

**Minutes of the Lake Arrowhead Property Owners Association
Board of Directors Meeting
February 3, 2024 Board Meeting**

Meeting was called to order by President Paul Cutting at 9:08 a.m. in Lancaster Hall.

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

President Cutting stated for the record that Jeff Kennedy did not approve the disposal of the dirt at the pickleball court.

Motion by Ron Race, Jr., seconded by Dan Burroughs, to approve the December 2, 2023 Board Meeting Minutes. Motion passed, 14-0.

County Commissioner Report – None.

Announcements/Open Floor:

Tiffany Race presented a formal complaint about the removal of dirt from the pickleball court.

Philip Huyghe inquired about the build specifications of the boat storage rack.

Randy Burroughs inquired about insurance coverage on the boat storage rack and commented that the truck purchase was not brought before the entire membership for a vote.

Kyle Stubli shared his concerns about the school bus driver not using their bus warning lights at the bus stop.

Officer Reports:

President – No report

Vice President – No report.

Treasurer – No Report.

Secretary – No report.

Committee Reports:

Building Control – no report.

Building Maintenance – Furnace in Lancaster Hall needed repair \$240 – Camera at the Maintenance Garage was replaced.

Campground – Forms were updated – forecasting a profitable year

Collections – Nine out of ten cases were settled and were paid in full or placed on a payment plan

Environment and Zoning – No report

Forestry – Martell Forestry is okay with not harvesting any trees this year

Long-Range Planning – New truck purchase was needed – Downpayment was made - May Board meeting 2 options will be presented for paying the balance.

Minerals/Gas Wells – Gas price at \$2.15 MCF

Parks, Lakes and Safety – Large pine tree next to Lancaster Hall and the pool was removed – fence was damaged – Jeff Kennedy volunteered to repair it

Parliamentary, Bylaws, History – No Report.

Personnel – For the months of March and April, the office will be closed to walk-ins on Wednesday evenings, but will be open by appointment only. Personnel Committee will reconvene in April to discuss personnel procedures and employee compensation.

Pool – No report

Real Estate – No report.

Resolution – Need forms and procedure approved before Resolution Letters are completed

Roads, Grounds, & Equipment – Andy Janssens to help Tim Wheaton with snow removal around the mailboxes, bus stop and dumpster area

Road Improvement – In discussion with Mike Mason regarding the cost to grade and set crown on all trails

Security Cameras – One report of illegal dumping – it was a non-issue

Social Committee – Christmas event went well – Christmas cookie sale - generous donations were made

Webmaster – No report

Communications – No report

Technology & Newsletter – Zoom setup procedures (written with illustrations) are complete - Tracey

Duty has been trained as a backup to Katie Warner. March Newsletter articles are due soon. The idea of including a “Community Page” in the newsletter will be further explored at the May meeting

Unfinished Business:

Resolution Committee – Procedure approval

Motion by Katie Warner, seconded by Cyn Huyghe, to approve the LAPOA Resolution Procedures.

Motion passed, 14-0.

Bylaw Change – Voting Recount Procedure

Motion by Ron Race, Sr., seconded by Ron Race, Jr. to approve the LAPOA Bylaw update to Article 5, Section 4, paragraph c as provided by the Association’s Lawyer. Motion passed, 13-1 (Paul Cutting voted no).

Boat Mooring Poles – Procedure for Assignment of Poles

Motion by Judy Race, seconded by Paul Cutting to add up to two new boat mooring posts if possible. Three of the mooring posts will remain for temporary 72-hour mooring and the rest will be utilized for Seasonal rentals at the rate of \$500 for May 15 – October 15. Motion failed, 6-8 (Dana Stubli, Jeff Kennedy, Katie Swank, Patti Brown, Dan Burroughs, Cyn Huyghe, Katie Warner and Tracey Duty voted no).

Motion by Cyn Huyghe, seconded by Dan Burroughs to continue with the six Boat Mooring Posts bringing them up to code, with three posts designated for Seasonal renters and three posts designated for Temporary 72-hour mooring. The rental season will be May 15 – October 15 at the rate of \$500 for the season. The seasonal post rental rate will be prorated if the upgraded posts are not available on May 15. Applications are due by the close of business on May 1. An annual lottery drawing will be held on the first Saturday in May at 10:30 a.m. Applicants are invited to attend. Current Association Membership Dues and the \$500 Seasonal rent will be due 7 days after the drawing. A rental contract must be signed. There are no refunds and the rentals are non-transferrable. Motion passed, 13-1 (Jeff Kennedy voted no).

Boat Rack – Assignment of Fees

Motion by Ron Race, Jr., seconded by Dan Burroughs to charge an annual deposit of \$25 per year to rent an assigned spot on the boat storage rack. A contract must be signed. Oversight will be by the Parks, Lakes, and Safety Chairperson. Motion includes attached boat rack rental procedures with an annual lottery. Motion passed, 12-2 (Cyn Huyghe and Paul Cutting voted no).

Forestry Plan – Hold off on harvesting for one year

Motion by Paul Cutting, seconded by Tracey Duty to place the Forestry Plan on hold for one year and not harvest any trees this year. Motion carried 14-0.

Personnel – Hiring of “On Call” Snow Plowing Employee

Motion by Cyn Huyghe, seconded by Paul Cutting to approve the hiring of Andy Janssens as the “On Call” Snow Plowing Employee at \$20.00 per hour. Motion carried 12-1-1 (Ron Jr. voted no and Katie Warner abstained).

Personnel Chair – Bylaw Addition

Motion by Katie Warner, seconded by Cyn Huyghe to formally add Personnel Chair to the Bylaws under Article X – Standing Committees and Chairpersons and place this Bylaw change on the 2024 Annual Membership Meeting Agenda for a vote by the Membership. Motion passed, 14-0.

Resolution Chair – Recommendation/Vote/Bylaw Addition

Motion by Paul Cutting, seconded by Ron Race, Jr. to appoint Tracey Johansen-Duty to the position of Resolution Committee Chair (with the committee consisting of Dave Johnson and Katie Warner) and to formally add Resolution Chair to the Bylaws under Article X – Standing Committees and Chairpersons and place this bylaw change on the 2024 Annual Membership Meeting Agenda for a vote by the Membership. Motion passed, 14-0.

New Business

2024-2025 Budget

Motion by Paul Cutting, seconded by Ron Race, Jr. to approve the 2024-2025 budget as presented. Motion passed, 13-0. (Dan Burroughs was absent).

Second Open Floor

Philip Huyghe – Shared his opinion on the Boat Storage Rack.

Adjournment

Motion by Paul Cutting, seconded by Cyn Huyghe to adjourn. Motion passed, 13-0.

The Board meeting adjourned at 1:26 p.m.

Submitted by Cyn Huyghe, LAPOA Secretary