

FBCA Annual Meeting Agenda

Houghton Elementary School- Media Center

May 18, 2026, 6:30pm - 7:45pm

We must be out of the building before 8pm, as we are paying by the hour.

While all FBCA residents are welcome to attend, only residents in good standing may speak and/or vote.

- I. Welcome & Call to Order
- II. White Lake Police Department YTD Statistics *(5-10 minutes)*
- III. Approval of Previous Annual Minutes *(5 minutes)*
- IV. Committee Reports
 - a. Lake Committee- looking for a new chair
 - b. Social Committee- need volunteers
- V. President's Report *(10 minutes)*
 - a. Ongoing Projects (and obstacles)
 - b. New Lawyer
 - c. Sign at Perry- *quotes received, work being scheduled, and the sign will be replaced soon.*
- VI. Vice President's Report *(10 minutes)*
 - a. Park and Beach Lot Needs
 - b. Resolved Projects
 - c. Planning for Upcoming Projects
 - i. Pavillion Roof- *(feedback from arborist)*
 - ii. Pavilion Concrete Pad *(not foundation)*
 - iii. FBCA community property on Vanden
- VII. Treasurer's Report *(10 minutes)*
 - a. Review & Approval of Budget to Actual
 - b. Review & Approval of 2026-2027 budget
 - c. Updated Financial Reports available upon request throughout the year.
- VIII. Violation Officer's Report *(5 minutes)*
 - a. Resolved
 - b. Ongoing
- IX. Secretary's Report *(2 minutes)*
 - a. Website Updates & Garage Sale Dates
- X. Voting for **THREE** Board Positions *(10 minutes)*

<input type="checkbox"/> Positions:	<u>Open now, 2026</u>	<u>Open in 2027</u>
	Laura Dettore	Amanda Bethuy
	Gero Rometsch	Mindy Ritter
	Rob Ritter	

XI. Residents Comments/Questions (2 minutes per person) (~15 minutes)

XII. Clarification regarding the differences between a Deed Restricted Community and an HOA.

- a. **HOA**- a Homeowners Association is “a private, legally incorporated organization that governs a residential community—such as a subdivision, condominium, or townhome development—to maintain common areas, uphold aesthetic standards, and protect property values,” ([National Association of Realtors](#)).
- b. **Deed Restricted**- a Deed Restricted Community has “Binding Agreements: Rules are recorded in the property deed, meaning they "run with the land" and automatically apply to new owners. Legally Binding Rules: When purchasing, you agree to abide by restrictions documented in the land record ,” ([First Service Residential](#)).

XIII. Adjourn