

Lake Arrowhead News Summer 2013

LAPOA BOARD 2012-2013

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Campground

Gordie Wearsch

Co-chair Environmental and Zoning

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Long Range Planning

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Real Estate

Chris Frey

E-mails to the entire board can be sent to Board@lapoa.com. Contact information for individual board members is posted on the Lake Arrowhead web site: www.lapoa.com.

LAPOA Office: 231-585-7411

Facebook: We make every effort to post current news of interest to our members on the LAPOA Facebook page. You do have to have a FB account (free) to view posts and to post your own news and photos.



Annual Membership Meeting: July 6, 2013 at 10:00 a.m. at the Pavilion.

Picnic: July 6, 2013 at 2:00 p.m. at the Pavilion. Hamburgers, hot dogs, and beverages are provided. Please bring a dish to share and lawn chairs for your party. Prepare to have a good time!

Lake news in brief:

Our main lake has accumulated a lot of silt that is blocking our springs. The lake study revealed that the water level in Buhl Lake is approximately two feet lower than the ground water level on the East side of the lake. Water is leaving the lake much faster than it is being replenished. Hydraulic (vacuum) dredging on the East side of the lake from near the boat launch to about the little island should very quickly raise the lake level approximately two feet. Bids were elicited and the Board recommends that in order to save the lake, we go ahead with the dredging. This will require a special assessment which requires approval by the general membership. (See agenda) We are currently awaiting responses from our permit applications. Once permits have been obtained and funding approved, dredging should commence this summer. A more thorough explanation of the lake condition and the project is included in the minutes of the last two general membership meeting minutes. Additional specific information and answers to questions will be provided at the annual meeting.

Healthy Lake tips:

- Boats used in other waters should be cleaned before launch to avoid transfer of invasive species.
- Raking leaves from the lake reduces mucky build up.

Parks-

Considering the long winter and all the branches that were down in the parks from heavy snow loads on the branches, I'm pleased to say that all the parks are in good condition and ready for summer fun!

There will be continued painting on the fencing, to help keep our area looking nice.

A new picnic table will be installed in the Main Park near the playground equipment. The previous one was stolen, even though it was chained down. This one will be cemented in and hopefully theft free!!

A huge THANK YOU to all the people that have given their time and labor to help keep our Association looking good!

Lake Arrowhead belongs to all of us. Every piece of trash you pick up and everything you do to keep our property in nice shape, is greatly appreciated.

Have a safe and Wonderful Summer!

Anita Wheaton
Parks, Recreation, Lakes and Safety

Pets-

Please do not allow your dogs to run unsupervised where they may be injured by a car, frighten residents, or annoy your neighbors by defecating on their property. Be a responsible pet owner and clean up pet waste. Many people successfully contain their dogs with wired or wireless fences. Good news- a dog park is coming to Gaylord!

ATVs-

All Michigan laws regarding use of ATVs apply on Lake Arrowhead property.

Recommended reading: http://www.offroad-ed.com/assets/pdf/handbook/mi_handbook_entire.pdf.

Children must be supervised and they need to be reminded to stop at STOP signs and to slow down when rounding corners. There have been too many close calls!

Noise-

While vacationing, please keep in mind that your neighbors may have to get up for work in the morning. After dark, party quietly!!



Pool –

Who's ready to go SWIMMING? We're putting the finishing touches on the Memorial weekend Pool opening process. Your pool will be set and ready to for fun with family and friends. We'll keep the water sparkling and at a perfect 82 degrees. Come out and enjoy some relaxation.

Ron Race
Lake Arrowhead Pool Chairman

Campground-

It is time for another year of Camping and outdoor activities at Lake Arrowhead. All we need know is for the weather to decide if the snow is over with for the year!

Everything is being done to open the Campground and we are looking forward to another good year. Come visit for a weekend or stay the whole season. See you soon...

Gordie Wearsch- Campground Chair

Recycling-

Recycling has come to Otsego County! There are five new recycling sites throughout the county. See www.otsegorecycling.org. Recycling reduces the amount of waste that goes into our dumpster and saves our association on dumpster fees. Currently we pay \$700 each time the dumpster is emptied.

