

FBCA Board
Meeting Minutes
July 14, 2025
6:00pm - 7:30pm

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

Start Time: 6:05pm (*Motion- Laura, Second- Gero all in favor*)

I. Quick Updates/Reports

★ **President-** Amanda Bethuy

- Even more realtor & title company calls with home sales, etc.
- Calls regarding Deed Restrictions and Construction Specifications
- Insurance Papers to Gero (calls were made before Amanda left town)
- Has historical insurance information for Mindy. Will deliver at the August Meeting.
- An additional person who needs printed newsletters: two in total now → Paul on Vanden & Sandy on Allen Lake Drive [REDACTED]

★ **Vice President-** Mindy Ritter

- Called for Snow Plow Quote- should hear back soon.
- Called for Tree Removal Quote- should hear back soon.
- Will price out shade awnings.

★ **Treasurer-** Gero Rometsch

- Insurance- spoke with the new representative at the company we continue to use. They processed the paperwork. We are approved. The invoice will arrive soon.
- June Report Complete- residents can contact Gero to see a hard copy.
- 92 invoices paid, but only a few weeks since the initial invoice went out.
- Electric Bill expected soon- will pay ASAP.
- \$339.16 spent for folding sign replacements- unanimously approved via text during Prime Days.
- Gero shared ideas/tips for writing on new signs- as it is still time consuming.
- County Clerk- a new service to file liens electronically is available. It can save the trip to the county office for an additional fee of \$40. Something to consider, but only on an as needed basis.

★ **Violations Officer-** Laura Dettore

- Several (five to six pending) requests for escalation were sent to the lawyer- waiting to hear back. Collaborating with the attorney on a few items as well.
- Reached out to the homeowner at the end of Hurondale Drive regarding the brush along the street. Verified that there was no "permanent fence" on the property. There is a temporary fence around the garden, which is

allowed. Some of the growth by the road was cut back, and the homeowner is planning to do more. The resolution is still ongoing.

★ **Secretary- Rob Ritter**

- June Monthly Minutes Posted to the website, as well as 2025 Annual Meeting Minutes
- Working on Summer Newsletter- to go out soon
- Will work on pre-set messages for new signs

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

- If other lake owners are interested in this position, please contact Rob for more information.
- Still looking for someone to take on testing.
- Blue Water Aquatics will contact Gero for billing, and will text/call Rob about upcoming treatments so that he can alert residents in advance.

II. Current Business+

- ☐ 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	August 2025 <input type="checkbox"/> Survey & Sign for Vanden Property <input type="checkbox"/> Approve Snow Plowing & Fall Clean Up <input type="checkbox"/> Long Term Beach Needs
September 2025 <input type="checkbox"/> Social Event Dates	October 2025 <input type="checkbox"/> Adult October Gathering <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"/> 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.

IV. Ongoing Tasks

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

<p>President</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amanda and Laura will continue to follow up with the owner of property across from the beach lot. <input type="checkbox"/> Fielding the many calls to the board. <input type="checkbox"/> Maintain Operational Efficiency 	<p>Vice-President</p> <ul style="list-style-type: none"> <input type="checkbox"/> Continue historical documents <input type="checkbox"/> Working on project plans for beach lot <input type="checkbox"/> Snow Plow Quote- waiting to hear back <input type="checkbox"/> Tree Removal Quotes- waiting to hear back
<p>Treasurer</p> <ul style="list-style-type: none"> <input type="checkbox"/> Continue to process checks. <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. 	<p>Violations Officer</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amanda and Laura will continue to follow up with the owner of property across from the beach lot. <input type="checkbox"/> Laura will hear back from the lawyer about 8714 Elizabeth Lake Road- move forward with litigation, since the lawyer already sent a letter. <input type="checkbox"/> Laura will will hear back from the lawyer about 8356 Elizabeth Lake Road- Send a letter from the lawyer (<i>since have sent letters in the past</i>) <input type="checkbox"/> Laura will keep an eye out for Huron River Drive work trailer, and will send a letter as needed- have not seen it there in the last month. <input type="checkbox"/> Trailer on community property- waiting to hear back from the lawyer to move to litigation. <input type="checkbox"/> The letter that Gero & Leslie are requesting- waiting to hear back from the lawyer.
<p>Secretary</p> <ul style="list-style-type: none"> <input type="checkbox"/> Post date of next meeting & link for sign up to comment in August on website <input type="checkbox"/> Monthly minutes to board; then post to website (after approval) <input type="checkbox"/> Make Pre-Printed Sheets for annual events (current letters about 4 inches high) Mock up when signs come in. <input type="checkbox"/> Power Wash benches <p>Facebook reminders</p> <ul style="list-style-type: none"> <input type="checkbox"/> Invoices were sent <input type="checkbox"/> Summer Newsletter- once published 	<p>Building Committee</p> <ul style="list-style-type: none"> <input type="checkbox"/> No Updates / Tasks at the moment

Include in Newsletter <ul style="list-style-type: none"> • WL PD highlights • Digital age/respect your your neighbors • Information from White Lake Township & from Legal Newspaper • Fishing Lures at the beach- wear water shoes • No Fishing On the Beach- but lures were found. 	
Lake Committee <input checked="" type="checkbox"/> Rob will contact the Lake Company regarding changes on contact information.	Social Committee <input checked="" type="checkbox"/> Ask for volunteers

III. Tabled Items *(to revisit)*

- **Dates for FBCA Community Events- Fall Events**

Meeting Adjourned at 7:30 pm *(Motion- Amanda, Second- Mindy, all approved)*

Next Meeting

Date/Time: August 18th, 6:00pm - 7:30pm

Location: Ripples of the Lakes