

**Special Meeting of the Lake Arrowhead Property Owners
Board of Directors
June 20, 2020**

Because of the Covid-19 pandemic, restrictions placed on gatherings by the State of Michigan, and the meeting date change, this was a Special Board Meeting. LAPOA Members were invited to sit in on the meeting at the LAPOA Office provided they wore a mask and maintained social distancing. Several members of the Board and other Association members were present in the Office Building; and some Board members attended via phone.

-The meeting was called to order by President Ronald Race at 9:02 a.m.

-**Attendance:** All Board members were in attendance except for Dave Johnston, Dick Miller, and Buddy Pardo who were all excused. Contractor Cindy Smith was present. Other contractors were excused.

Minutes: Ron Race Jr. moved to accept the minutes of the May 28, 2020 Special Board Meeting. Carolyn Wright seconded the motion and it passed unanimously.

Treasurer's Report: Treasurer Judy Race reported that approximately 84% of this year's dues have been collected which is on track with last year's payments. Late fees were assessed on approximately 300 lots. Income is as expected. We have not had any extraordinary unexpected expenses. We are getting about 12 ton per trash pick-up and reduced maintenance costs since we do not have to buy so much hydraulic fluid for the compactor. Judy reported the amounts of the funds we have on hand and offered to send a printed report to board members. The Reserve fund currently has approximately \$90,000.

Collections: Judy Race reported that we have some cases pending and will continue to pursue funds when the courts re-open. We have two homeowners with multiple lots who have not been paying their dues. We will place liens on the houses. Mary Davignon moved to accept the Treasurer's report. Carolyn Wright seconded the motion and it passed unanimously.

Campground and Pool Manager Contracts: The proposed Pool Managers Contract will be split between Veronica Johnston and Ron Race. Although the pool is open two fewer weeks than in previous years, the pool managers are required to do an additional cleaning and monitoring each day. Judy Race moved to accept the proposed 2020-2021 Pool Manager contract as written and to add \$1000 as compensation this year only for the extra hours of cleaning that are required because of Covid-19. Cory Ames seconded the motion. The motion carried with Ron Race abstaining.

The proposed Campground Manager Contract has some changes from previous years when we had two contracts. The proposed Campground Manager contract now includes lawn cutting. Funds are allocated for 20 hours of work so Cindy can hire some help for jobs as needed. Although the Campground is open one week less than in previous years, extra hours will need to be spent on required cleaning because of Covid-19. Judy Race moved to accept the proposed 2020-2021 Campground Manager Contract as written with an additional \$1000 as compensation this year only for the extra Covid19 cleaning that is required. Paul Cutting seconded the motion and it passed unanimously.

Roads, Grounds, and Equipment: Ron Race reported that Northern Tank worked well with us and put down one application of calcium chloride brine in May for \$6,500 (approximately 29,000 gallons at .22/gallon). This is mineral brine that normally lasts a whole season on gravel roads. Unfortunately, we have sand roads and we had torrential rains soon after application requiring Tim to fix washouts and grade the roads, reducing the effectiveness of the application. The roads are getting dusty and we could really use another application. We budgeted \$10K for dust control. Judy expressed her opinion that she thinks we can afford another application but our budget has a lot of variables so there are no guarantees. Member Gary Russell suggested that Tim only repair washout areas to preserve the brine. Unfortunately, the roads also develop pot holes that need to be addressed by grading. Brining only the most traveled roads was suggested without support since members on all roads pay equal dues. This could be addressed at a Membership Meeting. Paul Cutting asked that Tim grade before the brine application and Ron assured

us that the roads would be properly prepared. Mary Davignon moved to authorize Ron Race to order brine to be applied to all the dirt roads in Lake Arrowhead. Carolyn Wright seconded the motion and it passed unanimously. The Kubota is in for service for broken bolts on the lift and for the air conditioning. The boat launch area will be finished when it is returned next week.

Board position on Members' Complaints: Members sometimes bring complaints to the Board in regards to illegal behavior of other Association members. The consensus was that violations of the law should be reported to the proper authorities. Although the Board does try to educate members about our rules, the board has only the authority granted to us by our bylaws. The board does not have the general authority to police our members when they are engaged in illegal activities. Ron Race proposed that we form a committee to evaluate and update our rules to be reviewed at our August 1st meeting. Tom Rozycki will chair the Rules Committee of Carolyn Wright, Dick Miller and non-board member Dan Burroughs.

Zoning Complaints Follow Up: There was no response to the letter that was sent to the owners of the house on Arapaho in regards to the many unused vehicles being stored on the lot. The county will be contacted about it. Greg Osantowski is making some progress in cleaning up his lots and more time will be given if he continues to make progress.

Forestry: Carolyn Wright reported that everything has been delayed because of Covid-19 shut downs. We are still awaiting word about our grant application.

