

**Lake Arrowhead Property Owners Association
Board of Directors Meeting Minutes
May 5, 2018**

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

-Attendance: All board members and contractors were in attendance except Chris Speen and Steven Besson who were both excused.

-Minutes: Ron Race moved to approve the minutes of the February 3, 2018 board meeting as written. Dana seconded the motion and it passed unanimously.

-Treasurer's Report: Treasurer Judy Race distributed our "Balances" as of 4-24-2018 and our "Profit & Loss Budget versus Actual" reports. She also displayed (via our donated projector system) and explained a five year overview of our income, expenditures, and fiscal year end balances. In summary, our current year assessments received are within 1% of those from 2017 at this time of year, and our year end balances are about the same. Gas well revenues have declined from \$67,711 in 2009 to \$15,787 in 2017. Judy will continue to gradually eliminate gas revenues from budgets. Of concern are Roads & Equipment expenses. Judy will do further analysis to see what more can be done to reduce these expenses. Dumping price rises by 3% each year but the 2017 trash dumping costs have gone down 27% from the previous year. This can be attributed to the gauge that was installed on the compactor and a reduction in illegal dumping after the new security cameras were installed.

-Collections: The bylaws are recorded but Dana recommends some changes and they may need to be amended. There are ten cases pending for small claims court. Last year the collections committee brought in approximately \$50 thousand dollars in dues and late fees from accounts in arrears.

Mary moved to accept the Treasurer's Report. Connie seconded the motion and it passed unanimously.

-Contracts: Prior to the meeting, Judy sent copies of the proposed contracts to all the board members. Descriptions of the Roads/Grounds/Equipment Manager duties and the Building Manager contract duties were distributed at the meeting. Tim's reduction in duties last fall with the creation of the Building Manager position amounted to a 3% raise in his last contract. Our office contractors received a 3% raise last fall but our summer seasonal contractors did not receive an increase. After discussion, Mary moved to give the Campground Manager, Pool Managers, and Building Maintenance Manager 3% increases. Cory seconded the motion and it carried with Ron Race, Marcia Schick, and Gordon Wearsch abstaining.

Mary moved to approve the amended Campground contract. Ron seconded the motion and it passed with Gordon and Marcia abstaining.

Mary moved to approve the amended Pool contracts. Cory seconded the motion and they passed with Ron and Gordon abstaining.

Mary moved to approve the Building Maintenance contract as amended. Carolyn seconded the motion and it passed with Ron and Gordon abstaining.

Carolyn moved to approve the Roads/Grounds/Equipment Manager contract. Ron seconded the motion and it carried with Mary abstaining.

Judy moved to approve the Office Manager contract. Cory seconded the motion and it carried with Mary abstaining.

Connie moved to approve the Accounts Receivable Manager contract. Tom seconded the motion and it passed with Dana abstaining.

Mary moved to approve the Accounting Agent contract. Connie seconded the motion and it passed with Ron and Judy abstaining.

Gas wells: Dave Johnston reported that Breitburn has completed the bankruptcy process and that gas prices are still low.

Real Estate: Dana reported that we just received 63 notices of forfeitures from the county. Property owners will have a year to redeem the properties. We are still awaiting the recorded notices of foreclosure from the county. Ron and Dana have been doing some research and discovered that Lake Arrowhead owns several lots that are

not part of parks or other common spaces. We are paying taxes on these lots and are not collecting dues. It is unclear how we acquired the properties or why they were not listed with previous lots for sale. Ron showed us the map with the lot locations and recommends that we offer all but one of them for sale. The consensus was that these lots should be sold. A formal motion was not necessary because the board previously approved the sale of such lots. The lots that will be sold are Indian Hills lots 192 & 193 and Southern Trails lots 147, 261, and 394.

A question arose as to why Arrowroot Trail ends past Turkey Foot Trail. The hill there is so steep that it wasn't possible to maintain it properly. It was suggested that it should be opened as a trail. There was no resolution.

Parks: Kyle reported that they will get the new basketball hoops installed. A tree is down in the park between Arrowroot Trail and Beechnut by his house. That park also needs some fill. New picnic tables are needed at the boat launch park. Ron moved to authorize Kyle to spend no more than \$4,000 to purchase and install two permanent picnic tables (similar to the ones that we have now near the pool) for the boat launch park. Cory seconded the motion and it passed unanimously.

