

Lake Arrowhead News

June 2020

Summer Planning

I hope this finds you healthy and that you have avoided illness from the COVID-19 pandemic. What an unusual time we have all experienced with this pandemic. Michigan was hit hard with the virus and our Governor issued strict directives to keep us from contracting and/or spreading the disease. The Lake Arrowhead Board was left with many questions but few answers regarding the next steps the governor would take. We maintained contact with our State Representatives as well as the County Health Department. We held two Special Meetings in attempts to make the best decisions for our membership given the latest information from government employees.

We were met with several surprise changes in direction from the Governor. First we were told that the campground may be able to open on May 28th. As this date approached, we received word that the Campground could not open; we may be able to open sometime after June 12th but not likely until July. Then on June 1st, surprise, the Campground can open immediately! Oh my gosh – good thing we were proactive and already had the plumber out to reverse the winterization process. We had chlorinated the well and water lines, so we just needed to flush the lines and complete the water testing. We had already brined the campground roads and cut the grass. We just needed to sanitize the bathhouse and we were good to open.

The Pool was another matter. Every bit of information received was that there was no way the Governor was going to let pools open this year. Then another surprise: Outdoor pools will be allowed to open in seven days on June 8th. We immediately reached out to the Pool Doctor to get them out ASAP, contacted the plumber to reverse the winterization process, and began power washing everything (deck, bathhouse, furniture, etc.) and sanitizing the bathhouse. As I write this, we are hoping to open by June 15th.

At our Special Board Meeting on May 28th, the Board had to decide about our Annual Membership Meeting & picnic that are normally held on the 1st Saturday of July. At that time, the Governor was only allowing groups up to 10 to gather and we had no indication of when that order would be changed. We generally have between 100 and 150 members attending. The bylaws require at least 30 days notice to our membership announcing the meeting. Therefore, we rescheduled the events for Labor Day weekend.

Most of the trying times are behind us. Yes, we are still maintaining our social distancing, wearing masks when appropriate, and washing our hand repeatedly. But otherwise life “up north” seems to be getting back to normal. I look forward to visiting with our many summertime vacationers at the campground, pool, or out on our VERY full lake.

-Ron Race, LAPOA President

Lake Arrowhead News

June 2020 continued

Board of Directors:

President; Roads, Grounds & Equipment Chairperson;

Parliamentary, Bylaws, History Support:

Ron Race Sr.

Vice-President; Environment & Zoning Chairperson;

**Roads, Grounds & Equipment Support; Building Control
& Building Maintenance Support:**

Jeremy Pardo

Secretary; Newsletter Chairperson; and Webmaster: Mary Davignon

Treasurer; Collections Committee Chairperson:

Judy Race

Parks, Recreation, Lakes, and Safety Chairperson:

Cory Ames

Real Estate Chairperson; Long Range Planning Support:

Paul Cutting

Campground Support; Social Committee Support:

Trisha Fowler

Pool Chairperson; Minerals (gas wells) Chairperson;

Technology Chairperson:

Dave Johnston

Campground Chairperson; Forestry Support; Pool support:

Becky Vought (Krzyzanowski)

Roads, Grounds, & Equipment Co-Support:

Dick Miller

Building Control Chairperson; Building Maintenance Chairperson:

Ron Race Jr.

Social Committee Chairperson; Parliamentary, History,

Bylaws Chairperson:

Connie Stubli

Long Range Planning Chairperson; Parks, Recreation, Lakes, and Safety Support

Tom Rozycki

Forestry Chairperson; Environment and Zoning Support:

Carolyn Wright

Contact information for individual board members can be found on the "Contact Information" page of our website.

