

# Minutes of the Lake Arrowhead Property Owners Association Board of Directors Meeting February 1, 2025

**Call to Order:** Meeting was called to order by President Paul Cutting at 8:01 a.m. in Lancaster Hall.

**Attendance:** Present: Paul Cutting, Tracey Duty, Cyn Huyghe, Dan Burroughs, Patti Brown, Katie Warner (left at 12:59 p.m.), Dawnna Cron, Katie Swank, Dave Johnston (left at 12:31 p.m.), and Tiffany Race (left at 12:59 p.m.); participating via Zoom: Judy Race, Gary Smith, Dana Stubli. Absent: Lori Lancaster

**Approval of Meeting Minutes:** Motion by Paul Cutting, seconded by Tiffany Race, to approve the December 7, 2024 Board Meeting Minutes. Motion passed, 13-0.

## **First- Announcements/Open Floor:**

Dan Burroughs (Forestry Chairperson) spoke on the Lake Arrowhead Forestry Management Plan (see the LAPOA website). The plan was entered into in 2021 by the sitting Board at the time. It is a 30-year plan with Martell Forestry that covers 690 acres of common ground. A grant from the Michigan Department of Natural Resources was used to fund the plan's development. As a result of entering into the plan, LAPOA receives a discount on the common ground property taxes and revenue from the harvests. Samuel Black shared his concerns about the Forestry plan.

Ron Race, Sr. shared his concerns about Bylaw changes before the Board.

Mary Black shared her concerns about how the Forestry Plan will visually impact the drive into the community.

Don Beers shared his concerns about the areas of forest previously harvested and future harvests.

Randy Burroughs shared his concerns about how Association money is being spent and requested to see the books.

## **Officer Reports:**

President – None.

Vice President – Volunteers are not paid – there is a sign-up list – the Social Committee will help to recruit more volunteers

Treasurer – Judy Race highlighted key points of the Proposed Budget for 2025-2026 and answered the Board's questions – she will use the input from today's meeting and bring back a revised Budget for approval at the May 3 meeting.

Secretary – Asked the Board to review the Minutes being approved in advance of the meeting so that any edits can be made prior to approval. Asked Board members to alert her when they are leaving a meeting, so the time can accurately be reflected in the Minutes.

## **Committee Reports:**

Building Control – None.

Building Maintenance – Paul Cutting- Upgrading the camera/security systems – front façade of Lancaster Hall needs repair

Campground – Paul Cutting- Annual Campground Site payment must accompany the Lease Agreement and be received by the deadline or campsite will be forfeited

Collections – Judy Race – Court paperwork has been filed and mediations have taken place

Communications – Tracey Duty – Facebook comments are turned off on posts as needed – not all posts are approved – Board members are encouraged to create their own posts

Deed Restrictions – None.

Environment and Zoning – Dana Stubli – Dealing with some abandoned cars

Forestry – Dan Burroughs – Board discussion centered on concerns by the members of the visual impact the harvesting of Units 10 and 11 would have on the entrance road into the community, and the need to communicate the rationale for the Forestry Management Plan. **Motion by Cyn Huyghe, seconded by Tiffany Race to authorize Dan Burroughs to contact Martell Forestry to defer the harvesting of Units 10 and 11 until next year. Motion passed, 11-2 (Judy Race and Gary Smith voted no).** Martell Forestry has agreed to limit this year’s harvest to Units 7, 8, and 9. Communications directing the membership to the Forestry Management Plan (see LAPOA website), will be placed in the newsletter and on social media.

Long-Range Planning – None.

Minerals/Gas Wells – Dave Johnston- Natural gas price is \$3.43

Parks, Lakes and Safety – Katie Swank – would prefer that the Annual Picnic expense remain under the Parks budget as a separate item

Parliamentary, Bylaws, and History - None.

Personnel – Judy Race – Employee reviews are in process – no known issues- Board discussion centered on employee cost-of-living raises – **Motion by Katie Warner, seconded by Cyn Huyghe, to give all employees a 3% Cost-of-Living increase. Motion failed, 4-9 (Tiffany Race, Dan Burroughs, Paul Cutting, Dave Johnston, Tracey Duty, Gary Smith, Judy Race, Dana Stubli, and Katie Swank voted no).**

**Motion by Dan Burroughs, seconded by Judy Race, to give all employees a \$1.00 per hour Cost-of-Living increase. Motion failed, 6-7 (Katie Warner, Katie Swank, Tracey Duty, Cyn Huyghe, Dawnna Cron, Dana Stubli, and Patti Brown voted no).**

**Motion by Paul Cutting, seconded by Judy Race to give employees, with the exception of the Assistant Caretaker, a Cost-of-Living increase of \$1.00 per hour. Motion passed, 7-6 (Katie Warner, Katie Swank, Cyn Huyghe, Dawnna Cron, Patti Brown, Tracey Duty voted no).**

Pool - None

Real Estate – None.

