

**Minutes of the Lake Arrowhead Property Owners Association
Board of Director's Meeting
August 7, 2021**

-The meeting was called to order by Vice President Carolyn Wright at 9:02 a.m.

-Attendance: All board member were present except for Trisha Fowler, Dave Johnston, Ron Race Jr., and Tom Rozycki who were excused. Contractors Cindy Smith, Magdalena Sinatra, Judy Race, and Ron Race Sr. were present. Contractors Corenne Ching, and Tim Wheaton were excused.

-Ron Race Sr. moved to approve the minutes of the July 7, 2021, board meeting as amended. Dan Burroughs seconded the motion and it passed unanimously.

Treasurer's Report: Judy Race distributed a financial report as of August 6, 2021, which included account balances, and our actual vs budgeted expenses. Judy explained some points and provided highlights: Approximately 91% of our members have paid their 2021 assessments. The Campground is doing well. The pool budget will be tight as there were several problems with maintaining proper chemical balance and heater repairs. A torrential rain in July required that we purchase a lot of material and hire a grader to fix the damaged roads. Our dumping expenses are on track. We are in the process of re-doing our insurance policies. Insurance will be with the same company, but we will have a new agent. We are on track to make our budget but that depends largely on weather and how much material we need for our roads. Carolyn Wright moved to approve the Treasurer's report. Mary Davignon seconded the motion and it passed unanimously.

Collection Committee: Chairperson Gary Smith reported that the committee met this week to decide courses of action for accounts with outstanding balances. Letters will be sent, and cases will be filed in small claims court for the next group. We will begin filing for "show cause" hearings on some for which we have received judgements but are not paying. Some will have to be written off because they were deemed uncollectable.

Gas Wells: Judy reported that she was pleasantly surprised because we have received some gas well checks this year. We have been told that with prices so low, we shouldn't expect much and that some gas well companies are considering capping wells.

Real Estate: Judy Race reported that the Association does not have any lots for sale and that twenty lots were foreclosed upon by the county for unpaid taxes and are being sold at auction.

Roads, Grounds, & Equipment: Ron Race Sr. reported that 5" of rain wreaked havoc on our roads and that "Tim did a fabulous job fixing them." Earthworks came out and repaired some areas that were not safe for Tim to do with the tractor. The big Mahindra tractor broke down twice during this, (Tim fixed it once) and it is currently down while we are awaiting a necessary part. Ron also reported that he has been getting many "silly" messages and emails about the roads from one member of the Association. He explained that he and Dan Burroughs are not Tim's bosses. Rather, they are volunteers who put in hours of their time as volunteers for a job that no one else wanted to do. Ron and Dan are liaisons between our contractor and the board. Ron explained that with our dues increase next year and more funds available, they will start making improvements to the roads in 1000' increments. Tom Rozycki is currently working on a map We will use this map to indicate which areas need the most attention. Dan Burroughs reminded everyone that "These are not really roads; they are glorified two-tracks." Fango complemented the roads team and asked if property owners are allowed to install culverts. Ron explained that a member did install a culvert once and it had to be removed because it heaved and was getting hit by the plow. Culverts also fill with sand. Also, there are underground gas lines and utilities. One member installed a French drain by his house that may have helped drain and direct water. Catch basins may be helpful. Judy reported that the first Mahindra break down was covered by warranty.

Long Range Planning: No report.

Parks, Lakes, and Safety: We have received complaints about a member's family and/or guests repeatedly creating large waves by driving their jet ski too fast near the shoreline and in marked No Wake zones and making tight circles around the No Wake buoys. Their boat was traveling too fast near the shoreline and children were tubing behind their boat without lifejackets. Carolyn stated that complaints should come to the entire board. We have also received complaints about very young children out on the roads in golf carts and on ATVs with no adult supervision. There

was a long discussion about safety issues, educating violators, and whether police should be called in to patrol occasionally. Fango reported that the reduced speed limit to 15MPH around Anita's Park has reduced the likelihood of accidents there. He will attempt to speak to the member whose jet ski and boat were often seen violating the lake rules and Mary will prepare a violation letter to send.

-Katie Warner requested that the Association provide trail maps for our members. Carolyn explained that this has been discussed previously and it is our understanding that if we provide maps we would also be expected to maintain and manage the trails. This is a liability issue for the Association. We will double check our attorney's advice on the matter.

-Judy suggested that we should start marking the Association's dead trees in the parks that need to come down. If removed in late winter, we will have the funds to pay out of next year's income. We probably can't afford to do them all at once, so they should be marked as high priority and lower priority. Fango volunteered to take his boat out to mark the trees with the assistance of Nicki, Dan, and Paul. Mary will inform members of our plans and suggest they try to negotiate for their own tree removal at their expense when park trees are being cut.