WEBSITE: www.lapoa.com

**LAPOA
7065 Arrowroot Trail A-3
Gaylord, MI 49735**

LAPOA Office: 231-585-7411

NEW Office Hours:

Tuesday 1:00-4:00 PM

Wednesday 5:00-7:00 PM

Thursday 1:00-4:00 PM

Saturday: 9:00-11:00 AM

Email to Office Staff: LAPOAoffice@gmail.com

LAPOA has a drop box on the mailbox building for payments and for correspondence to LAPOA.



DUES REMINDER

On March 1st, our members were invoiced for each lot that they own. Bills were sent to each member's last known address via U.S. Mail or via email if that was arranged. Payments are expected upon receipt.

If payment is not received by June 15th, our bylaws require that we add a \$50/lot late fee. Please be sure to inform us of any changes of address or other contact information.

LAPOA OFFICE and COVID-19

In order to maintain safe distancing during this pandemic, members are encouraged to mail their payments or place checks or money orders into the locked LAPOA drop box located on the South side of the Mailbox Building. Payments can also be made via credit card through the "Make a Payment" page of our website: www.lapoa.com. There is a 3% fee for paying by credit card. If you need assistance please call during Office Hours or leave a message at the Office at 231-585-7411. You may email us at LAPOAoffice@gmail.com. Please note that we are part time in the Office. **All those entering the Office Building are required to wear a mask and maintain social distancing.**

Mailboxes: Additional mailboxes and parcel boxes have been ordered. Once they are installed and a postal worker is available to assist, we should be ready to change locks so that all the boxes are in order according to street number and street name. Box lessees will not need new keys. We will have a sign directing you to your new box. Please discontinue using your box number on your mail.

While water levels are so high, please avoid damaging shorelines and cottages by making waves anywhere near shorelines. Sadly, some members' basements are lower than the lake level.

Annual Membership Meeting & Picnic

Due to the Executive Orders by the Governor of Michigan and the requirements of our Lake Arrowhead Bylaws, **the Annual Membership Meeting previously scheduled for July 4th has been postponed until Saturday, September 5, 2020 of Labor Day weekend.** The meeting is now scheduled for 10:00 a.m. at the Pavilion. **The Picnic is scheduled for that same day at 2:00 p.m. at the Pavilion.**

Please watch our social media sites for changes in procedures.

Upcoming Board meetings:

Saturday, June 27, 2020 at 9:00 a.m.

Saturday, August 1, 2020 at 9:00a.m.

Saturday, September 5, 2020 immediately following the Special Annual Membership Meeting

Because of Covid-19, these may have to be phone-in meetings by the Board of Directors. If so, the Office Building will be open and a speaker will be set up for members who want to attend the meetings. Space will be limited. For the protection of all, anyone entering the building will be required to wear a face mask, wash their hands upon entering the building, and maintain safe (6 foot) distancing. Those who are sick or not feeling well should not attend.

During these uncertain times, please consult our website, Facebook, or Nextdoor sites for updates regarding Summer Activities. We will keep you posted with any schedule changes.

ABOUT FIREWORKS

Fireworks can be lots of fun once in a while. They are just tiresome when they are going off night after night, disturbing the peace of a whole community. Please be considerate of your neighbors who have young children or who may have to get up for work in the morning. All of us need our rest. Although Lake Arrowhead is a private community, we are subject to Federal, State, and local laws. Fireworks are permitted only:

- Dec. 31 to 1 a.m. on Jan. 1
- The Saturday and Sunday before Memorial Day until 11:45 p.m.
- June 29 - July 4 until 11:45 p.m.
- Also, July 5 ONLY if that day is a Friday or Saturday, until 1145 p.m.
- The Saturday and Sunday before Labor Day until 11:45 p.m.

