

Lake Arrowhead Property Owners Association
Annual Membership Meeting
July 4, 2015

-The meeting was called to order at 10:10 by LAPOA President Chris Speen.
-Attendance: All board members were in attendance except Karl McKennon who was absent.

-Ron Race Sr. Moved to approve the minutes from the July 5, 2014 membership meeting. Dick Miller seconded the motion and it passed unanimously.

-Chris Speen expressed the community's appreciation to the many members who volunteer their services throughout the year.

-Judy Race presented and explained the financial report and answered member's questions. Mary Davignon moved to approve the financial report. The motion was seconded by Dick Miller and passed unanimously.

Concerns of Members:

Paul Balluck expressed concern over invasive aquatic weeds. Chris explained that the Association has entered into a contract with a company to monitor them and will inspect the lake twice each year for the next ten years. Invasive weeds will be eradicated as necessary for the health of the lake.

Cory Ames asked about security gate to prevent illegal dumping. Scott explained that a gate is not practical because people will just dump at the gate. Prior to accepting the donation of the compactor, there was a huge amount of trash that was just dumped. Mary will post dump locations on the website. Ron encourages members to watch out for and report illegal dumping to police. We will continue to work on illegal dumping prevention.

Pete Boland asked about appropriate recourse when trash is left on member's private property. Such cases should be reported to Vern at Otsego County's Building Dept.

Paul Aubry stated that he has stopped people who live in Lakes of the North who were dumping here. He said the people he stopped claim that they had been told by Lakes of the North to take their trash to Lake Arrowhead. The Board will follow-up with Lakes of the North.

Unfinished Business: There were no questions about the written reports (Lake Project, Pool, Gas Wells, Parks) that accompanied today's agenda.

New Business:

-Chris Speen stated that the Reserve Study by Building Reserves Inc. can be reviewed on our website and introduced Ed Heitsch.

-Ed Heitsch explained the background on the Reserve Study and how it was done. He explained that a Reserve fund: adds value to our properties, avoids special assessments and loans, reduces costs, avoids interest associated with loans, avoids lag times, and has owners paying their fare share over time. A \$71 yearly assessment on primary lots beginning in 2016 will build up our Reserve fund so that we can handle our large replacement/maintenance projects. This assessment would not be subject to the proposed 3% annual dues increase.

-Ron Race Sr. explained that maintenance dues are not keeping up with the basic "cost of living or CPI." Our operating costs continue to rise and we are not making our budget on our present income. Without an increase of dues, we would have to cut some of our amenities or services. An automatic 3% annual increase of dues on Primary and Secondary lots should enable us to keep up with rising costs. There were some questions/answers and discussion about the Reserve Study and the proposed increases. *

Ron Race Sr. made the following motion:

Pursuant to Article VIII, Section 3 of the Lake Arrowhead Property Owners Association Amended and Restated Bylaws, I move that commencing with the 2016 maintenance assessments, all "Full Assessment" and "Secondary Assessment" shall be increased annually by 3% irrespective of future membership approved maintenance assessments changes and without any further vote of the Members.

The motion was seconded by Ron Race Jr. Sue and Gary Fuller counted the votes:

There were 96 members in favor. There were 20 members apposed. The 2/3 majority approval requirement was met and the motion was approved.

Ron Race Sr. made the following motion:

Pursuant to Article VIII, Section 3 of the Lake Arrowhead Property Owners Association Amended and Restated Bylaws, I move that commencing in 2016, each lot qualifying for a "Full Assessment" will be required to pay \$71.00 annually for the purpose of creating and maintaining a "Reserve Fund." The Reserve Fund shall be held in separate account and may be used at the Board's discretion for the purpose of funding the repair or replacement of the Association's Common Grounds, the recreational facilities, roads within the Subdivisions, the Association's equipment, and other property owned by the Association.

Dick Miller seconded the motion. Sue and Gary Fuller counted the votes. There were 80 members in favor. There were 39 members opposed. The 2/3 majority approval requirement was met and the motion was approved.

Election of Board Members In addition to Dwayne Crocker, Ron Race Sr., Chris Speen, and Anita Wheaton, (nominees who submitted their nominations in advance); Scott Bicknell nominated Gordie Wearsch and Cory Ames nominated Brook Winiger. Both accepted their nominations. Scott moved to close the nominations. Ron Race Sr. seconded the motion and it passed. Candidates each gave a brief introduction of themselves and ballots were submitted. The meeting was recessed while the votes were counted. The combined tally of the mail-in and at-meeting votes follows:

Dwayne Crocker	95
Ron Race Sr.	92
Chris Speen	93
Anita Wheaton	91
Gordon Wearsch	32
Brook Winiger	38

Results: Dwayne Crocker, Ron Race Sr., Chris Speen, and Anita Wheaton have all been elected to three year terms. Brook Winiger has been elected to a two year term to fulfill a vacancy left by Board member Dave Liggett's resignation.

At 12:45 the election results were announced and the meeting adjourned.

*As required by our bylaws, notice of the proposed dues increases was made 30 days in advance. It was part of our June 2015 newsletter which was mailed to members in May 2015.

Minutes submitted by Mary Davignon, LAPOA Secretary
Approved, July 2, 2016