

**Minutes of the Lake Arrowhead Property Owners Association
Board of Director's Meeting
January 31, 2015**

- The meeting was called to order at 9 a.m. by President Chris Speen
- All board members were present except for Marcia Schick and Scott Bicknell who were excused. Dave Liggett has submitted his resignation from the Board. Discussion about replacement will be tabled until meeting's end. Contractors Eva and Dale Davidson, Tim Wheaton, and Anita Wheaton were present.
- Ron Race moved to approve the December minutes as amended. Dana seconded the motion which passed unanimously.
- Chris said he understands that members will seek action and Board members want to assist, but he reminded board to respect limitations of board's powers.
- Judy presented the Treasurer's report. Ron moved that we accept it. Mary seconded the motion and it passed unanimously.
- Judy reported that the Collections Committee has been successful in acquiring monies owed to the Association. The team has done so without the use of collection attorneys which means more money for the Association. We have won all the cases that were taken to court. Some members are making payment arrangements and avoiding court. Late charges collected more than cover the fee paid to the Collection Committee. Congratulations and thanks to the Committee (Judy, Dana, and Anita) for doing such a great job!
- Ron Race Jr. reported that his contact at Linn Energy does not expect natural gas prices to plummet as have oil prices. However, we should expect a 6-8% drop in gas revenues over the next year.
- LAPOA owned lots that are for sale have not moved. Dana reported that we could stop paying taxes and allow properties to go to the county as Mary suggested, but it would take three years for properties to go to the county. After discussion, Ron Race moved that we advertise the available Association lots on our social media network for sale at the greatly reduced price of 250/lot. Properties will be transferred via Quit Claim Deeds and no title work will be done. Mary seconded the motion and it passed unanimously. Judy pointed out that some of these lots may be un-buildable and that Dana was previously authorized to sell lots for \$500. She moved that Dana be authorized to sell lots for as low as \$100. Ron seconded the motion and it passed unanimously.
- Dana reported that two trucks blocked our roads at Newago and Segola. Owner rudely responded to board member's request to move vehicles. Chris reported that the police were called but vehicles were moved so they were instructed not to come out. Truck's owner and owner of adjacent property is not a member and does not have easement rights. The owner should be contacted to see if he is interested in purchasing easement rights and property in LAPOA so that he can use amenities. Chris stated that he and Dana would work on it.
- There was some discussion about how to handle illegal parking on roads and at the boat launch. We need to come up with an appropriate notification and action for illegal parkers. Ron suggested bringing Police in at one of our meetings to answer questions. For now, Mary will address the issue in our communications and put the issue on our next meeting agenda for further action.
- Budget: Judy presented the board with our current Balance Sheet, and a "Profit & Loss Budget versus Actual" sheet, and her proposed budget. It was suggested that monies for trash (currently \$835/pick-up) and roads be increased. A grader will be needed to do repairs at some areas. Ron Race moved to accept the 2015-2016 Budget as amended. Ed seconded the motion and it passed unanimously. Thanks to Judy for a great job!
- Roads: Chris reported that the truck box is being ordered and should be installed this spring. Ron reported that Brian Schalau has a big truck for sale. Tim didn't think it is heavy-duty enough for us.
- Pool: Ron Race: Ron reported that once the pool is uncovered we can obtain detailed measurements for proposed resurfacing.

-Parks: Connie pointed out that our playground equipment is at least 52 years old. We should start replacing it rather than spending money to repair it. There is no money for this in our budget. This is one of the issues addressed in our Reserve Study.

Pat would like to find a good hill for sledding in Lake Arrowhead.

-Building: Karl McKennon: The house that collapsed last winter is being repaired.

-Zoning: Chris asked who to contact about construction waste left on a lot. Dana said that there is a 6 month permit time limit on permits that can be extended. Deed restrictions also address this.

Complaints should be made to the Otsego County Building Department.

-Campground: Judy worked with Eva and Marcia to update and revise the Campground Lease. She requests approval for the following changes:

1. Change date change to include 2015
2. Annual assessment for current year must be paid prior to paying the camping fees
3. Annual camping fee is payable beginning March 1st of each year (rather than April)
4. Shed floor dimensions shall not exceed 100 square feet.
5. One mini-fridge, less than 3' tall high and in good condition shall be allowed next to the camper while camping members are on site. Refrigerators must be stored indoors when campers leave.

Ron Race moved to accept the Campground Lease as amended. Ron Race Jr. seconded the motion and it passed unanimously.

-Eva said that campers want a dog run, a specified trail area to walk dogs, and to allow the trail to be cut in the lots adjoining campground that were purchased at the tax sale. Ron suggested that the paths be kept narrow to avoid conflicts with ORVs. Mary requested that a plastic bag dispenser be placed at the trail. Consensus was to allow the dog run.

-Lake: Chris Speen reported that the spoils area is draining very slowly. We will likely need to extend our Soil and Conservation permit. No restorative work can be done until it dries out.

-Communications: Please get articles for March newsletter to Mary by Feb. 15th.

-Reserve Study: Ed distributed a summary of changes he sees needed in the Reserve Study. He now estimates that we will need \$1,209,075 over the next 30 years to maintain our properties. Our dues have not kept up with maintenance costs. An increase of at least \$71.29 per primary lot will be needed to fund the reserve to properly maintain our assets. Dues should also be tied to CPI or other index to keep up with inflation. Ed will send board members the Revised Plan by mid-February. Please analyze it carefully and get suggestions back to Ed by March 1st so final changes in study can be made. At our May meeting we should make recommendations to our members.

-Judy is still compiling "Best Practices" get your Best Practices / updates and preferred contractors to her.

-The Hayes Township Clean-Up Day is June 13th. This will be publicized in our social media.

-The Office Building entry door needs replacing and other doors in the building need service. Judy moved to authorize Anita to spend up to \$700 from the building maintenance fund to replace the main door and to repair the other office building doors. Karl seconded the motion and it passed unanimously.

-New Business: Kyle asked if there will be funds for stocking the lake. He will check on prices. Chris will see if any grants are available. Lake can be stocked in Spring or Fall.

Board Vacancy: A new member may be appointed to fill Dave Liggett's position until the July election when a new board member can be elected by members to fill the remainder of Dave's term. The Board approached Anita Wheaton about finishing up the term and she declined. Ron will reach out to Dick Miller about filling the vacancy.

-The meeting adjourned at 12:15

Submitted by Mary Davignon, LAPOA Secretary
Approved 5-2-2015