

**Minutes of the Lake Arrowhead Property Owners Association
Board of Directors Meeting
October 5, 2024**

Call to Order: Meeting was called to order by President Paul Cutting at 8:10 a.m. in Lancaster Hall.

Attendance: Present: Paul Cutting, Tracey Duty, Cyn Huyghe, Judy Race, Dan Burroughs, Patti Brown, Dana Stubli,, Katie Warner (left at 10:07 a.m. and then participated via Zoom from 10:07 a.m. to 10:45 a.m.), Gary Smith, Dawnna Cron, Tiffany Race, Katie Swank, Lori Lancaster. Absent: Dave Johnston

Approval of Meeting Minutes: Motion by Katie Warner, seconded by Patti Brown, to approve the August 3, 2024 Board Meeting Minutes. Motion passed, 13-0.

First- Announcements/Open Floor:

Ron Race, Jr. shared his opinion that short-term rentals are not an issue and the County should deal with them.

Ron Race, Sr. shared his concerns that the Board do what is right for the Association.

Nikki Burroughs shared her concerns about revising the Deed Restrictions.

Officer Reports:

President – None.

Vice President – None.

Treasurer – Judy Race highlighted key points of the Treasurer’s Report – Campground was over budget last year; projections show that they should break even this year – Certificate of Deposit was renewed for 90 Days until December – New Truck will not be ready for delivery until next year – Waste Management (Compactor) negotiated a new rate – Board Members should submit bills for reimbursement to the appropriate chairperson for approval **Motion by Dan Burroughs, seconded by Dana Stubli to approve the Treasurers Report. Motion passed, 13-0.**

Secretary – None.

Committee Reports:

Building Control – Tiffany Race reported that she approved a small addition to a pole barn

Building Maintenance – Paul Cutting reported that the furnace at Lancaster Hall failed and was repaired, main park playground equipment has been repaired and repainted, rotting fencing has been replaced in the main park – old volleyball court has been excavated and new sand will be brought in next spring, pavilion light replaced- all are on timers now- burn pile has been disposed of for this year, maintenance barn ceiling lights have been repaired or replaced, a lot of power washing has been going on, recycle sign put up at compactor – association owned docks will be removed on October 16 – remaining seven old chairs were donated to the Habitat Restore

Campground – Paul Cutting reported that the campground daily rentals increased by 30% – great job by campground manager – Rules will be reviewed in December

Collections – Judy Race reported that the committee is organizing and moving forward – phone calls to habitual offenders- wrote off \$2,500 as bad debt as it is uncollectable after so many years

Communications – Tracey Duty – None

Environment and Zoning – Dana Stubli reported that a complaint was received about a cleared lot on the lake – Soil and Erosion fined the owner and made them seed and correctly reinstall erosion fencing – need to address abandoned cars in the community

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

Long-Range Planning – Gary Smith- None

Minerals/Gas Wells – Dave Johnston- Natural gas price is up to \$2.97

Parks, Lakes and Safety – Katie Swank reported that the volleyball court is being reconstructed – revitalizing – trees in front of the pavilion will be trimmed or transplanted – questioned if there were funds available for the boat storage rack build

Parliamentary, Bylaws, and History – Dan Burroughs - None. Katie Warner requested that the email with the attorney's opinion regarding the petition wording be sent to the Board. Judy will send it.

Personnel – Judy Race reported that Magdalena will be on vacation for a month spanning November and December – the office will be closed one weekday – notice will be posted

Pool – Dave Johnston - None Judy Race reported that the pool is under budget

Real Estate – Dana Stubli reported that all the lots on the County Tax Auction sold

Roads, Grounds, & Equipment – Dan Burroughs reported on a dumpster that was delivered on Friday to an owner that lives on Arapahoe – the dumpster impeded Arapahoe Trail causing a safety concern – owner was notified that it needed to be removed immediately or he would be fined – the owner said that he could not get it moved until Monday – Tim used the tractor to push it off Arapahoe – request that the Board vote to fine the owner \$250 – **Motion by Dan Burroughs, seconded by Dana Stubli to fine the owner \$250 for time and expense to remove the dumpster off Arapahoe Trail. Motion passed 8-5 (Cyn Huyghe, Katie Swank, Dawnna Cron, Katie Warner and Tracey Duty voted no).**

Seeking bids to get lines painted on Arapahoe – unsuccessful so far – Road improvement project company hit a propane line across from the community propane tank – it was sealed immediately

Resolution – Tracey Duty reported on one new complaint that they are working on – it will be emailed to the Board.

Security Cameras – Ron Race, Sr. reported that there was one case of illegal dumping – the perpetrator was sighted by the State Police

Social – Patti Brown reported that plans are coming together nicely for the Halloween Event on October 26 – new people have joined the committee – ideas are flowing

Technology – None.

Webmaster – Katie Warner reported that she made updates on the website – investigating a new company to develop a new website with private member access capability for Board Members

V. Unfinished Business

A. Annual Membership Meeting Procedures Discussion – Board discussion centered on Robert's Rules of Order being a cumbersome product that few people fully understand and the need to look at a more generic procedure used by other home owners' associations or clubs. This item will be returned to the December agenda for further discussion.

B. Disposition of LAPOA owned materials – Discussion – Board discussion centered on the need to develop a policy.

C. Business and Rentals in LAPOA – Discussion – Board discussion centered short-term rentals and the need to update the Deed Restrictions so that they better reflect our current community needs and can be fairly enforced. **Motion by Judy Race, seconded by Tracey Duty, to form a committee to review the options for revising the Deed Restrictions. Motion passed, 12-0.** A committee was formed comprised of Lori Lancaster (Chairperson), Katie Swank, Dawnna Cron, Dana Stubli, Tracey Duty, Patti Brown and Katie Warner.

D. Annual Employee Review Process

Motion by Judy Race, supported by Cyn Huyghe to approve the revised employee review form and supervisory policy to include instructions for the employee review procedure and the personnel procedures to include the employee review procedures. Motion passed, 12-0.

VI. New Business

None.

Second Announcements / Open Floor –

Gary Thurson shared his concern about barking dogs in the campground.

Don Beers asked about the long-term road improvement plan for Cree Trail.

Katie Swank asked that members consider making donations to the businesses in Gaylord that are collecting for the hurricane victims.

Adjournment:

At 11:19 a.m. **Motion by Cyn Huyghe, seconded by Dan Burroughs to adjourn. Motion passed 12-0.**

Respectfully Submitted

Cyn Huyghe
LAPOA Secretary