

**Minutes of the Lake Arrowhead Property Owners Association
Board of Directors Meeting
December 1, 2018**

-The meeting was called to order at 9:00a.m. by Vice President Ronald Race.

-Attendance: All board members were present except for Cory Ames, Marcia Schick, and Carolyn Wright who were all excused. All required contractors were present.

-Minutes: Judy moved to approve the minutes of the October 6, 2018 board meeting as amended. Tom seconded the motion and it was approved unanimously.

-Treasurer's Report: Treasurer Judy Race requested that board members send any budget requests to her by January 1st. Judy provided hard copy financial reports and reported the balances of our accounts and our current financial status. Current fiscal year's dues are approximately 90% paid. We have not had any out of the ordinary expenses since our last meeting. Dumping costs have risen slightly due to a price increase and an additional dump. Road maintenance is our major expense and that is always a concern. Brine costs have risen dramatically and are now almost \$6,000/ application. We budgeted for only two applications but ended up applying an additional treatment. Equipment maintenance costs are slightly over budget. We have an old truck and there were lots of little repairs. Judy said that she is always a little nervous this time of year, but it looks like we will be OK with our budget because we expect more collection money and gas well revenues. Mary moved to accept the Treasurer's report. Connie seconded the motion and it passed unanimously.

-Collections: Judy reported that past dues owed to the Association are now less than half of when we started our collections process using Small Claims Court, and that the balance of accounts in collections is now less than \$80,000 owed by our members. We do include estimated past monies to be collected in our annual budgets.

-Gas Wells: Dave Johnston reported that natural gas prices have risen approximately 64%.

-Real Estate: Dana Stubli reported that properties are selling in Lake Arrowhead. Mary reported that we received a request from Donna Young to take back properties that they no longer want. Mary informed her that the policy of the Association is not to accept properties, but that she would make the request known to the board. There was no desire by the board to change the policy or to make an exception to it. Judy reported that we will once again work with the county and advertise county owned lots for sale to our members in good standing.

-Roads and Equipment Maintenance: Ron Race Sr. reported that the hydraulic system on the truck sander has been repaired. Chains were purchased and installed on the front of the Mahendra Tractor. Ron reported that we received a complaint and a request from a property owner on Osage Trail to close that road. The issue stems from ATVs that tear along the trail, raising dust, and not stopping at Arrowroot Trail or Beechnut. Ron displayed photos of the area. Osage Trail is a road on the plat but is not a maintained road because it is so steep and narrow. Homeowners have access to their properties from Beechnut. After discussion, Mary moved that we install Stop signs and appropriate "Non Maintained Road" signs this spring; and that the flat part of Osage Trail (near homes) gets brine applications. Buddy Pardo seconded the motion and it passed unanimously.

Member Ken Crittendon reported that many of our Stop signs have deteriorated and some are non-reflective. Ron thanked Ken and responded that we will budget for them and start replacing them in stages in 2019.

-Long Range Planning: Tom Rozycki reported that the math in the original Reserve Study is concerning as it was based on 100% of dues being collected and we now have fewer first lot owners. We are not meeting our contribution goals. However, we have done many of the major projects that we needed to have done. The Reserve Study has been updated to reflect our actual expenditures and goals. He'd like us to come up with ideas for raising our reserve funds based on priorities. Gas well and forestry revenues could be the solution. In analyzing the returns from the survey that was done last July, roads are the main concern. Only about 10% of members responded and it is apparent that members who use the campground were over represented in the results. Tom would like us to send the survey to all our members so that we get a larger and more accurate response. The consensus was to include it with the March billing. Lot numbers will be included on survey to ensure that only one survey response per first lot owner is returned and that respondents are in good standing.

Parks, Lakes, and Safety: Kyle reported that he, Judy, and Ron met with Wayne of T&W Landscaping about the drainage problems at the "Merry Go Round Park." We received a written estimate of \$3,500 to improve the park and road drainage. Eroded soil will be removed from the park and used to build up the road, tilting it so that water will

flow into the low area on the opposite side of the road, away from the lake; crushed Afton stone will be placed over the newly excavated road and will be compacted, Grading will be done for easier access and the park will be hydro-seeded. All materials except hydro-seed will be supplied by the Association. Mary moved that we approve the contract with T&W to improve the road and park. Dana seconded the motion and it passed unanimously.

