

LAKE ARROWHEAD NEWS - JUNE 2025

Dear LAPOA Members,

With record-breaking snowfall exceeding 200 inches, a generational ice storm with hurricane-force winds that closed northern Michigan, our community has faced unheard of challenges these past few months. Was the association prepared? No, not in our wildest dreams did we anticipate such a season. However, we have learned valuable lessons and identified areas for improvement.

Review of Response and Disaster Planning:

The board held a special meeting to review our response and to begin work on a comprehensive disaster plan and emergency fund for the association. Here are some key areas we discussed:

Communication:

Traditional Methods: While we utilized Facebook, then began using email to share news not everyone had access to internet and email, so we explored traditional methods of sharing information. Ideas included:

- Posting updates at the mailbox.
- Using the emergency bell at the pavilion.
- Appointing team lead volunteers for each subdivision to help spread the news.

Volunteers:

Expertise and Coordination: We considered compiling a list of members who are experts in their fields and willing to assist our maintenance personnel. Additionally, we appointed Tracey Duty as the point person in charge of coordinating these volunteers. We also explored whether a generator is needed for the office, maintenance building and compactor to ensure continuous operations during power outages.

Community Input:

Feedback and Improvement: Several ideas were brought to the table, and we need your input. What did we do well? Where can we improve? We also need a few community members to help work on the disaster plan.

Community Spirit and Support

This is an amazing community, and we are blessed with members who have reached out to neighbors, helping with: water deliveries, brush/tree removal, connecting generators, food for the National Guard, road grading, park cleanup, and so much more.

Let's take all we have learned and move forward, building an even stronger association. Your continued support and dedication are invaluable.

Thank you for being part of this incredible community.

LAPOA Board



LAKE ARROWHEAD
PRIVATE COMMUNITY

LAPOA Office: 231-585-7411

7065 Arrowroot Trail

Gaylord, MI 49735

www.lapoa.com

LAPOA drop box is located on the East end of the mailbox building for payments and correspondence. Contact information for individual board members can be found on the [LAPOA Contact Page](#).

Email to Staff:

LAPOAoffice@gmail.com

Office Hours:

Tuesday 1:00-4:00 PM
Wednesday 5:00-7:00 PM
Thursday 1:00-4:00 PM
Saturday 9:00-11:00 AM

FROM THE TREASURER...

June 2025 Treasurer Report

- Judy Race, Treasurer

After 12 years as LAPOA Treasurer, this is my 36th and final financial newsletter article. There have been a lot of changes during this time, 12 years ago we did not own a computer. All financial record keeping was done with paper and pencil. Now, all LAPOA recordkeeping and billing is done electronically with QuickBooks on our computer and backed up to ensure the safety of our records. 12 years ago, we struggled to have enough funds to just pay all of the bills. Now in addition to just paying our bills, we are able to maintain Lake Arrowhead, make repairs, make improvements to our amenities, and even recently purchased a new truck to replace our 30+ year old truck, all paid without a loan or special assessment. Our membership is truly amazing. We now collect an average of 92% of assessments billed each year, which is pretty amazing for a HOA.

This past budget year, 2024-25, was challenging with all of the record-breaking snowfall that we received. The roads/snow removal costs were about \$20,000 more than the previous budget year. The Roads Caretaker worked a lot more hours than normal. The person that assists occasionally as needed also worked a lot more than normal. Our old truck could not keep up and we needed to bring in heavy equipment to keep the roads open. Our vendor that does our road improvement projects was able to bring his equipment and assist. Fortunately, we were able to cover these additional costs within the regular operating budget due to several accounts coming in below budget and the income coming in a little higher than budgeted. The Association Operating fund ended with \$2,369 and the reserve fund \$55,318. The campground that ended the previous year in the red was able to make that up with a busy season and watching expenses, ending the year with \$633. Total LAPOA cash at year end on Feb 28, 2025, in all of the various accounts, including Lake improvement and petty cash funds, was \$79,883. Note, the new truck and the necessary equipment have been paid in full and will arrive before next winter. My understanding is that this truck has a much better ability to maintain our roads and remove snow.