Internet-

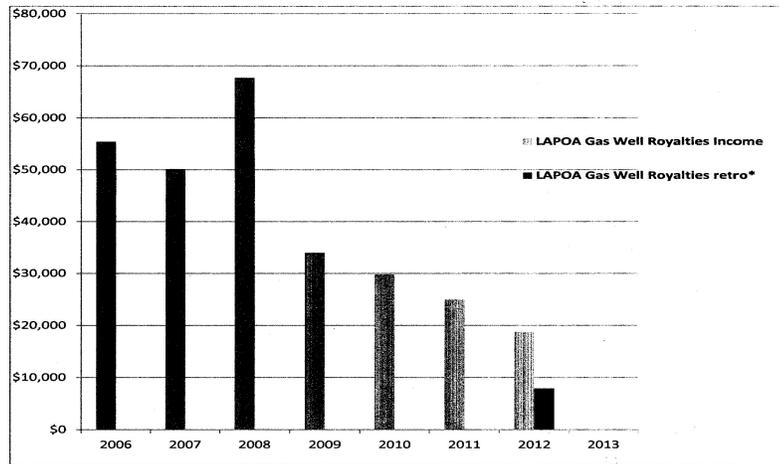
Sixty minutes/day of complementary internet access is now available on large areas of the main lake. Thank you Waters Inn! Additional time can be purchased for a small fee.

Lots for Sale-

The Association owns several lots that are prime building sites for a cottage, home, or garage. Prices are very reasonable. Tell your friends! See website for details.

LAPOA Gas Wells Royalties/Income

LAPOA Gas Well Royalties		
	Income	retro*
2006	\$55,399	
2007	\$50,157	
2008	\$67,711	
2009	\$34,028	
2010	\$29,805	
2011	\$24,972	
2012	\$18,749	\$7,924
2013		



*From life of Thomas Lake well B4-33

Please take a look at the significant drop in royalties from our gas wells. We have been saying every year that the revenue LAPOA is receiving could end and we need to be prepared. As you can see the drop in revenue has been drastic over the last 6 or 7 years. The time is now to start preparing ourselves financially for the end of our gas wells income.

Ron Race Jr. – Gas Wells and Co-Chair Long Term Planning

*Editor’s note: The \$7,924 was to make up for previous underpayment on the Thomas Lake well. No other payment adjustments are expected.

FYI: What do other associations charge their members?

Association	1 st Lot	Additional lots	Notes
Lakes of the North	\$250	\$125	Does not include trash, road maintenance, or plowing
Michewaye	\$400	\$200 (+\$100 fee to consolidate lots)	Does not include trash pick up
Lake Arrowhead	\$110	\$70	
Guthrie Lakes	\$340		Does not include trash, road maintenance, or plowing

Budget-

Income from our gas wells has dropped significantly over the past five years. We can no longer count on gas revenue to supplement our association’s income. At the May 4, 2013 meeting, it became clear to the Board that revenues need to be raised or services cut. The Board recommended asking the members for an increase in our annual membership dues. Members will vote on this issue at the July 6, 2013 meeting.

Newsletter submitted by Mary Davignon, newsletter editor.

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

DATE: JULY 6, 2013
TIME: 10:00 A.M.
PLACE: PAVILION
AGENDA:

- I. Call the meeting to order with Pledge to our Flag
 - A. Establish a quorum
 - B. Roll call of the Board of Directors
 - C. Approval of the minutes of the July 7, 2012 membership meeting
 - D. Approval of the minutes of the September 1, 2012 special membership meeting
 - D. Treasurer's report
- II. Comments and/or concerns of the members
- III. Unfinished Business, including discussion and action, if needed
 - A. Questions on the written reports submitted by chairpersons
 - B. Report from the committee studying lake improvement and quality.
 - C. Other
- IV. New business, including discussion and action, if needed
 - A. The board recommends the members give the approval to obtain a line of credit for the amount of \$400,000, to finance the lake improvement project.
 - B. The board recommends the members approve a special assessment, the total not to exceed \$675 per first lot owner, payable the first year \$225, the second year \$225 and the third year not to exceed \$225.
 - C. The board recommends the members approve the maintenance assessments on all lots paying \$110 to be raised to \$135.
 - D. Other
 - E. Election of board members
 1. Nominations from the floor
 2. Introduction of nominees
 3. Voting
 - F. Results of Election
- V. Adjournment

Note: In an attempt to shorten the meeting, all reports from committees will be in writing and distributed at the meeting.