Cory moved to approve up to \$2,000 for the purchase of a new swim raft that the Parks Chairperson deems appropriate. Mary seconded the motion and it passed unanimously.

(Kyle and Dana left at 10:15)

Roads/Grounds/Equipment: Earlier in the meeting there was a brief discussion about the depth and location of gas lines and cables and their impact on road maintenance. Ron will contact AmeriGas about it. Cory reported on behalf of Tim (who left earlier) & Chris: Tim ordered brine for the same price we paid last year and it should be applied within the next two weeks. There was a discussion about this because last year's price was very high and Dave has been soliciting bids from other providers. A final decision about the supply company will be made after bids come in. Zarembas does not recommend "loading" the front tires of the new tractor. Instead they recommend that we purchase chains for them. Bids were received for a new big truck with all the equipment we would need for much less than what we had previously been told. Judy will be analyzing our truck expenditures over the past few years. Cory will give the bids to Mary to distribute to the board. This will be tabled for the new board.

Ron reported that new tires will be installed on the little tractor which he uses a lot. There will be a delay in getting the new boat launch dock installed. Tim installed the old dock yesterday so members can launch their boats. Once the new dock is installed, the old dock will be used in Little Bear Lake.

Member Lou Serma suggested that we consider paving such areas as the bus stop and the mailbox building. Ron reported that they are going to make some grading changes to eliminate the water problems by the bus stop. Dick Straith asked if we are required to use the state standards for road signs. Ron will meet with Dick about signs.

Pool: Ron reported that water at the pool was turned on this week. The Pool Doctor will be out on May 15th to open & treat it. Ron will be power washing the pool deck and will be doing the pavilion and mailbox building this summer. When the pool was resurfaced, there were few complaints about people getting abrasions on their feet from the rough pool bottom surface. The installer came back and sanded the shallow area and promised to come back to sand the deep end and sides. After multiple phone calls and a letter from our attorney, we still have not gotten responses or resolution. There is a 5 year warranty on the project. If we do not get resolution, we will hire a pool company to do the work and we will go to small claims court to recover the costs if necessary.

Building Maintenance: Ron has received bids for replacing the roofs on the pavilion and on the pool shower house. The board decided to go with shingles out of concern that snow and ice sheets coming off of metal roofs could injure someone. After discussing the three bids, Ron moved to proceed with the roofing projects with A C Construction. Mary seconded the motion and it passed with Connie abstaining.

-Office Building: Ron installed the projector that Tom Rozycki donated and the new screen. Thank you Tom! Ron built new shelves in the storage closet and with Judy's help, cleaned it out and reworked the Office area with new furniture. Ron installed a new keylesslock on the Maintenance Garage.

-Trash Compactor:Speed-Tech serviced the compactor and reported that it is not going through as much oil as it once was. The bottom of the compactor is in poor shape and the tech thinks we should consider replacing the unit in a couple years. The electronics look good. They reworked the wiring, making it OSHA compliant. To operate the compactor, simply insert trash, close door, and press START. If door is opened during operation the unit will stop. Signs have been ordered. Fence at boat launch will be repaired.

-Spoils area: The fencing was inspected and is in good shape. Ron checks it weekly

Building Control: Tom reported for Stephen that there are no new building inquiries or permits pending.

Environment and Zoning: Before referring violators to the county, Carol would follow up letters sent with a deadline to the three members who did not clean up their properties after receiving our warning letters. Ron received another complaint and will talk to the property owner. We will send him a letter if not resolved.

Campground: Marcia expects it to be a good season. There is a waiting list for permanent sites. We have reservation request lists, and waiting lists for the yearly campsites.

Forestry: Gordon will meet with a forester when the weather permits and they will start marking trees and next winter begin cutting. He estimates a profit of \$1,500/acre. Mary requested that we use some forestry funds to get problem trees, and samplings that grow along our easements removed. Some more trees on the south side of Arapaho should be removed so that we don't have so much shading that causes ice to buildup on Arapaho. Gordie is hoping the cutting will provide us a pretty trail through the maple forest.