Financial Report

Budget: We closed out the 2019-2020 budget year with \$3,491 in the Association general fund, \$14,535 in the Campground general fund, \$55,155 in the Reserve fund after completion of the new Trash compactor project, \$5,787 in Forestry fund, \$22,741 in the Lake Improvement fund. We did not have any large unexpected expenses so overall we were able to stay within budget. The Equipment maintenance and Road maintenance each exceeded budget by \$2000. Gas well income continues to decline. Fortunately, regular assessments came in at just over 90% and past due assessments came in a little higher than budgeted to cover this shortfall. As discussed at last year's annual meeting, we are still trying to manage our budget with the huge increase in road maintenance material (gravel, sand and brine) and dumping costs. Unfortunately, we were only able to apply one application of brine to the roads. We were able to negotiate a new contract with Waste Management which included a much smaller increase than our original increase but will increase 5% each year going forward.

Collections: We continue with our practice of filing small claims for unpaid association assessments. Unfortunately, Covid-19 shutdown the courts and they are still closed so we have been delayed in filing. However, we have a large group ready to file as soon as the courts are open again. Quarterly the names and balances of owners with past due assessments are posted on the LAPOA office building. If you have past due assessments, please call the office to make arrangements for payment.

-Submitted by Judy Race, LAPOA Treasurer



**THE ANNUAL MEMBERSHIP MEETING OF THE LAKE ARROWHEAD
PROPERTY OWNERS' ASSOCIATION**

NEW DATE: Saturday, September 5, 2020

TIME: 10:00 A.M.

PLACE: LAPOA PAVILION

AGENDA:

- I. Call the meeting to order with the Pledge of Allegiance
 - A. Establish a quorum
 - B. Roll call of the Board of Directors
 - C. Approval of the minutes of the July 6, 2019 membership meeting.
 - D. Oral Reports of Officers
 - a. Treasurer's report by Judy Race
 - E. Oral Reports of Committee Chairpersons
 - F. Questions on the reports submitted by Officers and chairpersons
- II. Comments and/or concerns of the members
- III. Unfinished business, including discussion and action, if needed
- IV. New Business, including discussion and action, if needed.
 - A. Election of board members
 1. Nomination from the floor
 2. Introduction of nominees.
 3. Voting
 4. Results of Election
- V. Adjournment.

A note from the Secretary;

-In order to save time at the annual meeting, most reports from the board will be submitted in writing and included in the June newsletter or distributed at the meeting.

The LAPOA Bylaws Article V contains our Membership Meeting voting rights and procedures.

-Members should be aware that voting is restricted to members in good standing.

-Voting Procedures: Our bylaws do not allow proxy voting. Voting takes place at our Annual Membership meeting.

Absentee voting is allowed on an issue only when the Board of Directors deems it necessary to mail ballots to all LAPOA members who are eligible to vote.

-Elections: Article V, Section 6 of our bylaws provides the procedure for electing board members. This allows eligible members to submit their Mail-in Ballot for board members. The Secretary must receive ballots at least 24 hours in advance of the meeting; or they may be turned in at the meeting provided they are in a sealed envelope with the name or names of the members casting the ballot written on the outside.

-Mary Davignon, LAPOA Secretary

****DRAFT******Lake Arrowhead Property Owners Association****DRAFT******
Annual Membership Meeting Minutes
July 6, 2019

-The meeting was called to order at 10:11 a.m. by President Cory Ames.

-There were 95 members in good standing present at the beginning of the meeting. We had a quorum.

-All board members attended.

-Member Scott Bicknell moved to approve the minutes of the July 7, 2018 Membership Meeting. Ron Race Sr. seconded the motion. The motion passed without objection.

-**Treasurer's Report:** Treasurer Judy Race distributed a 9 page financial report and explained each section.

Key points: Judy reported on account balances that were on hand at the end of the 2018-2019 fiscal year. 91% of our members had paid their dues. Gas well income was more than expected but is coming in low this year. We also had unexpected expenses. Roads were over budget due to heavy rains, snow, and ice and higher costs of sand and brine. Building Maintenance was also high because we had to have the crawl space cleaned of animal waste and replace the water heaters at the Office Building. The sander broke down several times. We could no longer purchase sand locally in winter and our sand costs rose by 85%. Gravel costs also increased. Trash costs are up 12% in the report but Judy is currently negotiating that price. Our dump costs increased but the report also now includes the cost of electricity, repairs, and security cameras at our dumpster site. We took in about \$30K more than we budgeted but spent about \$35K more than we budgeted. We borrowed money from previous years' funds to meet expenses.