**MINUTES OF THE LAKE ARROWHEAD PROPERTY OWNERS' ASSOCIATION
MEMBERSHIP MEETING
JULY 7, 2012**

- I. The July 7, 2012 membership meeting of the Lake Arrowhead Property Owners' Association was called to order at 10:05 a.m. by President Chris Frey, in the pavilion, with the Pledge of Allegiance.
- A. A quorum was met with 118 members present.
 - B. Board members present were: Chris Frey, Dick Miller, Sue Fuller, Gary Fuller, Anita Wheaton, Dave Cunningham, Scott Bicknell, Gordie Wearsch, Ron Race, Kyle Stubli, Mary Davignon, Dave Ligget, Tim Devine and Ron Race, Jr.
 - C. Mary Davignon moved that the minutes of the July 2, 2011 meeting be approved with the following correction: page 1, section IIB, correct spelling of Grindol and add the words "community wide" before garage sale. The motion was seconded by Scott Bicknell and passed unanimously.
 - D. Treasurer's report: Gary Fuller
 1. The year-end report for 2011-12 shows an income of \$162,241.95 and expenses of \$166,700. The expenses include the money spend for the test wells and the lake survey which came from the forestry fund.
 2. At the February board meeting the budget was set for 2012-13. It was set on an income of \$166,000.
 3. As of the end of June the anticipated income from the gas wells is down. If this trend continues the projected income will be short \$5,000 to \$6,000 at year end. All other areas of the budget are in line.
 4. Ron Race moved that the treasurer's report be accepted as presented. The motion was seconded by Scott Bicknell and passed unanimously.
- II. Comments and/or concerns of members
- Mary Grindol stated that the community wide garage sale will be held on July 27 and 28th. Mary and her husband will place the signs and take care of the advertising. She will be placing a sign at the mailbox informing residents how to contact her. Mary Davignon will also place Mary's phone number and email on the LAPOA Facebook page.
- III. Unfinished business—Report from the study of the lake improvement and quality: Dave Cunningham
- A. At last year's meeting the board was authorized to spend \$10,000 to put in place a test well for lake augmentation. The aquifer that we had hoped to tap into does not exist in Lake Arrowhead. The test well was drilled 468 feet and only 15 feet of granular clay was hit at 415 feet. At 468 feet atrium shale was found. This extends from 300 to 700 feet.
 - B. We needed to find a second aquifer or we would be pumping water from the same aquifer that holds the lake and that our well water comes from. We needed to find a layer of thick clay and a second aquifer beneath it.
 - C. We have checked with the county on conditions of existing wells in the area. We also contacted the DEQ to see if there were any projects that would be draining our lake. There were none. We also contacted the oil and gas companies who drill in area. The information they gave us was the same as we received from the Michigan Geological Department.
 - D. We are located at the top of the Manistee Water Shed. We are two miles SW of the highest point of the water shed. On the other side is the Ausable River Water Shed.
 - E. We had five test wells placed around the lake. They were analyzed for the draw down rate. The measurement was then done with the distance of the well from the lake.
 - F. These facts will determine whether we would benefit from strategic dredging of the lake.
 - G. A special meeting will be held Labor Day weekend to further update the members.