Social Committee: Cory reported that the long winter prevented them from having an Easter Egg Hunt this year. He is planning a Spring Chicken Egg Hunt and a picture scavenger hunt for Memorial Weekend. He wants to give printed T-shirts as prizes. He could use some volunteers to help organize social events. His son is working on tagging fish for a fishing activity. See Fishtagger.com. Mary will send Cory the LAPOA logo and reminded Cory to send her details of the planned activities so that she can advertise them on our social media sites. Cory also reported that he and Chris would like to have a band for the annual picnic. There are no Association funds budgeted, but he said he and Chris can cover costs. Mary suggested having a donation jar to help cover band costs and future social activities, and the consensus was that this was OK. Ron suggested that we have movie nights now that movies can easily be displayed in the Office Building, at Campground, or Pavilion. Volunteers are needed to help run activities.

Long Range Planning: Tom reported that the study will be updated with new photos and he will send it out to the board. The study does not look at making improvements. The question we need to ask is, "What do our members want?" Tom suggested we survey our members at the Membership meeting in July. He has a survey that he will tweak and send to the board for our input. The consensus was that we should do a survey. Tom also suggested that we consider making some of our common grounds as "preservation districts." This would allow some development so that members can easily use the property, but would require that any permitted construction would also require us to preserve the natural beauty.

Security Cameras: Ron reported that there have been five actions that needed to be addressed in the past three months. Ron showed photos of the Stuckman large equipment that was cutting through Lake Arrowhead without permission. Dave spoke to someone at Stuckmans and a follow up letter has been sent to them. Ron showed the board a photo of the ice at the dumpster and the video recorded on April 20, 2018 when an elderly member fell on the ice at the dumpster. Fortunately, she was not seriously injured. Tim was notified and salted the area. The area was still treacherous so Ron took out the old tractor and cleared away the ice and snow. Members have also alerted other members on Nextdoor to the hazardous conditions at the Mailbox building. The ice and snow clean-up at the dumpster and mailboxes have been inadequate and must be improved. At the Boards request, Ron will show Tim the video of the fall and have a discussion about expectations.

Communications: Mary reported that the deadline for the newsletter is May 7th. We expect to mail out approximately 685 newsletters which is about the same as last year. We're getting a lot of positive feedback from members about postings, especially from people who are downstate who want to know conditions here. Mary would appreciate it if board members would browse the website and make suggestions for improvement. (Cory left at 12:15.) Ron moderated the rest of the meeting.

Historian: Connie told another Dave story about how he attempted to get to Elk Island with his Camaro. He opened the door and the fish came in. ;-) He was towed out by caretaker Bob Tice who never let him live it down. Judy suggested that we have a “past Presidents” plaque in the Office Building. The consensus was that this is a good idea. Judy will work with Connie on it.

Old Business:

- Judy is still working on getting an adequate line of credit through First Federal.
- Ron reported that they will soon be working on improving water control at the bus stop.
- The ground work at the Merry Go Round park has been tabled for now until we can get more expert advice.

New Business:

Counting committee: Gordie, Marcia, Connie, Mary, and perhaps Tom have volunteered to count votes at our election on July 7th. We will count absentee votes at 9:00 and then help set up for meeting. We count the meeting votes immediately following members casting their ballots.

Dave will once again take care of sound for the meeting.

Kyle previously reported that he is all set for covering food and drinks at the picnic and just needs a check.

Fango and Alice Kennedy will once again be assisting.

-Wi-Fi: Judy reminded everyone Dwayne helped set up the Wi-Fi and that now Dave Johnston is the go-to guy whenever there are Wi-Fi problems. Ron will replace the photocell and put a lock on the breaker box at the Pavilion. People were accidentally turning off the Wi-Fi. Wi-Fi at the maintenance building has been fixed. A motion activated light will be installed at the compactor.

-There was a brief discussion about improving access to Elk Island aka “The Cove.” Ron will research the history of it and send that information to the board. Tom recommends that we not only approve access but also design.

Adjournment: At 12:30 Ron moved to adjourn. Carolyn seconded the motion and it passed unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary
Approved, July 7, 2018