

**Minutes of the Lake Arrowhead Property Owners Association
Board of Directors Meeting
October 7, 2023 Board Meeting**

Meeting was called to order by President Paul Curing at 9:04 a.m. in Lancaster Hall.

Attendance: Present: Paul Cutting, Dave Johnston, Cyn Huyghe, Judy Race, Ron Race, Sr., Ron Race, Jr., Dan Burroughs, Katie Swank, and Patti Brown, Gary Smith, Jeff Kennedy, Katie Warner, and Tracey Duty.
Absent: Dana Stubli.

Motion by Dave Johnson, seconded by Ron Race, Sr. to approve the August 5, 2023 Minutes. Motion passed, 13-0.

Motion by Dan Burroughs, seconded by Ron Race, Sr. to approve the September 13, 2023 Minutes. Motion passed, 10-0. Gary Smith, Katie Warner and Tracey Duty abstained.

County Commissioner Report – Recycling millage was reduced; \$3.5 million in COVID funding is being used to build the new courthouse to house two courts and staff. A new jail will be added to the building in the future.

Habitat for Humanity Lake Arrowhead Project – No report.

Announcements/Open Floor:

Walker Mink shared his concerns over not being able to access the Zoom link for the Special Meeting.

Dave Maddox shared his opinion that the board should not have expended funds for the new pickleball court.

Officer Reports:

President – On a trial basis for today’s meeting we will have Open Floor at the beginning and end of the meeting – On a trial basis, we will publish a “draft” set of minutes for all meetings on the website and at the mailboxes, within two weeks of the meeting date.

Vice President – Locked in propane costs at \$1.89 a gallon.

Treasurer - \$326,860 in assets (Reserve Fund and Money Market) – 90% of members have paid their dues so far – Switched banking to Horizon Bank

There was discussion on a previous request that a Detailed Transaction Report be given to Board Members twice a year. This will be further discussed at the December meeting. In the interim, Board Members can view it in the office.

Motion by Ron Sr., seconded by Dave Johnson to accept the Treasurer’s Report. Motion passed 13-0.

Community Reports:

Building Control – The member that was denied the road easement for his septic system in order to build a pole barn, reworked his plans to fit it within the boundaries of his lot.

Building Maintenance – Mold we removed off the roof of Lancaster Hall

Campground – Restrooms were power washed and painted – Will propose a cancellation fee for the daily sites

Collections – 5 cases are being filed

Environment and Zoning – Problem with cars that are not licensed – County Zoning Department has a personnel shortage – Zoning fines will be increased

Forestry – No report

Long-Range Planning – Truck replacement and resurfacing of Arapahoe are the main priorities

Minerals/Gas Wells – gas price is up to \$3.33 MCF

Parks, Lakes and Safety – Tree on fence in Anita’s park was removed – Boat Rack supplies will cost \$450

Parliamentary, Bylaws, History – No Report

Personnel – No issues – Be cautious of not overmanaging or supervising employees – Committee discussed not switching to contracts – Currently have Letters of Agreement

Pool – Shut down for the year – Extra gromets were installed on the pool cover to handle the snow load

Real Estate – Nothing

Roads, Grounds, & Equipment – The truck had an oil leak in the oil pan, replaced two tires, replaced hydraulic hoses and clamps – Zaremba’s invoice for repairs was \$5,583.27

Road Improvement – Wish to combine Roads, Grounds, & Equipment and Roads Improvement into one chairperson position – Will be discussed at the December meeting

Security Cameras – No issues

Social Committee – Trunk and Treat **and** traditional Trick or Treat – Will communicate clarification through Facebook posts – Funds were received from the previous Social Committee, but no tracking documents.

Webmaster – No report

Communications – Social Committee will begin posting on social media – the public Facebook site “Lake Arrowhead” will be removed in 30 days – will post only on our current private site “LAPOA Community Network” going forward – will rename the private site “Lake Arrowhead, Gaylord, MI” to avoid confusion with other communities in other states – will no longer post on Nextdoor.

Technology & Newsletter – Zoom procedures and website committee will be discussed at the December meeting

Collections Committee – tabled

Office Support – **Motion by Judy Race, seconded by Dan Burroughs to offer Nicki Wheaton the fill-in position to cover the office as needed for approximately 10-15 hours per year. Motion passed, 12-1 Katie Warner voted no.**

Boat Moorings - **Motion by Judy Race, seconded by Katie Warner to continue with the with Boat Mooring program as is for next year. Motion carried 11-2 Cyn Huyghe and Dan Burroughs voted no.** The Board will discuss a possible expansion of the number of mooring posts and the allocation of the posts (lottery for all posts versus grandfathering in existing mooring post owners) at the December Board Meeting.

Complaint Committee – **Motion by Judy Race, seconded by Katie Warner to establish a Complain Committee comprised of Tracey Duty, Katie Warner and Dave Johnson to develop procedures and respond to existing complaints, with responses approved by the entire Board. Motion passed, 13-0.**

Volunteer Committee Update – No report.

New Business

Employee Pay Rate Increase – Tabled.

Update Rental Contract for Lancaster Hall and the Pavilion - **Motion by Ron Race, Sr. seconded by Katie Warner to approve the updated rental contract for Lancaster Hall and the Pavilion. Motion passed, 13-0.**

Dry Wells on Newago Trail – Don Melinger informed the Board that he will be installing (at his expense) dry wells on the road in front of his home to fix standing water issues. He has also offered to work with any road issues volunteering his expertise and time.

Adjournment

Motion by Dan Burroughs, seconded by Gary Smith, to adjourn. Motion passed, 13-0.

The Board meeting adjourned at 1:08 p.m.

Submitted by: Cyn Huyghe, LAPOA Secretary.

Approved: December 2, 2023