The current budget year, 2025-26, continued dealing with all of the extreme snow, again needed to bring in heavy equipment to push the snow back to keep the roads open. Then the extreme ice storm has added unexpected expenses for this year. It is still early to know where we are with total clean up expenses. We do know that the majority of the

road maintenance budget was used for the snow removal and will end up going over budget. The campground was hit extremely hard by the Ice storm and needed to hire professionals with high reaching tree removal equipment to make the campground safe for our campers. So far, other than the campground and a couple of trees in the park, we have not had to hire additional outside services because of the ice storm. If we do have excessive expenses to cover from the snow or ice storm, we have unallocated funds that could be used in Forestry income, \$23,000 year-to-date and Gas Well income that we receive monthly, \$1800 year-to-date. We also have budgeted \$30,000 for our annual road improvement project that could be used if absolutely necessary. But at this point I don't anticipate needing to do that. We have a great community. A lot of the work has been done by volunteers, in the campground, roads, and parks, etc.

As I am wrapping up my time as your Treasurer, I want to Thank You for all the support over the years, I have thoroughly enjoyed working for our community as the LAPOA Treasurer. Our finances are in good hands with our new Co-Treasurers, Lori Lancaster & Dawnna Pavelka who will be taking over July 5th.

Judy Race, LAPOA Treasurer



IMPORTANT REMINDER!!!

Avoid Late Fees! Statements were mailed to each member's last known address on March 1, 2025. You will have received a statement for each lot that you own. Payment was due upon receipt. If you have not already done so, please submit payment for your 2025 dues. If payment is not received on or before June 15th, we are required by our bylaws to add a \$50/lot late fee on June 16th.

Credit card payments can be made through our website anytime, and through the LAPOA Office during Office Hours. Please note that there is a 3% fee for paying via credit card.

Current annual membership dues: \$300.50/year for Primary lots whether improved or vacant, and \$71/ year for Primary lots for reserve fund, \$109.28/year for Secondary lots.

Wow! What a crazy few months we have had! Clean up is moving right along. There have been quite a few of you out working like crazy to get our neighborhood beautiful again and I'd like to thank each one of you! As I'm sure you have seen, I have set up a Caught Being a Great Neighbor award. Please continue to send me nominations and as we have prizes available, we'll choose new winners. This is meant to encourage those good deeds and selfless acts. Our children are watching us!

We have created a new committee for Volunteers. Please reach out if you would like to be a road captain for your subdivision. This is only to help me coordinate volunteers and get the most efficiency out of the plan. Many of us didn't realize that LA is split into five subdivisions. Check out the map to see which one you are in!

I am really looking forward to the coming year. I've enjoyed meeting so many of you and look forward to chatting with even more neighbors!

Tracey Duty, LAPOA Vice President

Hello Campers,

There has been a tremendous amount of clean-up work done in the campground and lots of trees needed to be cut down. We are on schedule to open on May 15th and there will be several new seasonal campers to welcome this year.

There were some new rule changes / updates made at the February board meeting to rule #2 regarding behavior and rule #8 pet policy so please be sure to read them.

Please be mindful that for the foreseeable future we all need to use extreme caution when having camp fires this year due to all the downed brush from the storm.

We are looking forward to seeing everyone and to a wonderful camping season.

Cynthia Smith, Campground Caretaker

Personnel: It has been two years since our Contractors were converted to Employees. For those that are not familiar with this history, according to government guidelines, our workers were incorrectly classified. Government fines could be extreme if we didn't correct this. After consulting with our CPA, our Attorney, and a Labor Attorney, we followed their recommendation and converted our contractors to employees. We worked with our attorney and created all the required employee paperwork and an employee handbook. I was part of this committee which had several meetings with the Attorneys. They recommended that we needed someone in a HR/Personnel type of role. Between all of the knowledge from these meetings with the attorneys and my previous managerial history, I became the Personnel Chair. My Support chairs are Lori Lancaster and Dawnna Pavelka. I am in the process of transiting all of the Personnel information and documentation to them.

To date everything has gone pretty smoothly. The biggest concern is that supervising chairs are volunteer board members. Board members and chairs change often, making it challenging for our employees and the chairs. Our employees are the experts in their roles, not their Supervising Chairs, and many Supervising Chairs do not have managerial experience. This is very different than traditional supervisor and employee roles. We have formed a committee to look into options to resolve this concern, keeping focus on what is best for our employees and our membership.

