

**Minutes of the Lake Arrowhead Property Owners Association  
Board of Director's Meeting  
October 3, 2015**

-The meeting was called to order by President Ron Race Jr. at 9:05 a.m.

Attendance: All board members were present except: Dwayne Crocker, Chris Speen, Connie Stubli, Dana Stubli, Kyle Stubli, and Dick Miller who were all excused.

Contractor Tim Wheaton was excused. We had just enough members for a quorum. - Mary moved to accept the August 1, 2015 minutes as amended. Brook seconded the motion and it passed unanimously.

-Ron Race Jr. recommended appointing Dick Miller to fill the board position vacated by Karl McKennon. Ron Sr. moved to approve the appointment. Brook seconded the motion and it passed unanimously. Dick will serve until the July election.

-Treasurer's report: Judy Race presented a detailed Treasurer's report. She has some concerns because the gas well income is down causing an income shortage of approximately \$12,000 under budget. Late fees are helping to overcome part of the shortage. Truck repairs cost more than what was anticipated. It also looks like we will be over budget for trash dumping and roads. The lake project loan principle has been paid and the interest will be paid soon. We have reimbursed our savings for what we used to start the project. We are doing well with income for the lake project and we should have enough funds to complete the project. The Campground finances are doing well. Mary moved to approve the Treasurer's report. Ed Heitsch seconded the motion and it passed unanimously.

-Judy Race also presented the Collections Committee report: Letters for members in arrears totaling approximately \$20,000 were sent out informing them that cases were being brought against them in Small Claims Court unless their overdue dues bills were paid or payment arrangements made. Most people pay when notified of pending legal action. So far, the judge in Small Claims Court has ruled favorably for us in all cases. Some people don't seem to realize that if they allow their lots to go to the county for tax bills, they still owe LAPOA for membership dues and lake assessments and that we will pursue those funds. Also, payments are always applied to the oldest bill on the account. Ron moved to accept the Collection Committee report. Brook seconded the motion and it passed unanimously.

Anita moved that language be included in collection letters to members in arrears informing them that they are no longer members in good standing and they are not entitled to use LAPOA amenities. This is in accordance with LAPOA Bylaws Article 4, Section 2. Brook seconded the motion and it passed unanimously.

-Real Estate: Dana was excused. Judy reported that Dana is currently checking records to ensure that all the lots owned by LAPOA that we are currently paying taxes on, are Common Grounds which cannot be sold.

-Roads and Maintenance: There was a discussion about maintenance issues that are not being addressed. It appears that some of the neighborhood parks are not being maintained and in some cases, are not even accessible. Other members have noticed that some maintenance work is not being addressed and are asking if they should try to resolve the issues themselves. Bush hogging has not been adequate. Easements are not being trimmed back adequately and some intersections have views blocked by foliage. Road

signage needs to be addressed in several areas where posts need painting and/or street signs are missing. The road into the Campground needs grading. Ron Race Jr. mentioned that a STOP sign needs to be added at the intersection of Beechnut and Cochise Trail for those coming from Arapaho on Beechnut. He will follow through on this with Chris and/or Tim. Tim is the maintenance person for all our buildings and grounds and maintenance items are all included in Tim's contract. We need a "to do list" for roads and maintenance. Please send maintenance requests to Chris or Ron Jr.

-Pool: Ron Sr. informed the board that Ron Jr. saved the Association between 15 and 20 thousand dollars on the pool resurfacing by putting us directly in touch with the contractor/owner. Ron Jr. reported that the pool was drained, water blasted, minor cracks were fortified, and tiling and quartz plaster were installed. The pool is in great shape structurally and should be good for decades. The quartz plaster will last 20-25 years. 48,000 gallons of water were delivered and Judy has been brushing down the pool walls. Thank you to Ron Sr., Judy, and Ron Jr. who worked so hard to renovate the pool.

Ron Sr. reported that a volunteer has offered to paint the inside of the shower house. Someone has been turning on faucets and letting them run. Ron plans to have faucets in the pool house changed to timed devices similar to those used in state and county parks to automatically shut off after so many seconds. Brook suggested that we make the pool more handicapped accessible. Ron Sr. explained that the law requires all people using the pool to enter through the shower house. Although it is not handicapped accessible, it complies with the laws for when it was built and we are grandfathered regarding accessibility. Arrangements can be made through our pool manager for someone to open the outside gate for those in wheelchairs. A sign indicating this will be posted next year.

-Parks: Kyle is excused today. Ron Jr. reported that Kyle plans to have the lake stocked by the end of October and it should cost less than the amount previously estimated. There will be no restrictions to fishing because of the stocking.

-Environment and Zoning: Anita and Dwayne are working on composing a letter to members who are violating LAPOA rules and county ordinances regarding environment and zoning. Members should make blight reports to Anita, the Environment and Zoning Chairperson.

-Campground: Marcia Schick reported that she solicited three bids for the new campground pavilion which will be paid for out of Campground funds. She recommends going with Andy from AC Construction who provided a detailed, all inclusive quote. It was suggested that we have him add PVC chases for future electricity and water. Brook moved to accept the bid by Andy for \$13,262.61 with the understanding that chases for water and electricity would be added at minimal cost, and that a \$500 deposit would ensure that the work would begin first thing in the spring. Ed seconded the motion and it passed unanimously.

