

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

Call to Order: Meeting was called to order by President Paul Cutting at 8:02 a.m. in Lancaster Hall.

Attendance: Present: Paul Cutting (left at 11:35 a.m.), Tracey Duty, Cyn Huyghe, Judy Race, Dan Burroughs (left at 12:10 p.m.), Patti Brown, Dana Stubli (left at 11:35 a.m.), Katie Warner (left at 9:45 a.m. and then participated via Zoom at 11:45 p.m.), Gary Smith, Tiffany Race, Lori Lancaster, Dawnna Cron (left at 10:30 a.m.), and Dave Johnston (arrived at 8:24 a.m.). Absent: Katie Swank

Approval of Meeting Minutes: Motion by Judy Race, seconded by Dan Burroughs, to approve the July 6, 2024 Board Meeting Minutes. Motion passed, 12-0.

First- Announcements/Open Floor:

Bob Hume – Thanked the Board for funding the Pickleball court; shared his concerns about verbal attacks on Board Members, condition of the parks in LAPOA, and the volleyball court in Anita’s park.

Ken Brown – Shared his comments on developing a gun range at the baseball park, fishing area in need of a port-o-potty, restocking the lake with fish, posting signs at the trash compactor about the county recycling program, and fixing up or leasing the building at the Arapahoe entrance.

Doug Mitchell – shared his concern that the “No Wake” buoy at the big lake was too far out from the channel.

Ken Duty – Shared his concern about a Board Member spreading lies about himself and his wife.

Caroline Kinjorski – Shared comments on her experience as a short-term rental owner in LAPOA.

Officer Reports:

President – None.

Vice President – Tracey Duty shared her concerns about malicious lies about her being spread by a Board Member.

Treasurer – Judy Race reviewed the Board Member Oath of Office- Board Information Binders, compiled by Ron Race, Sr., were handed out. Judy reviewed the Balance Sheet and Budget highlighting items that seemed out of the ordinary and took questions from the Board. She noted that we currently have the funds in the reserve fund to pay for the new truck whenever it arrives. **Motion by Dan Burroughs, seconded by Dana Stubli to approve the Treasurer’s Report. Motion passed, 13-0.**

Secretary – Cyn Huyghe reviewed the process for completion of the Agenda Item Request form. The form is due from Board Members 14 days prior to the applicable Board meeting.

Committee Reports:

Building Control – None.

Building Maintenance – Ron Race, Sr. reported that sections of the fence at Anita’s Park were repaired, mulch was donated for the pathway at the end of the park, a new light was installed at the Arapahoe entrance, and a post at the compactor entrance post was installed.

Campground – Gary Smith reported that a climbing wall and swing set were installed, stumps were ground down, and empty lots were leveled.

Collections – Judy Race announced that Lori Lancaster and Dawnna Cron were added as committee members.

Communications – Tracey Duty verified that members could post free and for sale items on the Facebook page.

Environment and Zoning – None.

Forestry – Dan Burroughs reported that a tree harvest for January or February is planned.

Long-Range Planning – Gary Smith reported that the next big project would be the replacement of Arapahoe Road.

Minerals/Gas Wells – None.

Newsletter – None.

Parks, Lakes and Safety – Dawnna Cron reported that the volleyball court will be cleaned up, there is interest in fixing up the baseball diamond, parks beautification, and beautifying the Springgay Rd. entrance.

Motion by Cyn Huyghe, seconded by Tiffany Race, to increase the Parks, Lakes and Safety budget by \$2,000. Motion passed, 12-0. Ron Race, Sr. reported that the Boat Mooring Posts were approved by the Department of Environmental Quality (DEQ) and it was determined that we did not need a marina permit. A waiver is on file.

Parliamentary, Bylaws, and History – None.

Personnel – None.

Pool – Dave Johnston - Everything looks good.

Roads, Grounds, & Equipment – Dan Burroughs- we had 1.5 inches of rain in an hour - called in Earthworks with a front loader to help repair the washouts – snow fences were installed to protect Arapahoe Rd. shoulders from damage – tree branches will be trimmed on easements – long grass will be trimmed at intersections - complaints about rain water running down driveways; members need to adjust their properties to the roads – the topic of In Memorium benches was brought up for further board consideration. **Motion by Judy Race, seconded by Dan Burroughs to approve the expenditure of \$29,163.10 to Earthworks to fixup a section of Arenac Trail from Arapahoe Trail to Osthemo Trail and Osthemo Trail to Cochise Trail. Motion passed, 12-0.**

Real Estate – Dana Stubli reported that the County Tax Auction will be Thursday August 8 at 10:00 a.m. - details on the County website

Resolution – Tracey Duty reported on the complaints the committee is working on – they are trying to be proactive not reactive – all Committee Members agree on the responses prior to the Board's review

Security Cameras – A new security camera was installed at the pickleball court.

Social – Patti Brown will create a Facebook post to seek volunteers to be on the Social Committee – Committee members will be asked to take the lead on various events throughout the year. Many events are in the planning stages

Technology – None.

Webmaster – None.

V. Unfinished business

None.

VI. New Business

- A. Annual Membership Meeting Procedures- Cyn Huyghe shared her concerns about continuing to use Robert's Rules of Order at the Membership meetings. This item will be returned for future discussion at the October Board Meeting.
- B. Campground Rules – The Resolution Committee asked clarifying questions about the procedure for making changes to the campground rules. The rules are reviewed annually at the February Board Meeting.
- C. Attorney Liaison – The Resolution Committee asked for clarification on who the point of contact is with the Attorney. The Treasurer is the Attorney Liaison. Following Board discussion, it was

decided that the President will be the backup to the Treasurer. Further discussion resulted in the agreement that all Attorney communication and any resultant opinions, will be shared, in their entirety, with the Board.

- D. Disposition of LAPOA owned materials – The Resolution Committee proposed that any decision to dispose of LAPOA owned materials should be a Board decision. After discussion, it was decided that further discussion was needed. This item will be returned for further discussion at the October Board Meeting.
- E. Business and Rentals in LAPOA – Patti Brown shared her concern that there needs to be clear direction from the Board regarding businesses and rentals operating in LAPOA. Judy Race shared some history and a previous attorney opinion on the topic of rentals and general information regarding deed restrictions. Board discussion centered around the need to further discuss this issue and seek a current opinion from our attorney after input from the Board. The item will be returned for further discussion at the October Board Meeting.

Second Announcements / Open Floor –

Nikki Burroughs – Due to a poor internet connection, her comments were unintelligible.

Karoline Kinjorski – Shared comments on her experience as a short-term rental owner in LAPOA.

Ron Race, Jr. – Commented that short-term rentals are prohibited by Otsego County Zoning.

Adjournment:

At 12:38 p.m. **Motion by Cyn Huyghe, seconded by Gary Smith to adjourn. Motion passed 9-0.**

Respectfully Submitted

Cyn Huyghe
LAPOA Secretary