

FBCA Board
Meeting Minutes
April 7, 2025
6:30pm - 8:30pm

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

Start Time: 6:43pm (*Motion- Laura, Second- Mindy*)

I. Position Reports

- **Updates from Treasurer**

- Updated Budget
 - Gero went over the updated Budget that will be presented at the annual meeting.
 - Beachlot items changed based on quotes for work.
- Property near the Pump House
 - Gero investigated and it is owned, but has not been assessed dues for several years.
 - Motion to assess dues going forward starting this year, but no back dues, (*Motion- Gero; Second- Laura, approved unanimously*)

- **Violations Officer's Report**

- a. Trailer on [REDACTED] Elizabeth Lake. Two letters were sent. (*Motion to move to the lawyer: motion- Rob, second- Gero, approval unanimously*)
- b. [REDACTED] Elizabeth Lake- moved the trailer; kept boat, as allowed.
- c. Sandy Crest Mulch Pile- homeowner passed, and neighbors are moving mulch, with permission of the family of the homeowner.
- d. Hurondale Drive Mulch- pile of mulch is still there. She received a letter in the fall. A second letter will be sent requesting it to be resolved by Memorial Day.
- e. Violations sent a letter to the homeowner and residents, each at Hurondale River Drive, outlining a timeline to remove the fence.
- f. Annual meeting preparing to share some stats and highlight the frequent occurrences.

- **Updates from Vice President**

- Discuss FBCA properties.
- Mindy, Gero, and Rob met with B.I.C. Lawn Services to walk through the FBCA properties, identify needs, and request a quote this past weekend.
- All board members discussed a homeowner's offer to maintain mowing at an FBCA property. The board decided to use our contracted lawn service to maintain all FBCA properties for now, and will present a cost-benefit analysis of one of the properties to the residents at the 2026 annual meeting.
- Reviewed the quotes from BIC Lawn Service regarding "spring clean up" of the FBCA properties. (Motion to approve all parts- motion- Gero, Second- Mindy, approved unanimously)
- Reviewed quotes from BIC Lawn Service regarding ongoing lawn mowing/maintenance for 2025. The board decided to modify language for sand at the beach to be raked monthly from May through September, and to add "as needed" to biweekly mow language at the FBCA property that requires less maintenance. (Motion to approve all parts. Motion- Rob, Second- Gero, approved unanimously.)

- **Secretary's Report**

- a. Request for May 19th at Houghton submitted and approved.
- b. Liens printed, and ready to be signed and filed.
- c. Rob is updating minutes and website.
- d. Rob will add a note to the website to indicate that the "Treasurer's reports are always available to residents upon request- just contact the current treasurer."
- e. One homebound resident and newsletters- Paul C.. Gero will mail to him. [REDACTED]
- f. Message posted regarding the need for volunteers for the Easter Egg Hunt, but no responses. With Easter only two weeks away, the next potential Beach Lot Egg Hunt may be in the spring of 2026.
- g. Rob is updating the 2024 Fall Newsletter so that "boats" is removed from the reminders section. Boats are allowed on properties, but trailers and RVs are not.

- h. **Garage Sale Date Set** for Thursday, 5/29 - Saturday, 5/31.

II. Planning for May Meeting

- ☐ Planning for May Meeting
 - ☐ Date: Monday, 5/19 6:30 - 8:30; with projector
 - ☐ Agenda
 - ☐ Add Action Item for 2026 meeting- presentation of cost-benefit analysis and recommendations to HOA membership.
 - ☐ Resident Concerns Link
 - ☐ Tying up Board Business in April
 - ☐ Preparing for 2025-2026 board transition

III. Last Minute Items

- ☐ Gero is following up on insurance renewal for the board.
- ☐ The board reviewed and updated last year's annual meeting minutes.

IV. Tabled for the next 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 8:32 pm (*Motion- Amanda, Second- Mindy*)

Next Meeting: Annual HOA Meeting

Date/Time: Monday, May 19, 6:45pm - 8:15pm

Location: Houghton Elementary School, Media Center