-Reserve Fund funds were spent to replace the pool house roof and the pavilion roof.

-Lake funds were used to eradicate phragmites, and to purchase a new dock at the boat launch and a new swim raft.

-The Campground had a good year. All 40 of the annual sites were filled last year and there is currently a waiting list. Pop can funds are "in and out" funds that are used for Campground special projects and we hold the funds for them. The Campground is an amenity of the Association but it is self-supporting.

-Member Dorothy James wanted to know whether outside labor is utilized and how much we pay our workers. Judy explained that almost all work is done by our contractors. Their contracts are based on the number of estimated hours needed to fulfill the contracts at \$13.39/ hour. They are contractors so taxes and social security have to be paid by them. Tim is on call 24/7 and has a different rate.

-Judy reported on current cash balances.

-Judy reported on this year's budget and our expenses so far. So far, we have taken in 87% of members' assessments. Included in the Treasurer's report was a five year report on key expenses and our income for each year. Of major concern are road maintenance costs. Brine costs nearly doubled since last year. Unfortunately, we learned of the price increase only two days before it was scheduled to be applied. We had one application of brine but really don't have funds for more this summer. Brine costs have gone up 177% over the past five years. Sand, gravel, and dump costs have also increased significantly. The report also compared Lake Arrowhead HOA dues, road costs and trash costs with those of Lakes of the North, Guthrie Lakes, and Michawaye.

-Collections: Last year we collected approximately \$50K in old past due funds. We continue to go after past due funds in small claims court but that pool of funds is decreasing.

Ron Race Sr. moved to accept the Treasurer's Report. Cory Ames seconded the motion and it passed unanimously.

Roads Report: In response to Dave Ransom's inquiry about the justification for brine costs, Roads Chairperson Ron Race Sr. reported that we were shocked by the price increase. He and Ron Jr. went downstate to research a self-brining application and it was not cost effective. It would cost over \$12K to do it ourselves. Most places are no longer getting brine from well drilling operations. Brine is coming from a downstate mineral well. It is cleaner and lasts longer but is more expensive. We are negotiating prices and looking at other alternatives, including dry applications. We are developing a bid spec sheet to be used next year. Last week there was some confusion between our caretaker and Northern Tank and some roads were mistakenly brined before Ron stopped them. Ron explained that when Lake Arrowhead was developed roads were just cut. They are sand roads and they do not meet any set standards. We have experimented using limestone in some places instead of gravel and it doesn't wash out as easily. Ron commended Tim for a wonderful job on the roads during our challenging winter.

Member Dorothy James asked about having tar and chip applied to our dirt roads. Former Roads Chairperson Chris Speen responded that drainage would need to be improved to do that and the estimated price was cited to begin at \$1.8 million.

Member Dan Bodette asked about sealing cracks in Arapaho pavement. Ron Sr. explained that it is being evaluated, but it is very costly. Tom Rozycki reported that it is very costly and we decided to put funds towards replacing Arapaho.

Survey: The survey results were given to members with their agenda. Long Range Planning Chairperson Tom Rozycki thanked members for submitting the 2019 survey. It showed that roads are members' first priority and maintaining low association dues are second. Tom explained that we need new money to come in or we need to cut expenses. Every year our budget gets tighter and tighter. He was encouraged by the many good ideas members expressed and he encourages members to attend board meetings to understand how financial decisions are made. The Reserve Study that reports on our current amenities is found on the "News You Can Use" page of our website.

