

**Minutes of the Lake Arrowhead Property Owners Association  
Board of Directors Meeting  
February 2, 2019**

**Attendance:** The meeting was called to order at 9:02 a.m. by President Cory Ames. All board members were present except Buddy Pardo, Marcia Schick, and Gordon Wearsch, who were all excused. Contractors were all present except for Marcia who was excused. Tim was out plowing and was authorized to arrive slightly late.

**Minutes:** Judy moved to approve the minutes of the December 1, 2018 meeting as amended. Tom seconded the motion and it passed unanimously.

**Treasurer's Report & Budget:** Judy distributed and displayed our current year financial reports and her proposed budget. She explained that she borrowed \$5K from the lake fund to cover expenses until the end of the fiscal year. We had unexpected expenditures on necessary building maintenance (Office Building water heater replacement and crawl space clean up) and equipment repairs on the truck sander. Road Maintenance went up substantially due to the extensive ice this season and the greatly increased costs of sand and brine. Judy reminded us that brine costs increased from approximately \$3,700 per application to \$5,700 so she could only budget for two applications. If we want more than that we will have to find a way to pay for it. There was some discussion of putting more brine on the most traveled road and testing a small area with a different dust reduction product. Sand freezes while Tim is out plowing and it plays havoc on the sander. We must get our sand from Lewiston now and it is treated with brine to deter freezing. Sand costs double what we previously paid. Dumping costs are up and are now over \$1000 for each switch-out. Judy has also included the maintenance costs of cameras, electricity and a temporary open top dumpster for large items in the 2019-2020 budget. Parks came in over budget due to the costs of new docks and new picnic tables at the boat launch park. The overage was paid out of the lake fund. About 90% of our members paid in 2018. Because of the tight budget, Judy was unable to take gas well income out of the new budget. Outstanding dues are declining so she can't budget as much from the Collection Committee. She expects \$43K for the Reserve Fund. Most of the proposed budget is based on our actual expenses in 2018. No funds were available to budget for road repairs by the Merry-Go-Round park that the board already approved. Judy may be able to tap into the lake fund for that because runoff is entering the lake from that area. Anticipated forestry funds may give a much needed infusion of funds. After discussion, Mary moved to approve the 2019-2020 budget as presented. Cory seconded the motion and it passed with ten in favor and one opposed.

-The county has approximately 20 lots for sale. Next week we will once again assist the county by sending letters with the property numbers of available lots to our members in good standing. These members will have the opportunity to purchase the lots via quit claim deeds for approximately \$70 apiece.

**Contracts:** Judy will email the board contracts prior to our next meeting. Dana gave notice effective 2-15-2019 that she will not continue to do Accounts Receivable. She will no longer be able to check for deeds for us as she is no longer working in the Registrar of Deeds Office. She will provide us a county link so that we can look for property transfer reports ourselves. This is our busy season and training someone new right now would be difficult and time consuming. For this year, Mary and Corene will do most of the Accounts Receivable.

**Collections:** Judy reported that we have just received two more judgments and that we will continue to pursue those in arrears. The amount of outstanding debt has gone down substantially so we cannot count on collecting as much old outstanding monies in the future.

**Gas Wells:** Dave Johnston reported that the natural gas prices are dropping again.

**Real Estate:** The person interested in our one remaining lot has been contacted but has not responded.

**Roads and Grounds:** Ron Race Sr. reported that Tim has been doing a great job on the roads despite the ice challenges. The serrated blade used at the main gate worked well for smoothing out bumpiness.

**Long Range Planning:** Tom Rozycki reported that he is very concerned that we are not collecting enough for our Reserve Fund and there was discussion on how to bring in more revenue. Tom requested that we send out the survey again. It will be sent to members in good standing along with the Otsego County property sale letter in mid-February. Members are encouraged to fill out the survey and answer each question even if they completed it last year. It was suggested that we do surveys every five years.

**Parks, Lakes, and Safety:** Kyle reported that surveys of several parks have been completed. Some members will have to be notified that their docks intruded in parks last summer and they will have to be re-located this year. A letter should be sent to the gentleman who donated the dock at the washout. Ron Sr and Cory will prepare letters to notify the owners involved.

Kyle checked with the DEQ and we may not put gravel on the former access trail to Elk Island. A boardwalk may be permissible but there are no funds for it.

**Building Control:** Ron Race Jr. reported that he signed one permit for a pole barn.

**Building Maintenance:** Ron Race Sr. reported that he just completed painting the hallway and restrooms in the Office Building. Members were grateful for the new lights that were installed at the bus stop and Maintenance Building.

**Communications:** Mary requested that board members provide articles and photos for the newsletters. The deadline for the March newsletter is February 15<sup>th</sup>.

**Environment & Zoning:** Carolyn Wright reported that she contacted the county ordinance person about property owners who were sent violation letters and who did not eliminate their violations. She will send the Office her spreadsheet of violators.

**Lake Improvement:** Annual phragmite inspections of the lake will continue. We have a ten year contract for the service.

**Forestry:** There were several questions regarding the forestry project and the Forestry Stewardship plan. It does not appear that any marking of trees has been done. The original contract specifies that work begin within 30 days of signing. We'll need a report from Gordie about what is being done. Ron called Gordie during the meeting and requested an update. Gordie will follow up with Martell.

**Pool:** Dave Johnston reported that the pool is closed for the season. Judy advised him to start looking for new managers if Ron Sr and Veronica don't intend to manage it this year.

**Social Committee:** Connie reported that the Chili Cook-Off is scheduled for February 23, 2019. It will be BYOB. We will supply paper products and the winner's trophy. People will vote with cash. Proceeds will fund future events. Mary will advertise and be here to open and close the building.

**Old Business:**

- Anita's Park: Ron asked that the memorial be tabled until our next meeting.

-Survey: Carolyn explained that the survey tally percentages are based on the number that answered each question. If the question wasn't answered, it was not included in the tally. Members should be encouraged to answer each question. If the question doesn't matter much to them, then they should give it a low priority response. Mary will advertise the survey on social media.

**Adjournment:** At 10:50, Ron Sr. moved to adjourn. Tom seconded the motion and it passed unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved, May 4, 2019