Website Migration: Mary Davignon reported that she was advised to hold off on migrating the website until after June 15th. We didn't want to chance any website issues when so many people use the site to pay by credit card. Now that the late billing is complete, she will start working on that again. There will be some minimal recurring costs to cover hosting and the domain name. We came up empty on local help for the migration but U-2 Hosting was recommended and we will follow up with them.

Pool: Ron Race reminded everyone that there is no eating in the pool area. Dropped food stains the deck and increases bacteria. We will be keeping the small propane tank for heating the pool. It helps with the gas pressure.

Easement to Elk Island: Ron Race reported that we received several complaints regarding the large tree that fell across the easement from the Dehates' property. It is our understanding that the owner of the tree is responsible, and Judy will check with our lawyer to verify that. If so, we will contact the property owners about it.

- Ron Race Jr. will contact the DNR about the trees that are downed in the lake. Ron will check with our lawyer as well.

- Ron Race reported that the burned out light at the basketball court will be replaced by Great Lakes Energy.

-Ron has been working on cleaning the area behind the Maintenance Building. He found an old yorkrake for the old Ford tractor and a trailer in the weeds. Ben Chudzinski overhauled (new tires, ramps, paint, & electrical) the trailer for us. It will save us money on hauling costs and whenever we have to take equipment in for service. Ben bought the rake for \$100. Ron also found the old (junk) swim raft and 2 old dock sections back there. One dock was junk the other might be sold. The consensus was that Ron could sell the dock on behalf of the Association for whatever he could get and get rid of the junky raft and dock.

-Water pressure: Ron reported that we are having some issues with water pressure at the office building and pool. Pressure was so low that he couldn't even spray away the pollen. Alpine Plumbing came out but couldn't do anything because the power was shut down. Cory will try to look at it.

-Ron received suggestions that we install pickle ball courts or stripe the basketball court for pickle ball. Consensus is that it is a popular sport. Ron will get prices.

-Mailboxes: 35 new mailboxes and 10 new parcel boxes have been delivered. Ron will start work on installing them at the Mailbox Building. He, Judy, and Mary will work on the transition when preliminary work is done and the Post Office can assist.

-Water level: Ron reported that the water level is down $\frac{3}{4}$ " and he installed another "No Wake Buoy" near the O'Connell's house. Lake Rules will also be evaluated by the Rules Committee.

Long Range Planning: Tom Rozycki reported that it is time again to perform the 3 year renewal of our Reserve Study. Tom did not recommend that we incur the expense at this time because we know we are not generating the funds that the Study recommends. There was a discussion about the accuracy of some of the prices in the Study, particularly repair or replacement of Arapaho. Association member Dan Burroughs was involved in the original paving of the road. He reported that it is $1\frac{3}{10}$ th of a mile long and was built to county standards. Dan reported that a special assessment was used to pay for paving it. We were told that cracks would re-appear with a seal coating but question whether that would help preserve the road. It was suggested that we have several (northern) companies evaluate the road, and provide recommendations and prices. Tom will reach out to Rieth & Riely, Pain & Dolen, and another company. Dan Burroughs offered his assistance. Mary reported that the road was inspected several years ago and the Pacer report is on the "News You Can Use" page of our website.

Campground: Becky Vought reported that she would like to purchase 10 new (slide-in, foldable, composite) picnic tables for the campsites at a cost of \$219 each. They will draw names to see which sites get the tables. Tom Rozycki moved to authorize Becky to spend up to \$2500 for new Campground picnic tables. Judy Race seconded the motion and it passed unanimously. Becky will do an informal survey in regards to security cameras when campers meet on July 4th, but the decision to purchase them is up to the board. Mary will advertise the Campground Meeting. Ron Race reported that he got an estimated bid of \$4,925 for motion activated cameras to overlook the Campground and winter storage area. Cameras would be mounted on the outside of the bathhouse and two more would be mounted near the Campground entrance overseeing the entrance road and the Campground. Cameras would be adjustable for seasonal changes. Poles will have to be installed, and electrical supply corrected and Wi-Fi upgraded. The proposed bid includes labor for all that. Gary Smith reported that the internet is not currently working at the Campground. Campground Manager Cindy Smith believes the security cameras would be helpful. Ron solicited other bids but found that no one could touch this price. Judy reported that the Campground does have enough money budgeted to cover costs of the security cameras as well as the picnic tables. Judy Race moved to authorize Becky Vought to spend up to \$5,500 of Campground funds to install security cameras and upgrade the Wi-Fi at the Campground. Mary Davignon seconded the motion. The motion carried with one opposed. Becky reported that she is working on developing a new Campground Storage Contract so that more Campground storage could be offered to the whole Association.

There was a discussion regarding a Yearly Camper who sold their camper and is selling their LAPOA property. The consensus was that the person will no longer be a member in good standing and the campsite must be vacated with no refund given. The Campground site is not transferrable. The Campground contract should be revised to address situations such as this.

Adjournment: At 11:10 Ron Race moved to adjourn. Judy seconded the motion and it passed unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved, August 1, 2020