Our self-managed community has seven hourly employee positions. Most work very minimal hours. We have one roads caretaker which is our only full-time employee. Tim, who lives full-time in LA, has taken care of our roads and grounds for 20 years. There are no set hours as Tim works as needed, day or night, weekdays, or weekends, maintaining our roads, summer and winter and everything in between and other common grounds. Our other employees include our office staff; Magdalena is our office administrator, Corenne does our accounts receivable and deed updates and Judy C is our Accounting agent. All three ladies are very experienced (retired CPA, retired Office Manager, and a retired Banker with real estate experience) and are cross-trained. Their hours vary averaging 5-10 hours a week depending on the season. Veronica & Katie are our seasonal pool co-caretakers. They maintain the pool from the week prior to Memorial Day until Labor Day. They are responsible to monitor the pool's chemicals, cleaning and sanitizing the bathhouse and pool area and working with the health department on regular water testing. Cindy is our campground caretaker. She maintains the campground from May-October and accepts reservations anytime. She is responsible to maintain the campground, managing reservations, collecting daily rental income, cleaning the bathhouse, and she also works with the health department with pre-season water sanitization, and pre-season and monthly water testing. Ron is our building maintenance caretaker. He oversees the maintenance on the buildings, structures, fencing, trash, etc. He also works with the health department doing our quarterly and annual water testing. He facilitates the pavilion rentals and also monitors and maintains our camera systems. He works an average of 6-8 hours per week, mostly in the summer. All of our employees have been working for Lake Arrowhead for quite some time. The newest employee has been employed by Lake Arrowhead for 2 ½ years, most have been 5 or more years. We are very fortunate to have such great, dedicated and experienced employees working behind the scenes to keep our community running smoothly. In addition to their job responsibilities, you will quite often see them volunteering to help in other areas to maintain our beautiful community.

Judy Race, Lake Arrowhead Personnel Chairperson

2024-2025 SOCIAL COMMITTEE

By the time you read this we will be into summer, at least according to summer unofficially as of Memorial Weekend! Before you know it, it will be July 4th. Ok, NOT to rush things!!

Since the ice storm damage caused us to cancel the Easter event at Anita's Park we are now targeting to have an Ice Cream Truck come at the end of the July 5th picnic. And the Easter Bunny may still come and be passing out candy!

A future summer event is being planned for the last half of July. The date will be announced soon on the LAPOA FB page and the LAPOA website.

The Social Committee is looking for volunteers that would work only on one individual event rather than all the events for the year; of course, we would love you helping far more than one! We will take all the volunteers we can get!

Each event will be posted on our Members Only Facebook page and the LAPOA website far in advance to allow you to plan your volunteer commitment and place the date on your calendar. We would meet one time prior to the event to finalize details of that event. The more volunteers we have the less time it takes from start to finish. We are always in need of cleanup helpers.

We encourage your event suggestions of any kind by contacting me, Patti Brown, 734-368-3053. Leave a message or just text me with your full name, LAPOA address, phone number. I will contact you within a week to discuss your involvement.

At the July 5th Annual Meeting there will be a signup station for volunteers for each event. And the events will be posted for the 2024-2025 year that are already in motion. There will be a suggestion sheet as well.

The Social Committee wants to thank all of you who have supported us both financially and by volunteering. We are committed to bringing more social events for not only families but for adults too. So please sign up with suggestions!

Patti Brown, chair Tracey Duty Karoline Kinjorski
Tammy Benoit Veronica Johnston



Upcoming LA Events



Pool Opening Day

May 24, 2025

Beautification Day

May 24, 2025 at 10:00 am
Meet at Lancaster Hall

Campground Meeting

May 24, 2025 at 11:00 AM in the
Campground

Otsego Co Household Hazardous Waste Day

June 7, 2025
9 am-2 pm
Otsego Co Road Commission

Hayes Twp Clean Up

June 14, 2025
7 am-10 am
GFL West of Elmira

Annual Membership Meeting & Picnic

July 5, 2025 Meeting at 10:00 AM at the Pavilion with
Picnic to follow at 2:00 PM at Pavilion

COLLECTIONS COMMITTEE

We have been very busy this year. With us finally having a 3-person committee again, we have been able to work on 30 cases this winter. The majority have paid in full, some signed agreements and are making payments, and we are still working on locating and/or serving a few. I have been the Chair of this committee for 12 years; at which time we began our aggressive in-house collection process utilizing the small claims process and no longer utilizing attorneys for collections. I will continue to serve on this committee when my term ends in July. One of the other committee members that is a current board member, will take over the Chair responsibilities.

We continue to post the names and balances of owners, and previous owners, with past due assessments on the window at Lancaster Hall (formerly called the office building). If you have past due assessments, please call the office to make a payment or a payment arrangement plan.

