

**MINUTES OF THE LAKE ARROWHEAD PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 1, 2011**

- I. The October 1, 2011 meeting of the Lake Arrowhead Property Owners' Association Board of Directors was called to order, in the office building, by President Chris Frey at 9:00 a.m.
- A. Board members present were: Chris Frey, Dick Miller, Sue Fuller, Gary Fuller, Anita Wheaton, Scott Bicknell, Dave Cunningham, Mary Davignon, Ron Race, Tim Devine, Gordie Wearsch, Ron Race, Jr., and Dave Ligget. Kyle Stubli was excused.
- B. Approval of minutes: Scott Bicknell moved that the minutes of the August 6, 2011 board meeting be approved as written. The motion was seconded by Ron Race and passed unanimously.
- II. Asset Group
- A. Treasurer's report: Gary Fuller
1. Total income year to date (end of August): \$142,832.85 with expenses of \$92,313.39. All accounts are within budget.
 2. Total income campground: \$25,850.05 with expenses of \$17,884.76.
 3. The bill for the test well from Hart Drilling and Excavating was \$4,159.10.
 4. Scott Bicknell moved the treasurer's report be accepted. Tim Devine seconded the motion and passed unanimously.
- B. Finance and Collection: Anita Wheaton, Dana Stubli, Gary & Sue Fuller
1. As of 9-22-11: 1571 lots were billed, 1304 lots are paid, for 83% paid. Compared with 10-4-10: 1571 lots billed, 1262 lots were paid, for 80.33% paid.
 2. Letters are being sent to members owing more than one year. This includes about 170 lots that are not paid.
 3. A discussion took place about how to deal with the problem when new members do not register the deeds and we are unaware of the sale. It was agreed to continue as in the past, treating each case on its own merits.
- C. Gas Wells: Ron Race Jr.: He reported he has been in contact with the gas well company and met with Tad Stewart. There has been no change in the wells.
- D. Real Estate: Chris Frey and Tim Devine: The board discussed lot 3043 which has been quit claim deeded to the association by the owner. The board agreed to keep the lot, but Tim Devine will research what can be done to prevent this from happening in the future.
- III. Common grounds
- A. Roads and maintenance: Dave Cunningham and Tim Wheaton
1. There were 39 cracks repaired on Arapahoe Trail at a cost of \$1,700.
 2. Road signs are being replaced.
 3. The roads are in good condition.
- B. Pool: Ron Race and Diana Elliot
1. The pool has been closed for the winter.
 2. The pump has been repaired.
- C. Parks: Anita Wheaton
1. The rafts and buoys will be taken out today.
 2. Broken boards are being replaced in the fences.
 3. Picnic tables on pedestals are being looked into for the parks.

4. J & P Heating was called to check over the heater in the office. A coupler was replaced. They also looked at the heater in the hall by the restrooms. They would not touch it since it wasn't vented and emits carbon monoxide. A new system would cost \$2,300. Anita and Dana are fine with the system as is, as long as a carbon monoxide detector is installed. Anita will purchase a monitor.
 5. Alice Kennedy, Jan Casey and Anita Wheaton designed and did the work on the landscaping around the office building and bell tower. John Czarniecki donated the mulch for the project and at the entrance. The plants were thinned out at the entrance and transplanted in the new beds. The money for the top soil was earned by the sale of the t-shirts at the annual meeting.
 6. The lighting at the entrance was discussed. Several members stated how much they have added to the site. The monthly bill is \$20.
- D. Campground: Gordie Wearsch and Eva Davidson
1. The campground will be winterized today.
 2. The manager this season is doing an awesome job.
 3. Ivan Witt is working with Gordie to plant ten to twenty maple trees in the center of the campground.
 4. Water testing: The tests done by Great Lakes Water Testing were showing that there were problems with the water, but the samples tested by the Health Department were good. The association will not be using Great Lakes in the future. The Pool, Campground and Office Managers will take samples into the Health Department when needed.

IV. Communications

- A. Newsletter: Mary Davignon
1. She questioned whether she should solicit ads for the newsletter. It was agreed that if someone wanted to pay for an ad that we would accept, but we would not actively get ads.
 2. Anita Wheaton explained the procedure for bulk mailing the June newsletter. There is a non-profit group called Crossroads that does bulk mailing. The newsletter could be sent by a PDF file to Thrifty Print, who would take it to Crossroads to fold, tab, label and mail. Scott volunteered to work with Gary to try to convert our files to be able to take the information for the labels to Crossroads. Crossroads is able to get new address after people have moved for three years.
- B. Website: Scott Bicknell
1. The website crashed from the large quantity of hits for the newsletter.
 2. It is back up and running.

V. Planning

- A. Long Range Planning: Ron Race Jr. and Dave Cunningham
- They are working on getting quotes for a new truck. Dave has one from Zarimba and is getting one from Sterling Trucks. It would cost us \$137,000 for the same truck we have now. We would get less than \$10,000 for a trade in on our present truck, so the thought now it to keep it for a back-up. This will be presented at the annual meeting.
- B. Forestry: Gordie Wearsch
- The contract has been signed and the project is ready to go this winter.

- C. Propane: Scott Bicknell
 - 1. Gaylord Gas will lock in at \$2.09. Johnson Oil is at \$2.09 capped at \$2.49. Amerigas is at \$2.349.
 - 2. Scott stated that if you own your own tank you can change your supplier at any time.

VI. New Business

- A. Follow up on lake levels: Dick Miller
 - 1. The augmentation well was drilled down 465 feet without an appreciable clay barrier. The drilling company sent a letter stating we are a water table lake and need the rain and snow to sustain water levels. Clay was hit at 415 feet and was back out of it at 450 feet. At 465 feet we hit a shale barrier.
 - 2. Chris Speen has volunteered the services of a geologist to analyze the samples from the test well. He will also research the Antrim County records as to the irrigation wells in the area, to see if they have any effect on our lake.
 - 3. Chris Speen stated that they will develop a comprehensive report so an educated decision can be reached on how to move forward.
 - 4. Mary Davignon did some research on the pellets that were discussed at the last meeting to treat the mulch in the lake. This system works better when used in conjunction with bubblers. Oxygen works better than air, but is more expensive. She visited Gaylanta Lake near Atlanta where they are using the bubbler system to rid their lake of muck.
- B. Scott Bicknell ran a power point program from Jerry Davis, President of Aqua Cleaner Environmental. This company uses divers not heavy equipment to dredge a lake.
 - 1. The muck is dredged into a plastic bag on shore and the clear water is returned to the lake.
 - 2. The organic material left in the bag is taken to farmers.
 - 3. The cost for a 30' by 60' (180 square feet, 4' deep) would cost approximately \$10,000.

- VII. Adjournment: Gary Fuller moved the meeting be adjourned. The meeting adjourned at 11:55 a.m.

Respectfully submitted,

Sue Ann Fuller, Secretary
Lake Arrowhead Property Owners' Association