-Ron Race Sr. reported that Stuckmans signed for the certified letter we sent with the bill for replacing the swing set that they took. Once paid, Ron will have State Police close the case. The bill was for \$3000. The money will go for parks.

-Gary Smith received inquiries about leasing space at waterfront parks for docking boats. There was no discussion. Will be reviewed prior to next summer.

Building Control: Dan Burroughs read part of a letter from Ron Race Jr. regarding a pole barn lean-to addition that was built without permits from the county or Lake Arrowhead. Eventually, the owner applied for a Lake Arrowhead permit but was denied because the building was already maxed out for allowable square footage. In May the owner emailed that he would remove the lean-to; but it is still there. During discussion we learned that the owner is still trying get permission from Mary Sanders to combine several lots to comply. Judy Race reported that Mary Sanders has recently denied two owners similar requests because the lots were on different streets. Carolyn Wright moved to table the matter until our October meeting when President Tom Rozycki will be present. Jeff Kennedy seconded the motion. Four voted in favor of tabling the matter. Six were opposed. The motion to table failed. Dan Burroughs moved to send a violation letter to the owners and to give them 30 days in which to resolve the violation. Judy Race seconded the motion. Seven voted to approve sending the letter. Three abstained from voting. The motion was approved.

Building Maintenance: Paul Cutting reported that he was not aware of any building maintenance issues. He observed that the pickle ball court is used a lot and is so much fun that members would like two courts! Mary inquired if we have a sign-up sheet to reserve the court. Judy explained that in pickle ball, whoever shows up is usually welcome to play so there is not really a need for a sign-up sheet. Supplies are kept in a box under the bell tower. A code is needed to open the box. Members can call the Office for the code. The net should be put away whenever inclement weather is expected.

Environment and Zoning: Dan Burroughs reported that people have been removing their submerged docks but there are five remaining. Quite a few junk cars have been removed, but some remain. Dan will supply Mary names and addresses so letters can be sent to property owners.

Campground: In advance of the meeting, board members received an email from Adam Webster who is in the process of purchasing a camper that is situated on one of the seasonal sites. He purchased two lots and is also purchasing the seller's Lake Arrowhead lot and wants to keep the camper on the campsite. Mr. Webster attended today's meeting. Gary Smith explained that seasonal Campers are only allowed to lease the site while they are members in good standing. Once they sell their property, their site must be vacated. We are following a set procedure whereby the next person on our waiting list would be offered a seasonal site. In addition, seasonal campers on inside lots are given the option to move to an outside lot. Member Doug Webster said that in the past, campers were sold and allowed to stay on the site. Judy explained that we did not have waiting lists back then and that people can only put their own campers on the sites. We are following a set procedure which is fair to everyone.

Gary reported that we are up to 46 “permanent” sites. Once buyers show us the registered deed or deed plus cash register receipt proving the deed has been registered; they can request to be placed on the waiting list.

-Cindy Smith reported that children are cutting through the campground on ATVs and people are disregarding the 5MPH Speed Limit. Gary Smith requested that emails regarding the Campground be referred to our Campground Manager for replies.

-Carolyn Wright wanted to know if rumors that Ron Race Jr. was renting a permanent site in the Campground and using it for renting his campers are true. Gary Smith and CG Manager Cindy replied that the rumor was not true, and that Ron Jr is not renting a campsite. Ron & Judy Race also confirmed it is not true, in fact, Ron Jr will not solicit rentals in Lake Arrowhead. Carolyn also asked if any permanent campers were leasing their campers. Gary Smith replied that he did not know. Some campers have guests, and he has no way of knowing if they are being charged. It was suggested that next year we have seasonal campers provide names and license numbers of their guests so that we know who is in the campground. After discussion, it doesn't seem practical. We currently obtain this information on guests of members who are using the campground on a daily or weekly basis.

-Katie Warner questioned where members could review contracts that we have signed for different jobs. We do not publish contracts; but references and key details are in board meeting minutes.

Lake Improvement: Katie wondered why Lake Improvement remained on the agenda if there are no projects at this time. It was explained that the Lake Improvement (dredging) Project isn't complete until the spoils area where the silt was deposited, dries, and is restored. We keep funds set aside for that, and we have an annual inspection for phragmites, an invasive water plant. Chris Speen heads the committee, and he reports to Parks.

Forestry: Dan Burroughs reported that he met with Perry from Martell Forestry regarding access roads and landing sites for loggers to use. They will start harvest at the NW side of our property, utilizing Old Stump Rd. and Big Stump Rd., for access to a gas well site that will be used as a landing site. Carolyn reported that Martell will obtain permission from property owners to utilize private roads and that the logging company will put up a bond and is responsible for repairing any damage they may cause. Carolyn Wright explained that the Forestry Plan is the plan that was presented to the board and that she has all the details in writing. It is hoped that the first harvest will take place during the winter of 2021-2022. Carolyn Wright moved to approve the 20-year Forestry Plan by Martell. Paul Cutting seconded the motion. The motion passed unanimously. It was also stated that it might be a good time for adjacent private landowners to do select cutting while loggers have access.