Judy Race, Collection Committee Chairperson

PARKS, LAKE & SAFETY

Parks around the lake and on side streets are being cleaned and stabilized. Immediate safety hazards are being removed by Collins Tree Service. Future work is being, and will continue to be, surveyed and completed in order of urgency and available funds. Thank you to all who have helped, and who continue to help, with the cleanup.

Ball Diamond rejuvenation plan is still in place, though obviously delayed until cleanup from ice storm and logging operation is completed.

Volleyball Court in main park (Anita's Park) work planned.

If you are interested in the "Adopt a Park" program to help beautify and maintain the numerous small parks around the association that often get overlooked please contact committee members.

Stay tuned for Parks, Lakes and Safety fundraising activities!

Katie Swank Katie Warner Dawnna Pavelka

KEEP FIRE SAFETY IN MIND THIS SUMMER/FALL

From May 8, 2025 Michigan.gov newsroom release

In northern Michigan, many properties are still littered with trees or branches that came down during the massive ice storm in late March. While many people want to get rid of the debris, burning may not be the best way to do it.

"Our local fire departments are reporting that people in areas impacted by the storm are starting to burn debris, which is causing surrounding dry grass and leaves to catch on fire," said Paul Rogers, fire prevention specialist for the Michigan DNR. "Much of the wood from living trees that came down in the storm is still full of moisture and won't burn efficiently."

Instead of burning storm debris, consider these alternatives:

Take limbs and branches to a [debris disposal location](#). There are 17 available in northern Michigan. Chip the debris and use it as landscaping or garden material.

If burning is your only option for disposal of fallen limbs and yard debris, consider piling it and waiting until fall so it can dry out. Burn when the ground is snow-covered.

"Fire danger is increasing as the forecast calls for dry, warm weather for the next week or two," Rogers said. "Awareness of the weather and landscape is important before lighting any fire, but especially so during these warmer, drier days."

Keep fire safety in mind

Anyone in Michigan who needs to burn should check first to make sure that weather conditions are safe for burning. In northern Michigan, check online at <https://dnr.state.mi.us/BurnPermits> for a burn permit or call **866-922-BURN** (866-922-2876). Burning is restricted when conditions are hot, dry or too windy.

Here are additional fire safety tips:

- Never leave any fire unattended, even for a moment.
- Keep burn piles small. A large pile can stay hot for hours.
- Whenever you burn anything outdoors, keep a hose or other water source nearby.
- Use a burn barrel with a screen on top to burn paper, leaves and natural materials.

Get more fire safety guidance at Michigan.gov/FireManagement.

Save The Date



Sunset on Buhl

A Community Event Benefiting Parks around LAPOA

Make plans to Join us on Friday
August 29th of Labor Day Weekend
starting a 6 PM

Stay tuned for more details!!

Event hosted by the Parks, Lake
& Safety Committee



The Annual Beautification Committee flower garden clean up will be May 24th at 10 am. Meet at Lancaster Hall. Bring your gloves, small shovels and rakes. I plan on applying mulch at the front entrance and stepping stones by the pool. I will bribe you with Tim Hortons muffins and water. Hopefully, the snow will be gone by then, if not, bring your boots!

Hope to see you!!

Alice Kennedy



NOTICE TO ALL LOT OWNERS

We continue to work through the aftermath of the ice storms that have wreaked havoc across Northern Michigan. Lake Arrowhead was not spared. We want to remind every lot owner that it is their responsibility to clean up the fallen branches and debris from their properties, vacant or not. This needs to be done in a timely fashion due to the ever increasing risk of wild-fire. As the branches sit and dry out, the fire danger increases significantly. If you have not visited your property since the storm, you may not be aware of how many trees are damaged and the amount of branches and debris that litter the forest floor. Currently the ball diamond is being used for collection of debris. Branches (4 inches and smaller) and brush can be moved there. At some point, Timberline will chip and remove what they can. The sooner you can remove your debris, the better. Once Timberline has finished removing the remainder of the yearly cut and they chip what they can, the ball diamond will be closed to dumping and disposal of debris will be your responsibility. Thank you!



DRAFT** Minutes of the Annual LAPOA Membership Meeting ****DRAFT****July 6, 2024**

The meeting was called to order with the Pledge of Allegiance by President Paul Cutting at 10:39 a.m.

We had a Quorum with 146 members in attendance at the start of the meeting.

All Board Members were in attendance.

Carolyn Wright shared her concerns about the July 1, 2023 Minutes.

Don Beers shared his concerns about employees being properly trained in OSHA regulations.