Comments and Concerns of Members:

-Member Dorothy James stated that she does not think we are paying too much in dues, but she objects to the way our bylaws are written in regards to dues.(Sections of Article VIII). In addition to the \$50/lot late fee, the bylaws give the Board the right to charge a 7% interest charge on unpaid dues and to suspend members who are in arrears. Dorothy expressed her belief that members, not the board should vote on that. She also objects to the automatic annual increase of 3% on dues. She objects to the board deciding how funds are spent and thinks that the members should vote on how money is spent. Ron Sr. explained that the most recent bylaw changes were approved by 83% of members at an annual meeting. Dorothy expressed her belief that members didn't know what they were voting on and they weren't notified in advance. Judy explained that the board has not exercised its right to charge the 7% interest penalty but the \$50/lot late fee is required by our bylaws. Secretary Mary Davignon explained that the information regarding the bylaw changes was included in the newsletter that was mailed to members more than 30 days in advance of the membership meeting that year. The procedures required by our bylaws were scrupulously followed. The bylaw changes were prepared by our attorney and explained at the membership meeting before members voted.

-Member Jeanne Tripp explained to members that her road is a private road. She objected to the unauthorized visitors who took it upon themselves to remove the rubble her son placed to block off the trail at the end of her road and who did donuts in her driveway. She said they had no right to be there and they damaged her road. She wants an apology from those involved. She did call the police when some members showed up for the third time, and she will again if there are more incidents. She welcomes members to talk to her if they have issues about that road.

-Member Tricia Fowler expressed her concern about the children on ATVs without adult supervision. She also said someone gave information to solicitors that she has children. For safety's sake, she asks members respect each others' privacy and not to share such information.

-Member Tim Devine expressed thanks to the board for their hard work and stewardship. He salutes all members for their volunteerism. He thinks are dues are low and would not object to a dues increase.

-Member Steve Frantz wanted to know if the "No Wake" rules still exist. He said we sometimes have to raise dues. Ron Sr. said the lake is "No Wake" at 8:30 p.m. or beginning one hour before dusk, whichever is earlier. Lake Rules are posted at the boat launch and on the website.

-Ron Race Sr. reported that the Health Inspector was out and we passed everything, but he wanted the members to be reminded that there is no eating in the pool area. Food grows bacteria, attracts ants, and stains the concrete.

-Member Paul Dellock inquired if we can regulate water level. Ron Sr. explained we don't have a way to regulate it and that prior to dredging we had a kettle lake- one that is fed by precipitation. Now that the springs are working, we have a table lake; one that is consistent with water table levels.

-Craig Oakley reminded members that there is also no wake within 100' of shore. With water so high, waves can cause erosion and other damage. He has also observed someone doing fish tails on our roads. He asked people to be respectful and to not tear up the roads. Ron Sr. suggests people drive 15MPH to reduce dust and increase safety.

-Ron Applebey on Macatawa reported that a bear has been in his yard recently and suggested that members put away bird feeders.

-Marcia Schick thanked members for their deposit bottle and can donations. She reported that the campground play-scape was damaged and asked that only children play on the Campground play-scape.

-Chris Speen presented a plaque made in memory of Jeff Anagnostou who oversaw our lake project. Members observed a moment of silence.

-President Cory Ames remarked that running for the board was one of his best decisions. He learned that we don't have the funds to do all the improvements he envisioned. He encourages members to serve on the board.

Election: We have five vacancies for three year terms and one vacancy for one year to finish the term of Gordon Wearsch who resigned. Mary Davignon and Judy Race had already been nominated and are on the ballot. At the meeting Mary Davignon nominated Paul Cutting; Ron Race Sr. nominated Dave Johnston; Judy Race nominated Rebecca (Becky) Krzyzanowski; Joyce Shannon nominated Tricia Fowler; and Scott Bicknell nominated Ron Applebey. With no more nominations, Ron Sr. moved to close the nominations, Buddy Pardo seconded the motion and it passed unanimously. Cory thanked outgoing members Dana and Kyle Stubli and volunteers Fango and Alice Kennedy. New nominees introduced themselves. At 11:55 Cory recessed the meeting until the votes were cast and counted.

