

Lake Arrowhead Property Owners Association
Board Meeting Minutes
August 1, 2020

-The meeting was called to order at 9:01 a.m. by President Ronald Race.

Attendance: All Board Members were present except for Mary Davignon, Buddy Pardo, and Becky Vought who were excused; and Trisha Fowler who was absent. Contractors Judy Race, Magdalena Sinatra, and Cindy Smith were present. Mary Davignon and Tim Wheaton were excused.

Minutes: Carolyn Wright moved to approve the June 20, 2020 minutes as amended. Tom Rozycki seconded the motion and it passed unanimously.

Treasurer's Report: Judy Race distributed financial reports: Current Budget as of 8-1-2020, and our current account balances. Judy explained them to the board. She reported that approximately 87% of 2020 dues are paid and that 90% of the 2020 Reserve Fund assessments have been paid which is comparable to last year. We have had some unexpected expenses: The well pump serving the pool and Office Building had to be replaced at a cost of approximately \$2000. There were major repairs on the truck in the past couple weeks costing \$8,000. Squirrels in the attic of the Office Building were removed and the openings sealed. We should be on budget for trash. Of interest: For three weeks while the cement pad that was broken by Waste Management was being replaced and curing, we had open top dumpsters that filled quickly even though Tim was squishing trash down manually. There were two switch-outs per week and the cost would have been \$3900. This contrasts with our typical compacted roll-offs that now average about \$800 each. The compactor is saving us a lot of money in trash disposal. Waste Management covered the cost of the cement pad replacement and the open top dumpsters. The trailer that is parked by the open top dumpster is the one that was restored and is owned by Lake Arrowhead. Ron Race Jr. moved to approve the Treasurer's Report. Cory Ames seconded the motion and it passed unanimously.

-Collections Report: We still have some past due payments coming in.

Paul moved to approve Collections Report. Dave seconded the motion and it passed unanimously.

Judy would like to talk about what we're going to do to increase income and what to do about the truck and roads at our October meeting. We need to plan and decide on courses of action. There was a discussion about the truck. One price was obtained on a replacement and more bids will be obtained by October. This price is on a new truck that is used by municipalities on dirt roads.

Gas Wells: Dave Johnston reported that there is not much happening with gas wells and he does not expect much more income from them.

Real Estate: Paul Cutting reported that the last lot that the Association had for sale was purchased and we no longer have any lots for sale. An owner who purchased a lot years ago but never registered the deed was issued a new deed that we registered to him. He was billed the registration and transfer tax fees. Judy reported that only two lots are currently owned by the county. Additional foreclosures are on hold because of Covid-19 and there may not be any lots available at auction this year and possibly not in January.

Roads: Ron Race Sr. reported that the second brine application partially washed away with the sand during heavy rains within a few days of brining. If people need to reduce dust in front of their homes they will have to purchase calcium chloride or Dow Flakes on their own because we don't have funds for more dust control. The first brine application cost about \$6,500. The second (heavier) application cost about \$8000. Members are asking Ron to have Tim to do things for them (build berms, drop gravel on driveway etc). Ron has been declining as Association resources cannot be used on members' private properties. There was a discussion about buying gravel and/or Dow Flakes in bulk for members to buy since it is cheaper to buy in bulk. We'll revisit this.

Long Range Planning: Tom reached out to three companies regarding repair/replacement of Arapaho. Representatives from two companies visited our site and gave similar recommendations. The consensus is that our cracks cannot be repaired and that a top coat would be a temporary fix. The cost to mill down to the base and rebuild the road would cost between \$350,000- \$400,000; milling down and just re-topping would cost about \$250,000. We do not have formal written bids. We may get five more years out of the road, but we may have more damage to base. There was some discussion about re-sloping parts of the road. Tom reported that the road would be rebuilt to the same specifications as our current road which exceeds county specifications. Shoulders would be built up.

-Tom cancelled updating the Long Range Plan Study as directed by the board.

-There was a discussion about members camping on their private lots and the numbers of rental homes. We currently have a committee headed by Tom. Ron asks each board member to come up with suggestions, regulations from other associations, and we will consider our attorney's opinions.

Parks, Lakes, & Safety:

- Ron Race reported that we sent a letter to the owner whose fallen tree is blocking the Elk Island easement. The tree was trimmed so people can get by.

-We are awaiting word from our attorney regarding fallen trees in the lake. The State of Michigan does not own our lake. It looks like we can require property owners to remove their fallen trees. -Carolyn Wright reported that the DEQ requires that all docks be removed from the lake at the end of the season unless they are permanent docks which may stay, but must have permits.

Building Control: Ron Race Jr. reported that most lots in Lake Arrowhead are non-conforming. Historically, the county has allowed our owners to have accessory buildings up to 1200 square feet. The county just changed the regulation increasing the allowable size of accessory buildings. Ron Jr. has been working with county zoning and they are putting notes on their records of every lot stating that owners cannot get permits until a permit has been issued by LAPOA. It isn't desirable to have huge "warehouse" size buildings throughout the Association. Judy Race moved to form a committee to review and revise the bylaws to accommodate Building Control, and to approve a rule that would restrict maximum coverage of accessory buildings to 1200 square feet on non-conforming lots; and up to 6% of the total square footage on conforming lots to a maximum of 1800 square feet. Paul Cutting seconded the motion and it passed unanimously. There was discussion about encouraging high quality, attractive structures. The committee will consist of Ron Race Jr., Paul Cutting, and Scott Goodenough.

