

Lake Arrowhead Property Owners Association
Board of Directors Meeting Minutes
August 4, 2018

The meeting was called to order at 8:57 AM by President Cory Ames followed by the Pledge of Allegiance. All board members were present except Mary Davignon, Connie Stubli, Dana Stubli, and Kyle Stubli who were all excused. Contractor Tim Wheaton was present.

Approval of Minutes: Carolyn Wright moved to approve the minutes of the July 7, 2018 Board meeting. Tom Rozycki seconded the motion and it passed unanimously.

Treasurers Report: Judy Race handed out and explained YTD status of the budget. Ron Sr. moved to approve the Treasurers Report. It was seconded by Ron Jr. and passed unanimously. Judy said we owe a big thanks to Alice Kennedy for her management of the Annual Membership Picnic expenses and cutting the cost almost in half from prior years.

Collections: Judy reports that YTD we are already at approximately 87% in annual due collected. This is a new high.

Gas Wells: Dave Johnston relayed that there is nothing new to report.

Real Estate: Judy relayed information about a mix-up with the county records on a lot the association sold. Cory will work with Dana to resolve.

Roads & Equipment Maintenance: Ron Sr. and Tim Wheaton stated that brine is still difficult to obtain at a reasonable cost due to a problem with the company's well. Last week we were able to brine the main roads around the lake. We are first on the list to finish once the well has been serviced. Tim will follow-up Monday. There is a minor issue with the sander that will be repaired this week. Ron and Tim will be working to resolve the bus stop mud / maintenance building grade issue this month.

Pool: Dave Johnston and Ron Sr. reported that all is going well this season. The health Inspector was out, and we passed with no issues.

Parks, Lakes, and Safety: The Board had several items which Cory said he will address with the Parks, Lakes, and Safety Chairman;

1. Two picnic table were to be installed at the Boat Launch prior to Memorial Day?
2. An owner in the audience brought up that there is an abandoned sail boat at the end of the small part of the lake which has been there for years?
3. Park on the north side when entering the small part of the lake was to be surveyed and lot markers installed by spring of 2017?
4. It appears that a member has installed a dock three feet into the boat launch park. Plan to survey?
5. Status of "merry-go-round park at small end of lake to block drainage and improve accessibility
6. Must step in water to get onto the Boat launch dock? Ron said he would volunteer his time to place some patio blocks if that is acceptable.
7. Must walk through approximately 20 steps or so in the water to reach Little Bear dock. Someone has made a balancing beam to reach it from the side berm? Ron will volunteer to try to help with this. There are a couple old docks behind the maintenance building. He will see if these could be adjusted to simply use as a walkway.
8. A boat still appears to be permanently docked at the donated park dock at the base of the old washout – small end of the lake. Kyle was to discuss with the owner?
9. The Board asked Ron Sr to obtain a price to survey all lake side association parks and report back at the October Board meeting.

Building Control: Ron Jr. said he has issued one recent permit to Gary Smith on Deer Run. One of the Board members said Matt Daly has a barn under construction. Ron Jr was not aware and will investigate it.

Building Maintenance: Ron reported that things are progressing nicely. Mostly items have been routine, like replacing the flag pole dusk to dawn light at the Office. He wasn't sure who was going to install the approved boat tie offs at the boat launch. He took it upon himself to install four auger post with four boat bumpers. A couple more side bumpers are on order. Member Ken Crittenden thanked Ron for jumping on the project. Ron asked if it would be OK if he repositioned the Lake SafetyRules sign, to make it easier for members and guests to see them at the boat launch. There was no objection.

Environmental & Zoning: Carolyn says she has no new items to address. She will be contacting Otsego Zoning Enforcement Officer regarding the many abandon autos at a home back on Augres as it appears the area is getting worse instead of better.

Campground: Marcia Schick reported that things are running smoothly and are very busy. Ron Sr. moved that we appoint Carl Schick as co-manager of the campground as Carl fills in Marcia's absence and assists daily. Judy seconded, and the motion passed with all members in favor with Gordie abstaining. Cory reported that Marcia feels she doesn't need a support chairperson and Gordie (current support) would like to focus on the forestry project and updating the foreststewardship program. Ron Sr. moved to support Cory's recommendation of Marcia being the sole chairperson for the campground. Judy seconded, and it passed unanimously. Marcia will have an article for the newsletter stipulating that owners must sign the rental contracts for themselves and for their guests.

Lake Improvement: There is no chair listed for this item although there is a committee of Kyle, Dana, and Chris Speen. The Board feels this area is part of Parks, Lakes, and Safety.

Forestry: Gordie updated the Board on the status of finding a suitable forester. He plans to submit a contract to the board members to review prior to the next meeting. He will have the proposed forester do a presentation at the October Board meeting. Gordie left the meeting at 10:39 AM.

Social: Ron Sr. relayed information from Connie Stubli. So far, she has the following events planned; Halloween Party on Saturday October 27th @ 2:00PM, Chili Cook Off on Saturday February 23rd at 5:00PM, Easter Egg Hunt on Saturday April 28th at 11:00AM. She is looking at starting Movie Nights for children next summer.

Long Range Planning: Tom Rozycki has taken necessary photos as the final phase of updating the Long-Range Plan.

Security Cameras: Ron Sr. reported that dumping problems have been greatly reduced. He had a couple more which he addressed with his Michigan State Police contact to resolve.

Newsletter, Social Media: Ron Sr. reported for Mary that she needs Newsletter articles by August 15th.

Bi-laws, Historian, and Parliamentarian: Nothing to report in Connie's absence.

Unfinished Business:

Campers maintenance dues - Annual maintenance assessments are due on March 1st of every year and are given a grace period until June 15th. For over 50 years the campground has required campers to pay past and current years dues prior to being allowed to camp. We had one member that objected to the process this year. The Board's position is that "annual campers" must continue to have current year dues paid along with the annual camping fees when completing the camping contract. It could cause a significant conflict during the summer should an "annual camper" decide not to pay their association dues. Campground manager should continue to help with collecting dues as campers arrive. However, if a "short term camper" owes only the current year dues, and their camping contract expires prior to June 15th, and they don't want to satisfy their dues yet, they may be allowed to camp.

Members Survey and forming committees to meet the needs of our members: There was a lengthy discussion regarding compiling the member surveys, how best to use the info, forming committees, and doing what is in the best interest of the association membership. Carolyn will tally the information provided by our members.

Adjournment: At 11:40 Ron Sr made a motion to adjourn, seconded by Ron Jr and it passed unanimously.

Minutes prepared by Ronald Race, Board Member

Approved, October 6, 2018 Submitted by Mary Davignon, LAPOA Secretary