- H. Discussion:
1. Gary Shellenbarger stated that Gaylanta Lake has place a bubbler system in their lake to rid the lake of silt. They put in twenty bubblers at a cost of \$10,000. No permits are needed to do this. Algae was their largest problem. He presented the board with information he received from them.
 2. Diana Sanom asked if there would be a mail in ballot on this. Scott told her no. The by-laws only provide for a mail out ballot or voting at a meeting. It is felt a meeting is necessary to explain what will be done and to answer questions on the subject.
 3. James Murawski stated that the board should consider making better use of interactive computers.
 4. Dave Maddix said to drop the issue and let nature take its course.
- IV. New Business
- A. There was a question on the agenda to pass a special assessment to pay for an augmentation well. Since this has been proven to not help the lake, the board asked the members to vote no on the question. The proposal failed by a vote of 136 no and 2 yes.
 - B. Tim Devine moved that the members approve the recommendation from the board to change Article IV, section 3-a of the by-laws to read: "Any assessment not paid by June 15th of any year will have a late fee of \$50 per lot added to the unpaid balance". The motion was seconded by Perry Dingman and passed 106 yes to 11 no. The votes were counted by David Ransom and Carolyn Wright.
 - C. Election of board
 1. The following nominations were made:
 - a. Larry Davignon nominated Mary Davignon.
 - b. Sharon Morris nominated Michael Gascoyne.
 - c. Gary Fuller nominated David Cunningham.
 - d. Anita Wheaton nominated Scott Bicknell.
 - e. David Cunningham nominated Chris Speen.
 - f. Joe Cape nominated Joe Cape.
 - g. Ron Race was nominated by mail in by Judy Race.
 2. Sue Fuller moved the nominations closed.
- The meeting was recessed at 11:48 a.m. to count the votes.*
- D. Results of election: Elected to the board were: Dave Cunningham 99 votes, Chris Speen 88 votes, Ron Race 86 votes, and Scott Bicknell 53 votes.
- V. Adjournment: Dick Miller moved the meeting be adjourned. The meeting adjourned at 12:57 p.m.

Respectfully submitted,

Sue Ann Fuller, Secretary
Lake Arrowhead Property Owner's Association

**MINUTES OF THE LAKE ARROWHEAD PROPERTY OWNERS' ASSOCIATION
SPECIAL MEMBERSHIP MEETING
SEPTEMBER 1, 2012**

- I. The September 1, 2012 special membership meeting of the Lake Arrowhead Property Owners' Association was called to order at 10:00 a.m. by President Dick Miller, in the pavilion, with the Pledge of Allegiance.
- A. A quorum of 112 members was established.
 - B. Board members present were: Dick Miller, Sue Fuller, Gary Fuller, Anita Wheaton, Scott Bicknell, Kyle Stubli, Tim Devine, Ron Race, Jr., Chris Speen and Chris Frey. Dave Cunningham, Ron Race, and Gordie Wearsch were excused and Dave Ligget was absent.
- II. Updates on lake quality and improvement: Chris Speen introduced Jeff Anagnostrou from Applied Geotechnical Services Inc., who presented the following:
- A. The first study was to determine if a second aquifer was present to make it possible to install an augmentation well. It was found the aquifer was not present in our area.
 - B. The ground water flows NE to SW.
 - C. The water level at the mailboxes is three feet higher than the lake level.
 - D. Because of the large amount of muck in our lake the water is flowing around it not into it.
 - E. Water is flowing out of the lake faster than it is coming in.
 - F. Seven requests for cost of dredging the lake.
 - G. The area to be dredged is 1,400 feet by 400 feet. In 2006 there project was to dredge the entire lake.
 - H. Jeff answered the following questions from members:
 - 1. Chris Speen asked: what can we expect lake levels to rise to and what percentage of success can we expect? It should rise to the same level as the ground level which is now two feet.
 - 2. Anita Wheaton asked: how often should the area be dredged in the future? Muck does not move, more would have to develop. It is possible more dredging would have to be done in twenty years. It would help to make a concerted effort to keep leaves out of the lake. It is very important to maintain proper lake management in the future.
 - 3. Gary Fuller asked: where will the spoils be placed? West of the lake near the baseball field. The spoils are mainly calcium and magnesium. The spoils will be pumped to this site.
 - 4. Anita Wheaton asked: where will the portable site be for the spoils. Near the boat launch area.
 - 5. Brian Holter asked: assuming we are in a drought situation now and dredging would raise the lake two to three feet, if we would get more precipitation what would happen to the lake level? We should get a corresponding raise in lake level. Brian stated that he started last summer placing pellets in the water to clear up the muck. Last year the muck was three feet deep and this year is down to six inches. The pellets change the muck to carbon dioxide that does not harm the lake or fish.
 - 6. Al Sanom asked: when we talked about dredging the lake before we were worried about the mercury content, is this still the case. The State has determined that the amounts are not at a high enough level to affect this project. Therefore there is no need for a specialized containment area.