Parks, Lakes, & Safety continued:

-Trail mapping: Ron Jr. reported that some members have expressed interest in having our trails mapped and to make the maps available for LAPOA owners. This would encourage riders to use the trails rather than the roads. Any fees would have to come from the Parks budget. (Ron Race Jr. left at 11:36.)

-Ron Sr. reported that the lake is up 5" since 6-10-2020, but it has gone down 1/2" in the past week.

-Action on Pickle-Ball Courts is tabled for now.

-LAPOA member Bob Hume expressed concern about safety and road congestion on Arrowroot Trail between the pool and the boat launch and suggests that the speed limit be lowered to 15MPH on that stretch of road. The consensus was that the speed limit should be lowered in this area and Ron Sr. will order new signs.

-Mr. Hume is also concerned about wakes and possible property damage during this time of high water.

Building Maintenance: Ron Race Sr. reported that he sold an old dock that was stored behind the Maintenance Building for \$150. He installed 35 new mailboxes and will install the 10 new parcel boxes shortly. Vamoose Varmint Control removed squirrels from the Office attic, and Dave Johnston sealed the openings.

Zoning Enforcement: Carolyn Wright reported that one vehicle has been removed from the house on Arapaho. In response to conversations and correspondence with the property owners, there has been quite a bit of clean up on the Pueblo property. There are still unlicensed vehicles and temporary structures that appear too close to the road. We have received several recent complaints and the matter will be referred to the county as is our standard practice.

-Connie inquired why the LAPOA President doesn't sign letters sent out to members. There was a discussion about signatures on letters that are sent out by the board or board officers. The Board felt strongly that the President should not sign the letters. They should continue to come from the Board, Officers, or Committee chair (with Board approval).

(Connie left at 11:58 a.m.)

Campground: Carolyn questioned whether an additional permit is required for the storage area. Judy reported that the campers do not want the Campground sites used for storage. There was a discussion about Campground lease/contracts. Gary Smith reported that utility trailers, boats, etc. are being stored on sites and they interfere with grass cutting. The Campground leases will be tabled until the next meeting. Gary reported that three bids for upgrading electrical work. Cindy would like to convert four daily sites into permanent sites. There was no support for converting daily sites to permanent sites at this time. We can add up to four new sites to the Campground total that could be used as permanent sites. Currently there are 8 members on the waiting list for seasonal sites. We would still have an additional 11 spots for daily rentals. Addition of new sites was tabled.

- Cindy Smith reported that they would like to purchase an Automated External Defibrillator (AED) to be mounted on the Campground Bathhouse. Paul Cutting moved to approve the AED purchase for the Campground with Campground funds, not to exceed \$1500. Dick Miller seconded the motion and it passed unanimously. The consensus is that we should consider purchasing an AED for at the Office Building for other members' use. Cindy will purchase an AED unit.

-Campground Security Cameras and Wi-Fi: The new poles have been installed and we are awaiting the electrical work.

-Ron reported that a former camper who is no longer a property owner was trespassing, sleeping in his car near Anita's Park, and using our amenities. He threatened Gary and was removed by the Michigan State Police. Gary reported another incident at the Campground where a man was wandering in the woods claiming the Las Vegas mafia is after him. This man also drove an un-plated vehicle into the campground and was trying to dig under the car to hide. The State Police responded very quickly and had an ambulance take him away and had a wrecker tow away his car.

Website: Mary Davignon sent out a written progress report to the board in advance of the meeting. Judy went over the new annual costs of maintaining the website and the proposal by Rosemary Yardley for moving and maintaining the site; and the other proposal for updating and re-designing the site. The board did have some additional suggestions to be discussed with Rosemary, but it was agreed that the website has become too bulky and needs some re-design. Paul Cutting moved to approve the redesign and rebuild of the website at a cost not to exceed \$2,300. Judy Race seconded the motion and it passed unanimously.

Lake Improvement: Ron Race Sr. and Dick Miller have been in contact with Environmental Consulting Inc. in regards to our lake and doing a feasibility study for controlling lake levels. They have not gotten a price yet. Funds would have to come from the Lake Improvement Fund.

Forestry: Carolyn Wright reported that the Federal grant for our Forestry Plan was pre-approved. We could get as much as \$4,016 to cover the cost of creating a forestry plan. Carolyn will contact Martell so they can begin writing the plan. We must follow the plan to avoid fines and to get anticipated tax breaks.

Pool: Ron Race reported that the Health Inspector visited our pool and campground; and both passed with flying colors.

Social Media:

- Ron would like to have a committee to handle social media so it is not so dependent on Mary. He asks that we table this as Mary could not be present.

- Carolyn would like it posted that docks need to be removed, especially the underwater docks that pose hazards. Cory stated that submerged docks are a clear violation. Mary will post via our social media

-The Newsletter deadline is August 21st.

Annual Membership Meeting, Election and Picnic:

The following counting committee will assist Mary with counting votes: Judy Race, Carolyn Wright, Paul Cutting, and Ron Race Sr. We still need two people to assist with signing in members.

-Picnic: In light of Covid-19, a different format is advisable for the picnic. Dave Johnston will check into food trucks. It will most likely be more expensive so we will solicit donations to help cover costs.

Adjournment: The meeting adjourned at 1:30 p.m.

Minutes are submitted by Mary Davignon, LAPOA Secretary

Since Mary did not attend the meeting, the minutes are based upon notes taken by Board Member Carolyn Wright and upon the audio recording of the meeting.

Minutes approved, September 5, 2020