At 12:55, Cory Ames reconvened the meeting and announced that Mary Davignon, Judy Race, Paul Cutting, Dave Johnston, and Ron Applebey were elected to serve three-year terms; and Rebecca (Becky) Krzyzanowski was elected for one year. The meeting was adjourned at 1:00.

Minutes submitted by Mary Davignon, Secretary

2020 Mail-in Ballot for LAPOA Board of Directors

As we go to print this year, there are five Board of Director positions available for terms of three years; and one position for a two year term. All mail-in ballots must be in the hands of the secretary twenty-four hours prior to the annual membership meeting, or they may be turned in at the annual meeting, sealed in an envelope with the member's name on the front. **Ballots will be distributed at the annual meeting for those casting their ballots in person. Additional nominations will be accepted from the floor.** Two votes will be allowed to common owners of property in Lake Arrowhead regardless of the number of lots owned. Vote for no more than **four (6)** by placing an X on the line next to the name(s) of the person(s) you wish to vote for. There may be two Xs on a line if there are two owners voting with this Mail in Ballot.

Mail your ballot to: LAPOA, Attention Election Committee, 7065 Arrowroot Trail, Gaylord, MI 49735. Ballots may also be placed in the Lake Arrowhead Drop Box located at the mailboxes. You must be a member in good standing to vote.

Your name must appear on the outside of the envelope so we can verify that your assessments are paid.

_____ **Trisha Fowler:** I have been a resident in Lake Arrowhead since 2012 and have been a Hayes Township resident since I was 3 years old. Last summer I was nominated by Joy Shannon for a position on the board and elected by fellow members. I was elected to replace a board member who resigned so my term on the board has been short. I am excited about changes I've seen, and those I expect to help make a reality in the future. As many of you have noticed, the campground has been making some remarkable changes. As a support member who lives so close to the Campground, I look forward to joining and continuing in their efforts. I feel I bring a different perspective to the table. It is important to have different perspectives represented. As a Board Member, I will listen to your concerns and work to the best of my ability to come up with solutions and help to present them. I will keep the best interest of my fellow residents as my first thought in all of my decisions and do all that I can to keep our slice of Heaven safe, functional, beautiful, and a place we all love to call HOME.
-Trisha was self-nominated.

_____ **Katie Swank:** I am a military wife and stay at home mom. We have moved our fair share, spending most of the last decade down south, and we finally feel like we are home. I enjoy being outside working on some sort of project. I really enjoy gardening, making maple syrup and a good long walk regardless of season. Before I was blessed with my kids, I was an outdoor adventure guide where I mainly taught basic rock climbing skills & backpacking, and I was a white water raft guide. I attend Pathway Community Church in Mancelona and am a berry picker for UP North Blueberry Farm in Gaylord. I have never done anything like being on a "board" and this is way out of my comfort zone. But being able to be a part of our community and helping our neighborhood; especially now in such a strange time, feels like the right thing to do.
-Katie was nominated by Mary Davignon


_____ **Tom Rozycki:** I am seeking re-election to the Board at LAPOA. I am currently living in the Metro Detroit area and have owned in Lake Arrowhead for approximately 8 years. I have passion for my wife Jodie, kids Kate and Cohen, and the great outdoors. Northern Michigan feels like home. With long term retirement plans in Lake Arrowhead, I plan to utilize my experience and education to guide our community in responsible long range planning and to continue the values and sense of community that attracted me to Lake Arrowhead.
-Tom was nominated by Mary Davignon

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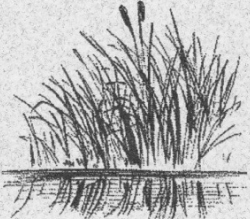
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