7. Steve Frantz asked: what happens if we do nothing? Look at Little Fawn Lake. What stage are we at for our lake to disappear? Not at a precipice but vegetation is increasing and decay would continue at a faster pace.
8. Susan Straith asked: how will this cost be assessed? It will be assessed to each first lot owner. It will cost about \$166 for every \$100,000 needed.
9. Brian Holter stated that when they first bought here they struggled to understand how we were able to maintain the roads and all the facilities on the small amount of assessments collected here. He further stated that we do a great job on a very small amount of money.
10. Steve Frantz agreed 100% with Brian. He stated that we are a lake community and therefore our property values will depend upon the condition of the lake. We need to do this project as a community.
11. Scott Bicknell addressed the frustration that he has been hearing about the project going so slow. He stated that a by-law change could be made empowering the board to raise the assessments instead of needing a membership meeting with a 2/3 approval. He stated that new associations are now run this way.
12. Lisa Daley asked: are there any steps in place to keep the leaves out of the lake? Dick Miller answered that there isn't at this time but long range planning will be studying this.
 - I. Tim Devine thanked everyone for coming to the meeting.
 - J. Tim Devine moved that the board take a straw vote, not a formal action, for the members to indicate whether they wish the board to move forward to get a cost estimate for the project, with a no vote advising the board to stop. The motion was seconded by Scott Bicknell and passed with 105 yes and 7 no.
 - K. The board will do everything possible to get the question before the members for approval as soon as the figures can be gotten together.

IV. Adjournment: Tim Devine moved the meeting be adjourned. The meeting adjourned at 11:05 a.m.

Respectfully submitted,

Sue Ann Fuller, Secretary
Lake Arrowhead Property Owners' Association

2013 MAIL IN BALLOT FOR THE BOARD OF DIRECTORS

There are five (5) three year positions available on the Lake Arrowhead Board of Directors. All ballots must be in the hands of the secretary twenty-four hours prior to the annual meeting or may be turned in at the annual meeting, sealed in an envelope with the member's name on the front. **Ballots will also be available at the annual meeting, if you would rather cast your ballot 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 **five (5)**, by placing an X on the line next to the name of the person you wish to vote for. There could be two Xs on a line, if there are two owners voting. **Mail your ballot to: The Election Committee, % Sue Fuller, 7065 Arrowroot Trail A-3, Gaylord, Michigan 49735. Your name must be included on the ballot so it can be verified that your assessments are paid in full.**

_____ **Mary Davignon**, 28 Vista Drive N., Auburn Hills, MI 48326 and 7513 Arrowroot Trail, Gaylord, MI 49735

We have been property owners in Lake Arrowhead since 2005 and plan to move here this summer. During a previous term on the Board I began compiling our newsletter and I continue this work. I also try to inform members of current news by posts to the LAPOA Facebook page. Although I am not on the board, I attend the meetings so that I can stay informed about issues that arise in our community. I am impressed with the services that LAPOA provides to us. As a board member I will strive to use our financial resources wisely and to preserve the health and beauty of our land and lakes.

Mary was nominated by Ron Race Jr.

_____ **Judy Race**, 7391 Leelanau Trail, Gaylord, MI 49735

Judy has been coming to Lake Arrowhead since 1974, camping for many years, until 2003 when they built their current home. They have transitioned into becoming full time residents in Lake Arrowhead. Their son and his family (four grandchildren) also live here. Judy has worked for Comerica Bank for 25 years, 10 years in retail banking and the last 16 in the Securities and Insurance division, mostly in management. She currently holds several securities licenses, 7, 63, 24, 53 and Life, Accident and Health insurance licenses. She currently is working a part time schedule, but plans to retire soon.

Judy was nominated by Gary and Sue Fuller

_____ **Dana Stubli**, 7326 Arrowroot Trail, Gaylord, MI 49735

Dana has been a member of the Lake Arrowhead community for 10 years. She works for Otsego County Register of Deeds and does office work for Lake Arrowhead. Dana also serves on the Finance and Collection Committees.

Dana was nominated by Phil James

Name of member (members) voting: _____

Lot number: _____

Lake Arrowhead Property Owner's Association
7065 Arrowroot Trail, A3
Gaylord, MI 49735

PRSRT STD
U.S. POSTAGE
PAID
Crossroads Ind. Inc.
Gaylord, MI 49735
Permit #281