

Lake Arrowhead Property Owners Association
Board of Directors Meeting Minutes
February 3, 2018

-The meeting was called to order at 9:02 by Secretary Mary Davignon. In the absence of the President and Vice President, Board member Ronald Race was asked to preside. A quorum was present.

-Attendance: All board members were present except Chris Speen, Cory Ames, Stephen Besson, Marcia Schick, and Gordon Wearsch who were all excused. Contractors Dale Davidson and Tim Wheaton were excused.

-Minutes: Connie moved that the minutes of the December 2, 2017 board meeting be approved. Carolyn seconded the motion and it passed unanimously.

-Treasurer's Report: Treasurer Judy Race distributed the February 3, 2018 Balance Sheet and the Profit and Loss Budget versus Actual 2017-2018 report. Judy estimates that we should end the fiscal year 4-5 thousand dollars to the good. Many of our expenses are again for the truck. We've had about \$3,000 in unexpected truck expensed during the past month. The sander is currently giving us problems. Carolyn requested a report of truck expenses for the past 4 years. Judy will put a report together for the Board.

The Campground had a very good year. Much of the paperwork for the Campground is done through the LAPOA Office. A percentage of the office/accounting staff contracts are charged to the Campground. This year 87% of our members paid their membership dues. We collected about \$15K in gas well revenues. Judy would like to gradually eliminate gas revenues from our budget since we can't count on them. Equipment and Road Maintenance continue to be a concern. Equipment repairs and road repairs were over budget. Brine costs were significantly higher last summer when it was in short supply. The board recommends looking into hedge purchasing brineso we can be assured of getting it at a fixed price. Chris will be asked to research this and provide information at the next meeting. Carolyn moved to accept the Treasurer's Report. Connie seconded the motion and it passed unanimously.

-Proposed 2018-2019 Budget: Judy previously sent the Board a proposed budget and today she distributed an updated version. After Judy explained the reasoning behind the proposed budget and answered questions, Mary moved to approve the proposed budget. Dana seconded the motion and it passed unanimously.

- As part of that discussion, it was suggested that the Campground consider increasing camping fees.

Our bank only approved a 50K line of credit so Judy is still pursuing a larger line of credit.

-Contracts are being reviewed and will all be discussed and approved at the May meeting.

Collections: Judy reported that members owe approximately \$111K in overdue assessments and that former owners owe approximately \$30K. We continue to pursue those funds. The committee will meet later this month.

(Judy left at 9:47 A quorum is still present.)

-Gas Wells: Dave Johnston reported that gas prices are low right now. Breitburn bankruptcy should be finalized this month.

-Real Estate: Dana reported that letters were sent to members in good standing regarding purchasing properties from the county. That sale is going well. She is still working on the property swap with Mr. Moore. Mary pointed out that most of the county-owned lots are being sold as second lots. Many were previously first lots so that has an impact on the budget.

-Roads: Ron Race reported that the sander is again broken but should be back Monday. Freezing is a problem for our stock piled road sand. There was discussion about adding a calcium chloride mix to the sand. Ron will discuss options with Chris and Tim. There also was a discussion about the roads. Some members said our contractor is doing a better job of addressing the road needs. However, there is a concern about timing. Ron addressed this and agreed that things have gotten much better. Chris has been working diligently with our contractor. The contract calls for the roads to be inspected at 5AM and Arapaho, Arenac, Bus Stop, and main road around the lake is to be completed by 6:30AM. There was a discussion about the heating system at the Maintenance Building and suggestions were made to make it more efficient and more affordable. Ron will follow up on these.

-Pool: The pool is closed. No report.

-Parks: Kyle reported that he would like to purchase new picnic tables for the boat launch park. The swim raft is in poor condition and Kyle is looking at replacements. The new dock was purchased for the boat launch.

-Environment and Zoning: Carolyn reported that letters went out to owners who had inoperable cars on their lots. The county requires vehicles that are parked on lots to be licensed and operable except for one vehicle that may be left unlicensed for clearing snow etc.

-Long Range Planning: Tom reported that the updated Reserve study was returned. It will be updated with new photos this spring before publishing for members. Tom thinks that the dates for needed repairs and replacements were too far out in the original study and some of the expected revenues were not realistic. The new study suggests that we are not collecting enough in the Reserve Fund to keep up with expected expenses. We expect to replace the pavilion and pool house roofs in 2018. We expect few reserve fund expenses in 2019. The big upcoming expense will be the repaving of Arapaho. We need to be very conscious of that looming expense when we make financial decisions. The reserve study does not cover possible improvements. The study only covers maintenance.

-Building Control and Maintenance: Ron Race who is our Building Maintenance contractor submitted his written report to Tom Rozycki. Ron is checking the fencing at the spoils area weekly. So far, all is well.

-Security Camera Policy: Prior to this meeting Ron distributed a proposed security camera policy to the board. Our attorney wanted it amended to make it clear that the cameras are not constantly monitored. Mary moved to approve the new camera policy as amended. Connie seconded the motion and it passed unanimously. Ron explained to members that the security cameras currently cover outside areas at the pool, dumpster, office, and maintenance garage. Board officers may authorize warning letters, fines, and/ or police involvement for illegal activities.

-Ron reported that the treadmill that was left at the dumpster and relocated to the back of the Maintenance Building has not been removed. The owners of the property were identified and notified by mail. The board officers are following up on that. The security cameras at the dumpsters took photos of several more incidences of illegal dumping. Using his computer, Ron showed the images to the board in an effort to identify the perpetrators. Ron reported he is looking at purchasing a video system that could be used at the Office building and at the Pavilion. Ron explained that the equipment could be used for business and for social events. Tom's company just bought a new system. He may have a projector to donate. Carolyn moved to allow Ron to spend up to \$800 for a new video system (unless we can get one for free from Tom). Connie seconded the motion and it passed unanimously.

-Office Renovation: Ron reported that five people now work out of the Office and the folding table currently being used is not adequate for a work space. Ron found a discounted office desk with a hutch, file cabinets, and drawers. We also need a new office chair. Carolyn moved to allow Ron to spend up to \$900 for new office furniture. Connie seconded the motion and it passed unanimously.

-Drainage control at the merry-go-round park is tabled. Water drainage at the maintenance building will be fixed by Ron and Tim this spring.

-The decision on replacing the pool shower building and the pavilion roofs were tabled until the May meeting when bids can be reviewed by the board.

-For now we will continue to contract preventative maintenance on the trash compactor. Ron reported that the company will re-wire the compactor so that it will not be necessary to leave the door open when pushing the start button for the compactor to operate.

Historian: Connie Stubli recounted the first night she and Dave shared when they moved up here 38 years ago, yesterday. They rented a house and the furnace went out on that subzero night. Dave experienced some singing when he re-lit the furnace. ☺

New Business:

-Mary reminded everyone to submit their newsletter articles by February 15th.

-The next Social Event should be the Easter Egg Hunt. Mary has contacted Cory about it, but no date has been set.

-Adjournment: At 10:55 Kyle moved to adjourn. Ron seconded the motion and it passed unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved, May 5, 2018