

Minutes of the Lake Arrowhead Property Owners Association Board of Directors Meeting December 7, 2024

Call to Order: Meeting was called to order by Vice President Tracey Duty at 8:08 a.m. in Lancaster Hall.

Attendance: Present: Tracey Duty, Cyn Huyghe, Dan Burroughs (left at 11:33 a.m.), Patti Brown, Katie Warner, Dawanna Cron, Katie Swank, Lori Lancaster, Dave Johnston, participating via Zoom: Paul Cutting, Judy Race, Gary Smith, Dana Stubli, and Tiffany Race (joined at 8:52 a.m. and left at 11:30 a.m.)

Approval of Meeting Minutes: Motion by Katie Warner, seconded by Dan Burroughs, to approve the October 5, 2024 Board Meeting Minutes. Motion passed, 13-0.

First- Announcements/Open Floor:

Ron Race, Jr. shared his concerns about continued harassment of Board Members by a member and confidentiality of Board information.

Officer Reports:

President – Thanked Tim and the snow removal crew for their hard work.

Vice President – None.

Treasurer – Judy Race highlighted key points of the Treasurer's Report – New Truck has been received and it being fitted with additional equipment. The Reserve Fund has sufficient funds to cover the remaining \$125,000 owed – CD comes due in December, will be rolled into the Money Market – Campground was able to make up the shortfall from last year and is in the black by \$1,500 – Association funds are in the black by \$20,000. It was discussed later in the meeting that Committee Chairs will be prepared to submit proposed budgets for discussion at the February meeting when the Budget is approved. **Motion by Cyn Huyghe, seconded by Dan Burroughs to approve the Treasurer's Report. Motion passed, 13-0.**

Secretary – None.

Committee Reports:

Building Control – None.

Building Maintenance – None.

Campground – None.

Collections – Judy Race- Paper work has been completed for fillings – letters sent out – good response

Communications – Trace Duty- Storm updates were posted to Facebook

Deed Restrictions – Lori Lancaster – first Committee meeting was very productive – consolidating subdivisions would require replating – free consultation with an HOA attorney in Traverse City to get questions answered

Environment and Zoning – None.

Forestry – Dan Burroughs – next harvest will take place in January or February on the acreage North of the ballfield – tree buffer will remain for adjacent property owners. **Motion by Dan Burroughs, seconded by Dave Johnston, to clear cut a 15-20 foot wide section on the South Side of Arapahoe from Lindsay Lane to Hayes Tower, to bring sunlight to the road surface. This is in addition to the normal scope of work, at no additional cost. Motion passed, 12-2 (Dana Stubli and Katie Swank voted no).**

Long-Range Planning – Gary Smith – Priorities remain the new truck and the replacement/resurfacing of Arapahoe.

Minerals/Gas Wells – Dave Johnston- Natural gas price is low at \$2.37 – Propane negotiated price is \$1.85 per gallon

Parks, Lakes and Safety – Katie Swank – requested that she be informed before Parks funds are spent – difficult to plan when your funds are used by others

Parliamentary, Bylaws, and History - None.

Personnel – Judy Race – employee reviews will take place in January

Pool - None

Real Estate – None.

Roads, Grounds, & Equipment – Dan Burroughs – 47 inches fell in the first storm over Thanksgiving weekend – 24 inches more have fallen since – overtime and additional costs to hire an outside company to widen roads will be significant

Resolution – None.

Security Cameras – Cyn Huyghe – Need to revise security access to Lancaster Hall and the security cameras

Social – Patti Brown – expenses for Halloween and Christmas events are high will need more funding – February Chili Cook off/Valentine's Day event planned

Technology – None.

Webmaster – Katie Warner – investigating a change to our website hosting company – seeking quotes

V. Unfinished Business

None.

VI. New Business

- A. Review use of campground property
Board discussion centered on the potential liability associated with Association property being loaned out to Members and the need for the appropriate Chairperson to be involved in those decisions. Paul Cutting will develop a policy for Board review.
- B. Review options regarding Board harassment from Property Owners
Board discussion centered on whether this is a Board issue or issue between individuals. No Board action was taken.
- C. Goggle Drive/Shared Drive for Board Members – It was decided to create a Google Drive for Board documents.
- D. Campground Rules/Noise Violation
Motion by Gary Smith, seconded by Katie Warner to revise the Campground Rules/Noise Violation to read:
Rule #8
Pets must be leashed at all times and under immediate control of their owner. Pets are not allowed in the bathhouse, the pavilion (inside or out), or playground area. Pets must not be left unattended outside at the campsite. Should pets become a disturbance, they must be brought inside and quieted immediately. Pets that cannot stay quiet when left unattended inside your trailer should not be left alone. If you leave and your pet becomes a disturbance to other guests, you will be asked to take them with you when you leave your site. All dog breeds are allowed, however, any dog that displays any kind of aggressive or disruptive behavior is grounds for you to be asked to leave without refund. Pet owners are responsible for cleaning up after their pets. This includes both on and off of your site. Two dogs maximum per site.

Motion passed, 10-2 (Paul Cutting and Judy Race voted no.)

E. Campground Rules/Camping Privileges

Motion by Katie Warner, seconded by Lori Lancaster to revise the Campground Rules/Camping Privileges to read:

Rule #2

LAPOA is a Family Friendly Association and excessive use of foul language will not be tolerated. Harassment or threatening conduct in any form or manner toward another person, Campground Chairperson, or Campground Manager, will be grounds for immediate expulsion from the Campground for the remainder of the current camping season. The expelled camper may be eligible for daily camping and annual sites during the next camping season (with Board approval and based on availability).

Motion passed, 11-0.

F. Free Items Policy

Motion by Lori Lancaster, seconded by Cyn Huyghe to add the Free Items Policy to the LAPOA Rules. Motion passed, 11-0.

Free Items Policy

While we greatly appreciate our Members' generosity in offering items to the Community, we ask that all items – whether free or priced – be kept neat and safe around the Community. To maintain a clean and organized appearance, items listed for free (or for any amount) should only be placed near the road for a maximum of one week. Additionally, any signage associated with these items may not be placed on any Lake Arrowhead common grounds (except at the mailbox message board).

If the items are not sold or removed within that timeframe, proper disposal will be required.

Should the Association need to remove the items, the Owner will be billed for any costs incurred associated with the removal.

Second Announcements / Open Floor –

None.

Adjournment:

At 12:20 p.m. **Motion by Cyn Huyghe, seconded by Tracey Duty to adjourn. Motion passed 11-0.**

Respectfully Submitted

Cyn Huyghe
LAPOA Secretary