

Lake Arrowhead Property Owners Association  
Annual Membership Meeting Minutes  
September 5, 2020

-The meeting was called to order by President Ronald Race at 10:16 a.m.

- We had 116 members in attendance. We had a quorum.

-Attendance: All board members attended except for Becky Vought who was excused.

-Scott Bicknell moved to approve the minutes of the July 6, 2019 Membership Meeting. Dick Miller seconded the motion and it passed unanimously.

**-Treasurer's Report:** Treasurer Judy Race provided members with an eight-page financial report and reviewed it. The report included last year's actual vs. budgeted income and expenses. It also included year to date (August 31, 2020) budgeted income and expenses. Judy reported current bank balances and cash on hand. Key points for last year: 90.4% of our members paid their 2019 dues. Many people are paying late and are being charged late fees. Gas well revenue is down and we need to remove this from future budgets. The Campground had a great year last year with lots of campers. Their big expense was for many trees that had to be removed. The Association's Equipment maintenance went over budget due to expensive repairs on the truck. Brine costs were very high last year, and we were only able to provide one full application. We have a new dumping contract which is saving us quite a bit. Judy pointed out that the \$71/year Reserve Fund charge on primary lots has already paid for resurfacing the pool, a new pool heater, three roofs, the Mahindra tractor, the trash compactor project, new mailboxes, and ceiling fans in the Maintenance Building. There is approximately \$90 thousand in the Reserve Fund. We are anticipating large expenses in the next few years including replacing our 22 year old truck and repaving Arapaho. Operating expenses are going up and Judy is always nervous around Christmas about whether we will make the budget. We know we need to bring in more revenue to meet increasing costs, but in light of Covid, the Board didn't want to recommend an increase this year. The Board will be working on the best way to address anticipated expenses during the next year and determine what we will need. We are always looking for ways to save money. Judy sees big savings on energy costs in the Maintenance Building due to the ceiling fans which push down the heat and the donated LED light fixtures. The new compactor is working well and helping us to save on dumping costs. This year we have already collected 89.39% of our dues. Collections: Judy explained that due to Covid we were not able to file cases this so far this year but we will be filing cases soon.

Scott Bicknell moved to approve the Treasurer's Report. Dan Bodette seconded the motion and it passed unanimously.

**-Communications:** Mary Davignon reported that she has delayed production of the September 2020 newsletter so that results of this meeting could be included. She reported that Scott Bicknell has hosted our website for years and that we are in the process of having the website re-designed and moved from his server. Thank you to Scott for your generosity through the years.

**-Moment of Silence:** We held a moment of silence in memory of beloved members of our community who we lost in the past year.

**-Forestry:** Carolyn Wright reported that we received a grant to help cover the costs of a 20 year Forestry Plan. Martell Forestry will be developing the plan and we may see them marking trees. The goal of the plan is the overall health of the forests.

**-Comments & Concerns of Members:**

- Mike Melenchenko asked that some trees be removed from the south side of Arapaho to help eliminate ice. Carolyn responded that this may be able to be included in the Forestry work.

- Vince Finn asked what was being done about the extremely high lake level. Ron Race replied that we are working with Environmental Technologies Inc. about doing a feasibility study.

-Mike Melenchenko asked about the dead trees in the lake. Ron Race replied that the board is discussing the issue, but members should remove the dead trees from their property before they fall in the water.

-Chris Speen asked that we look at member's priorities when spending. Any expenses and action on lake levels would have to be approved by members.

-Dwayne Crocker thanked the Board and all the volunteers in the community who "keep the community active and alive." He also thanked those many members who searched for Nelson Wheaton and put him to rest.

- Discussion about rules: Members Kyle Stubli, Dan Burroughs, and Dave Stubli wanted to know what was being done about people camping on lots since that is against our rules. They want the rules enforced. Board members explained that: The Lelenau Trail camping issue is being addressed. The owners of the Macatawa property have a short-term permit from

the county Zoning Department to camp while they build their house. The county changed the regulations about camping in Residential Recreational neighborhoods. Our rules are tied to county Zoning. Therefore the Board has formed a rules committee to address the changes and is working with our attorney to see what we can do. Board members are not the police. Rules have to be enforceable with fines or other methods and currently the board has very little enforcement authority. We depend on our members to cooperate and obey rules and laws for the good of all.

-Tom Rozycki encouraged members to come to the board meetings so they can learn about what happens behind the scenes. Everything discussed today has been discussed at board meeting. He encouraged members to treat each other respectfully and to get involved.

-Trisha Fowler encouraged members to call the Sherriff's Department or DNR for enforcement of ATV (and other) laws. We can put reminders out there but we cannot write tickets.

-Lawrence DeHate reported that the big tree blocking the easement to Elk Island will be removed. He also has trees washing up on his shore. The Association needs to address trees. His house is underwater and asked about making our lake a "No Wake" lake while levels are high. Some riders of jet skis have not respected the No Wake areas. Ron Race reported that Manuka Lake has been able to temporarily become a No Wake lake because they are a public lake. We are private and would have to have approval of our members.

-Ron Race Sr. thanked outgoing board members for their service: Connie Stubli, Dick Miller, Becky Vought, and Cory Ames.

-Ron Race reported that Connie Stubli will still be the point person for Halloween trick or treat hayride.

-Mailboxes: Ron Race reported that 10 additional parcel boxes and 35 additional mailboxes have been installed. We are waiting for help from the Post Office to key the parcel boxes and to assist with mailbox re-assignment. Box holders will keep their keys. They will have a different box.

-Ron Race thanked Larry Davignon for taking over changing the Fire Danger Level sign and Alice Kennedy for all her work on Beautification for the community.

-Ron announced the Picnic would be at 2:00 and would be catered by Big Buck. This is an unexpected expense and donations to cover costs will be appreciated.

-Tom Rozycki announced that Arapaho is nearing the end of its life expectancy. He received three estimates from northern Michigan road companies who agree that trying to repair the road would not be a good value. This agrees with the independent engineering study that was done several years ago. Estimates to replace it are currently around \$345,000. Scott Bicknell pointed out that the price of asphalt fluctuates with oil prices which are currently low. Black topping around the mailbox was discussed too but was not included in the estimates.

**-Election:** In addition to nominees Trisha Fowler and Tom Rozycki whose names appear on the ballot, the following nominations were made and accepted:

Kyle Stubli nominated Dan Burroughs. Judy Race nominated Gary Smith. Eric Tomko nominated Phil Sandberg and Bill Jarrett. Dan Burroughs nominated Dave Stubli. Katie Warner nominated Nicki Burroughs. Leslie Burroughs nominated Jeff Kennedy (Fango). Ron Race nominated Dwayne Crocker who declined. With no more nominations, the nomination process was closed. Nominees introduced themselves to the community and votes were collected. The meeting was recessed while votes were counted.

**Election Results:** Ron Race Sr. announced the names of the new board members:

Trisha Fowler, Tom Rozycki, Gary Smith, Nicki Burroughs, Jeff Kennedy, for three-year terms, and Dan Burroughs for a two-year term. Thank you to all who ran for the board.

**Adjournment:** The membership meeting was adjourned at 12:48.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved, July 3, 2021