There was a discussion about leasing of the Campground. The board received a complaint letter from the attorney of member Gary Smith regarding use of the LAPOA campground by non-members. Mr. Smith mentioned that there were some disruptive campers (relatives of members) who caused trouble and left the place a mess. They were told to leave the campground by the Campground Manager. Mr. Smith is satisfied by how the situation was handled. He would like to see a change in rules so that the LAPOA member must be present when their guests stay at the Campground. Mr. Smith was under the false impression that non-members were leasing space at the campground. It was

explained that LAPOA members and their guests are allowed to use LAPOA amenities but the LAPOA members in good standing actually lease a campground spot for their guests. The member signs the lease, pays the fee, and is responsible for their guest. After a lengthy discussion, Ron Race Sr. explained that our attorney drafted our Campground lease. Ron Sr. moved that having reviewed the letter from Gallagher and Everitt, the Campground Lease Agreement, and the Campground Rules, we do not need to make any changes to those documents. The motion was seconded by Anita and passed unanimously.

Sharon Morris complained to the board because she believes that Marcia Schick is not handling the bottle and can donation funds properly. Marcia explained that bank fees on the funds were eating them up and so she closed the bank account. Marcia, Eva, and Dale have been the one taking bottles in for their deposits. Marcia reported the donation results at the campground meetings, and to the board, and has receipts for everything she purchased with the funds. It is apparent to the board that the funds are being used at the campground since the campground playscape, mulch, fences, and the new campground sign were all paid out of bottle and can refunds. There was no support for changing Marcia's handling of the funds. The board is grateful for her hard work on behalf of LAPOA and all the campers.

-Lake Improvement Project: Chris Speen is excused. Ron Jr. reported that the phragmites have been sprayed. The containment area still contains water and continues to dry out.

-Forestry: Brook reported that there are some standing dead trees in the woods along Arapahoe that do not pose a hazard. She sees no need to sell standing timber.

-Communications: The board thanked Mary for the latest newsletter. Mary would like a "history" section and Brook suggested a "meet your neighbor" article. Mary likes that idea and invites article submissions.

-Technology: Mary reported that Dwayne Crocker has installed a secure wifi for board members at the office and open wifi for our members at the pavilion. Once logged on, the LAPOA website comes up. Dwayne is not ready to advertise this to the membership until board members test it out a bit. Expansion of the website will wait until spring. Thank you to Dwayne for all your hard work on behalf of our members!

-Long Range planning: Ed Heitsch reported for the next five years that if everyone pays, we should get \$50,000/year for our Reserve Fund. The Reserve Study's suggested five year expenses include the pool renovation, pool heater, an update to the reserve study, a security system, and a 2" overlay on Arapaho. Ed would like more information about the efficacy of over-lay. Ed pointed out that we have discretion and can adjust our time schedule to meet our needs.. Judy reported that when Anita was getting bids for the addition of an overhang over the front door of the Office Building (so that water does not pour down onto people entering the building), she learned that the Office Building needs a new roof. Anita will solicit bids for the roof and overhang project with plans to do the work this spring.

Ron Race Jr. reported that he pipe from the Office Building to the septic tank has frozen during the past two winters. It will be insulated before winter this year.

Old Business:

-Key policy: Judy would like to address this more at our next meeting. She also suggested that keep we keep access information to sensitive information sealed and stored in our safe. We should also add Tech Chair to the key and office code and update bank authorizations so that having the President and Vice present on accounts is optional.

New Business:

-Parking at boat launch: Ron Race Jr. has a letter from the DEQ denying that they ever prohibited us from parking at the boat launch. In addition, we are not required to have fences there. It was previously reported to the board that we could not park by the launch and that the DEQ would close the road between Little Bear and Buhl Lake if we allowed parking there. Board members recall being told of these restrictions. Ron Race Jr. moved that we remove the NO PARKING signs from the launch area except for the Fire Lane. Brook seconded the motion and it passed unanimously. Mary will update rules and website to reflect this.

-Gary Smith asked that the dock at the boat launch be moved toward the long concrete pad so that it is easier to launch boats. Ron Jr. will follow up on this.

-Ron Jr. sent a letter to former members who have been using the lake, informing them that they may not use our amenities.

- Campground: There are currently 20 of 54 sites left open for daily campers. There is a waiting list for permanent campers. Gary Smith suggested that we increase the number of permanent sites from 34 to 40. Financially this makes sense. Marcia will bring this up to the Campground community in May for a vote. The board has no objections to this if the campers are agreeable. Eva reminded us that if Association and camping fees that are not paid by May 15<sup>th</sup> the camping spot will go to someone on the waiting list. Ron Sr. asked that the Campground best practices be updated to clarify policy. Marcia was asked to have minutes kept of the Campground meetings. The chairperson will report those minutes to the Board and a copy will be kept in the office.

-Marcia will be gone until Spring.

-Bus Stop: Ron Race Jr. reported that parents have been driving off while bus lights are still flashing and a parent was driving very recklessly by the bus stop. Police have been notified and they will monitor the bus stop area. Mary will post reminders to obey the laws and exercise caution on our social sites. Ron Sr. stated that violators can receive a \$195 plus court costs ticket plus up to 100 hours of community service. He encourages members who witness violators to take video and report to the police.

Anita moved to adjourn at 11:54. Brook seconded the motion which passed unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved as amended, December 5, 2015

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