Pool: Ron Race Sr. reported that there was a delay opening the pool because of trouble getting proper chemical balance; and we had to shut down twice because of failed water tests. Little Swimmers are necessary.

Security Cameras: Ron Race Sr. reported that all the security cameras are working well, but he would like to add one more camera to better capture license plate numbers. He'd like us to consider eliminating giving a warning letter to members who illegally dump and go directly to a fine. This was tabled until October.

Newsletter, social media, website: Mary Davignon expressed appreciation for the Social Media policy that the board approved. We have had issues with a few people who caused trouble on our social media sites by making unwarranted comments, personal attacks and by spreading false information. The Nextdoor Leads reach out to Nextdoor about such posts. Nextdoor removes such posts and recently barred a very aggressive person from Nextdoor. Carolyn suggested that we should eliminate our social media sites because they are so much trouble, and anyone can get information from our website. Mary opined that our social media sites are an important way for us to communicate with our members and that our members appreciate being informed. The newsletter deadline is August 25th. Judy explained that Mary composes most of each of the newsletters and that board members really need to contribute to them.

Social Committee: Nicki Burroughs reported that they are planning an Ice Cream Social (ice cream truck) for August 21, 2021. They would like to make some changes to the Halloween festivities but have set the date for Saturday, October 23, 2021. Other ideas included having a Labor Day ATV/Golf parade, ice cream social (we scoop), selling koozies and/or hats to help fund social committee. A poker run was also suggested.

Technology: We just learned that some board members have not been getting all the email addressed to the board. Please check your spam folders. Mary will reach out to Rosemary to see if she can fix it. Ron Race will reach out to our lawyer to see if our recent bylaw changes that allow videoconferencing would also include teleconferencing. Katie Warner requested that Technology be an agenda category. She also suggested that we offer Zoom meetings at each board meeting to make it easier for members to attend. Pat Dressel suggested offering classes on it. Katie also suggested that anything that we are looking at as board members should be projected or distributed to others in attendance so that all can understand what is being discussed. Paul requested that recommendations be brought to our meetings. These ideas will be tabled until October.

Unfinished Business:

-Metal Building by Hayes Tower: Ron Race Sr. reported that the metal building has been inspected and that he will bring proposals to our next meeting. It was built in 1969.

-Proxy/absentee voting: Katie Warner moved to change our bylaws to allow absentee voting at our annual membership meetings. There was no support for the motion, and it failed.

-Boat docking at park: Mary reported a dock and boat that appear to have been stored all year on the boat launch park. Fango will take care of it.

New Business:

-Violation Letters: Judy explained that our attorney prepared violation letters for us. Katie Warner asked that the members' Lake Arrowhead property addresses be added to violation letters that are sent to members who live outside of Lake Arrowhead. The consensus of the board was that there is no need to include that information on violation letters.

-Our attorneys developed a template violation letter to be used for members in violation of our bylaws and/or rules. This was emailed to board members in advance of the meeting. Ron Race Sr. moved to approve the bylaw/rule violation template. Dan Burroughs seconded the motion and it passed unanimously.

Concerns of Members:

-Lou Serma suggested that we consider charging or requiring a pass for people to use our pool to help defray costs and so those who use the pool would pay for it. Judy explained that our amenities are for everyone whether they use them or not, and if we issued passes, we would have to staff the pool to monitor it.

-Lou also asked whether campers could be put on private lots. Campers can be stored on lots, but camping is not allowed on members' lots. Several community members complained about an individual who is allowing numerous people to camp on his lots. Other members of our community have made verbal complaints about this member's "obscenity flag" that he is currently flying. Camping outside of our campground is not permitted. Our rules also specify that we are a "family friendly" community. The consensus of the board was that a bylaw/rule violation letter should be sent. Dan Burroughs will provide Mary the needed information.

-Walter Mink expressed his view that he is shocked that the whole room is so ready to give up their 1st Amendment rights. Mary explained that Lake Arrowhead is not a government agency and is not regulated by the 1st Amendment.

-Pat Dressel is concerned because a neighbor plans to build a home out of shipping containers. She is in contact with Mary Sanders. Carolyn Wright assured Pat that the home would still have to meet county building standards and that she has seen one that is very nice. The property is not within Lake Arrowhead and our only concern should be regarding the use of our roads.

Adjournment: At 12:10, Carolyn Wright moved to adjourn. Judy seconded the motion and it passed unanimously.

Minutes prepared by Mary Davignon, Secretary

Approved, October 2, 2021