house checks
 - ii. Prescription drug take back is every day at WLP – No liquid or syringes.
 - iii. Citizen’s Academy – Planning on starting again in the fall.
 - iv. Will not be having the open house this year due to COVID. Possibly pushed back to September.
 - v. Follow White Lake Police Department on Facebook.
 - vi. Ring app – Links to the app and share the footage we have. – App is called “Neighbors”
 - vii. One more roundabout coming at the town center and Elizabeth (JC Penny)
 - viii. Left turn arrows at Elizabeth and Williams – Can mention and request road commission to look into.
 - ix. Tree clean-up for Williams lake Road – The trees that are still up are dangerous.
 - x. Focus Patrol Program – In case we need WLP to watch a certain area.
4. Announcements
 - a. Yard Sale
 - b. Craft Sale
 - c. Road Improvement
 - i. TH – Road Improvement – Not rolled into taxes. A lien is placed. If we don’t do anything about it, the county will maintain the roads as gravel roads. Previously it was rolled into taxes at 6% interest.
 - d. Deed Restriction
 - i. Deed restrictions are being enforced.
 - ii. One ongoing violation. Not much we can do. Will need to call the city for those items.
 - iii. Jason Hudson - 248-698-3300 x 134 – White Lake Code Office
 - iv. FBCA can control new builds, dog runs, pools, fences along with the building committee
 - v. The Board gives a 3-day grace period for repair, vacations, etc.
 - vi. Township will go to a property and mow the grass once the grass gets higher than a certain length.
5. Minutes from previous meeting

**Approval of annual meeting minutes from the 2020 annual meeting as verbally stated by Gero –
Moved by: Tim Hatt Second by David O’Connel: - Motion Passed**

6. Reports
 - a. Lake committee – Wait and see how the testing goes. Lake is swimmable at this time.
Dan 313-205-7664 – Text to be on the committee danscottrhythm@gmail.com
 - b. Park

- i. New signs installed last fall.
 - ii. Power washed the benches
 - iii. Need some volunteers to help pick up sticks
 - iv. Please pick up dog poop.
- 7. Old Business
- 8. Ongoing Business
 - a. Financial Statements

Motion to discuss financial statement for last year - Moved by Bill Edinberger Second by: Tim Hatt – Motion Passed

Discussion:

- Leslie doesn't take the money. Recommending that we purchase quick books.
- Leslie and Wes did a great job and turned around the financials!

Motion to approve the current year budget – All approved

- b. Proposed Budget
 - i. Increasing fees – not collecting enough for what is currently budgets. The Board has the authority to raise the fees to \$100 per year per sidewall. \$35.00 increase.
 - ii. Legal Fees – Kept \$3,000 in as a budgetary item.
 - iii. Deed restrictions – Pushed out for two years.

Motion to accept budget – Dave O'Connell – Second Bill Edingerber – Motion passed

- 9. New Business
 - a. Maintenance Fee Increase -
 - b. Bookkeeper
 - i. Board doesn't offer quick books – Would like to have it.
 - ii. Leslie will stay but still looking for a replacement/trainee
 - iii. If interested, please contact someone on the Board.
 - c. Amended Constitution –
 - i. MR – Should wait until next year.
 - 1. 2 term limit should be removed – Look into wording
 - 2. Section 8 – Violations Officer – Not a voting right of the Board.
 - 3. Mindy Ritter - Renters and non-homeowners being on the Board.
 - 4. File with the town the existing deed restrictions. Can't make any changes until 2029. IF we make any changes, we would need 2/3 vote
 - 5. Send the letter via mail
 - 6.

Motion to table the deed restrictions to the 21/22 annual meeting and the constitution has been reviewed by the lawyer – Moved by Dan Scott – Second by Becky Helton – Motion: Passed

Ayes – 8

Nayes - 5

Mr. James Palowski – Put a motion on the floor to take more time to review the constitution Moved by:

10. Election of Board Members

- a. Motion made by Larry second by Sue Zimm to re-elect Tiffany Cavill to the Board
- b. Wes is up this year. Tim is still in place.
- c. Greg Teets would like to be on the Board as well
- d. Mindy Ritter is also interested.
- e. Tim was voted in. Wes was appointed last year
- f. Mindy Ritter nominated Amanda Bethuy to be on the Board.
- g. Brian Tanner wants to be a write in
- h. Rob Ritter wants to be on the Board.
- i. Nominees – 4 seats are available
 - i. Wes
 - ii. Tiffany
 - iii. Amanda
 - iv. Brian
 - v. Rob
 - vi. Mindy
 - vii. Greg
 - viii. Gero

Wes, Tiffany Amanda and Greg were elected.

11. Open Forum

- a. Brian Albright – Public comment

12. Adjournment

Motion to adjourn – Moved by: Second by: - Motion Passed

Meeting adjourned -7:30pm