Elk Island Park: There was a discussion about improving access to the island but no funds are in the budget. We are not required to maintain easements. Dana and Kyle will follow up with the DEQ to see what can be done.

Kyle did not receive anything from the surveyor about the parks surveys that were approved at our last meeting. Ron will send Dana the information and she will follow up on it.

Building Control: Ron Race Jr. will meet with a member about a building permit for a pole barn on Newago.

Building Maintenance: Ron Race Sr. showed photos of the Office Building and reported that he installed wire mesh and backfilled foundation area with Afton stone to keep critters from entering the building crawl space. Vamoose Varmints was hired to clean the crawl space of animal feces etc. We received a bid of \$3,500 to encapsulate the space. Ron does not recommend having it done and there was no support for the project.

-Bus Stop: There was a discussion about the bus stop location. Ron will follow up with the Bus Transportation Director about having the drop off and pick up locations changed to be on the parking lot side of the road. Changes need to be approved by the transportation department and documented for the Association.

-Ron is still looking at appropriate memorials for Anita's Park.

-Ron is following up on a members' request to look into adding LED lights for the Bus Stop area so the children are not walking in the dark. Also, Tom Rozycki donated light for the interior of Maintenance Building. Member Jeff Dziadulacan do the work when he is doing other work on our security system for about \$1,500. Ron will look into having ceiling fans installed at the Maintenance Building (to push heat down) at the same time. Mary moved that we approve up to \$2,000 to be spent on lighting improvements and ceiling fans at the Maintenance Building. Connie seconded the motion and it passed unanimously. Ron asked Tom to assist in reviewing the plans for the bus stop lights prior to installation.

Campground: Ron presented an updated Campground Lease Agreement which now includes some small changes that were requested by the Campground Chair and Office workers and a \$100 weekly rate. Some Board members were concerned about the campground prices which are very low. Although the campers are opposed to any rate increases, it is the board's responsibility to establish the rates. Mary Davignon moved to approve the revised Campground Lease Agreement for 2019. Buddy Pardo seconded the motion and it passed with four members opposed and one abstention. Increasing the camping rates will be addressed before the 2020 camping season.

Lake Improvement: No report.

Communications: Members who want to join Nextdoor, but don't have a physical Lake Arrowhead address can use the Office address or contact Mary for assistance.

Forestry: Gordon Wearsch reported that our forester, Katie Brinkman, has several loggers interested in our wood. She still hopes to mark trees and have a harvest this winter. We need to get started on the Forestry Stewardship Plan in order to take advantage of tax savings. The cost of the plan is \$3,800. Our forestry acreage is slightly over-sized so we will have to omit one parcel from the plan in regards to taxes. Judy said that we may be able to save from \$2,700 to \$2,900/year on our property taxes. Tom moved to approve updating the Forestry Stewardship Plan. Dana seconded the motion and it passed unanimously. Plan will be paid for out of our Forestry fund.

Pool: Dave reported that the pool is closed.

Social Committee: Connie reported that approximately 70 children attended the Trick or Treating activity but only about 12 attended the party on that rainy day. A Chili Cook-Off is scheduled for February 23rd and members can vote for the best chili with dollar donations going to the Social Committee. There will be a winner's trophy. Mary will see to advertising.

Dumping: Ron reported no new reports on illegal dumping. We have been looking into obtaining an open top dumpster to have on site for large items. The cost is about \$500. If we have one, it would have to be in the budget and be well controlled. Cory was also working on this so we'll table this until the next meeting. Mary suggested having this after the county free dump day, which is normally the same day as household chemical waste disposal.

Budget Reminder from Judy: Our next meeting is the budget meeting. Be sure to send Judy budget requests.

Adjournment: At 11:38, Ron Race moved to adjourn. Tom seconded the motion and it passed unanimously.