Roads, Grounds, & Equipment – Dan Burroughs – Our caretaker and assistant caretaker put in lots of hours due to heavy snowfalls - Earthworks Enterprises, Inc. was used to push back the snow banks and open up the roads – the Mahindra tractor needs mechanical work

Resolution – Tracey Duty – the Committee is all caught up on complaints received

Security Cameras – Cyn Huyghe – will look at revising the policy on the security cameras and security access to Lancaster Hall

Social – Patti Brown – The Halloween and Christmas events were great successes- expenses for Halloween and Christmas events were high- need more funding – need storage for decorations and supplies- February Chili Cook-off event planned

Technology – Dawnna Cron – The deadline for the March Newsletter is the end of February

Webmaster – Katie Warner – Changing our website hosting platform for more Board functionality - will need more funding

## V. Unfinished Business

### A. Approval of LAPOA Rules

**Motion by Katie Warner, seconded by Cyn Huyghe, to approve the LAPOA Rules revised at the December 7, 2024 Board Meeting. Motion carried, 13-0.**

### B. Approval of LAPOA Campground Rules

**Motion by Katie Warner, seconded by Tracey Duty, to approve the LAPOA Campground Rules revised at the December 7, 2024 Board Meeting. Motion carried, 11-2 (Judy Race and Paul Cutting voted no).**

**C. 2025-2026 Budget Approval**

Judy Race reviewed the proposed 2025-2026 Budget and answered questions. Adjustments will be made based on Board discussion and brought back to the May 3 Board Meeting for approval.

**VI. New Business**

**A. Board Composition #1**

**Motion by Katie Warner, seconded by Dana Stubli, that effective at the conclusion of the current term, no individual serving as a Board Member shall simultaneously be an employee of the organization. This policy shall apply to all Board Members at the end of their current term. Motion failed, 3-9-1 (Judy Race, Gary Smith, Tracey Duty, Patti Brown, Paul Cutting, Dan Burroughs, Dave Johnston, Dawnna Cron, and Tiffany Race vote no. Katie Swank abstained).**

**B. Board Composition #2**

**Motion by Katie Warner, seconded by Cyn Huyghe, that no more than one individual from the same household (those who dwell under the same roof) shall serve on the Board at any given time. Motion failed, 4-9 (Dawnna Cron, Paul Cutting, Dan Burroughs, Dave Johnston, Tiffany Race, Katie Swank, Gary Smith, Judy Race, and Dana Stubli voted no.)**

**C. Mail-in Voting at Annual Membership Meeting**

**Motion by Katie Warner, seconded by Tracey Duty, to allow mail-in voting for all voting conducted at the Annual Membership meeting in July 2025. Motion failed, 3-10 (Dawnna Cron, Patti Brown, Paul Cutting, Dan Burroughs, Tiffany Race, Dave Johnston, Katie Swank, Judy Cutting, Gary Smith, and Dana Stubli voted no.)**

**D. Additional Annual Campsites**

**Motion by Paul Cutting, seconded by Tiffany Race, to increase the number of Annual Campsites from 46 to 48. Motion carried, 12-0.**

**E. Increase Annual Campsites Rates**

**Motion by Katie Warner, seconded by Cyn Huyghe, to increase the rate for an Annual Campsite to \$1,000 for the 2025 camping season. Motion passed, 8-4. (Paul Cutting, Tiffany Race, Gary Smith, and Judy Race voted no.)**

**Second Announcements / Open Floor –**

Ron Race, Sr. thanked the Board for its support.

Don Beers expressed the desire to have a trail clean-up event.

Samuel Black shared that the Forestry Office in Gaylord is a good resource to help property owners with their Forestry Management Plans.

Mary Black shared her concerns about the Forestry Plan.

**Adjournment:**

At 1:01 p.m. **Motion by Cyn Huyghe, seconded by Patti Brown to adjourn. Motion passed 10-0.**

Respectfully Submitted  
Cyn Huyghe  
LAPOA Secretary