Motion by Ron Race, Sr. to accept the Minutes of the July 1, 2023 Annual Membership Meeting, Scott Bricknell seconded the motion. Motion passed, 85 -18.

Treasurer's Report: Treasurer Judy Race reviewed the Balance Sheet: the campground ended in the red, major repairs were needed – remainder of the Forestry and Gas Wells funds were moved into the Reserve Fund – New Truck purchase out of Reserve Fund – Campground Loan from the Reserve Fund end of year balance \$36,527 – Pickleball court, \$10,000 from gas well income was used for construction – Membership Dues, we have collected 83% of dues billed – Office Expenses will need to be increased due to monthly software fees – Dump Maintenance monitoring has resulted in a savings.

Micky Beers suggested that campground fees be raised to cover the shortage in the campground budget.

Randi Burroughs asked for a clarification on the payroll figures.

Scott Bicknell suggested that the HOA fees be a monthly assessment versus yearly for better cash follow. He shared his concerns about the Association's vulnerability to a ransomware attack.

Motion by Ron Race, Jr. to accept the Treasurer's Report, seconded by Dave Johnson. Motion passed, unanimously.

Oral Reports of the Officers

Judy Race announced that this is her last year on the Board and as Treasurer.

Dana Stubli and Dan Burroughs thanked the many volunteers that worked on the pickleball court installation.

Tracey Johanson Duty explained the role of the Resolution Committee.

Katie Warner shared that Zoom attendance and participation at Board meetings is an option for those that cannot attend in person.

Comments and Concerns of the Members

Randi Burroughs, Teresa Drake, and Brian Milliken shared their concerns about the handling of the barking dog incident at the campground.

Chris Luzak shared his concern that we are losing money on the annual camping sites.

Proposed Bylaw revisions (Board Approved)ARTICLE 5, Section 4, paragraph c

After votes are counted, any Member eligible to vote pursuant to Section 1 of this Article may request a recount and the President of the Board will appoint two board members to conduct the recount, which will take place immediately. Notwithstanding, a Member may only request one recount for each matter voted on. In the event a Member exercises

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this power, they must immediately come forward to the microphone and request the recount; failure to do so will waive their right to request the recount.

Discussion:

Don Beers and Carolyn Wright shared their concerns about the Board's handling of a request for a recount after a close Bylaw change ratification vote at last year's meeting.

Motion by Ron Race Sr., seconded by Dan Burroughs to ratify the proposed Bylaw Change Article 5, Section 4, paragraph c – Voting Recount Procedure. Motion carried, 131 – 0.

Article X – Standing Committees and Chairpersons

Building Maintenance – Bylaw Addition

Motion by Judy Race, seconded by Tom Rozycki to make the recommended Bylaw changes. (Note: this was part of the May 6, 2023 Board Meeting) Motion passed, 13-1.

Motion by Ron Race, Sr. Seconded by Dan Burroughs to ratify the proposed Building Maintenance – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 131-0.

Article X – Standing Committees and Chairpersons

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.

Motion by Ron Race, Sr. seconded by Dan Burroughs to ratify the proposed Bylaw Change Personnel Chair – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 129-2.

Carolyn Wright inquired about the qualifications of the Personnel Chair and Support have to oversee employees.

Article X – Standing Committees and Chairpersons

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.

Motion by Cyn Huyghe, seconded by Katie Warner to ratify the Proposed Bylaw Change Resolution Chair – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 131-0

Proposed Bylaw Changes (Submitted by Member Randi Burroughs via petitions)

Petition #1:

There should not be more than one person from a family allowed to be on the board at any given time.

Discussion

Janet Mink explained that she wrote the petition and was open to modifying it if necessary.

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Brian Milliken shared his concerns about the definition of a “family” and suggested that the proposal be sent to an attorney to review.

Vince Quinn expressed that he would like to see a better proposal that was clearly defined.

Motion by Cyn Huyghe, seconded by Randi Burroughs that there not be more than one person from a family allowed to be on the Board at any given time. Motion failed, 43-69 (required a 2/3 majority vote)

Petition #2

No board member should be an employee or contract employee while serving on the board.

Discussion

Carolyn Wright expressed her concern about the procedure for Bylaw changes.

Janet Mink asked if the petition wording needed to be more specific.

Walker Mink suggested that the petition wording be reviewed by the attorney through the Resolution Committee.

Leslie Burroughs shared her concern that Board Members should refrain from expressing their personal opinions as they could bias the vote.

Brian Milliken shared his concern about being careful around conflicts of interest.

Kailash Iyer suggested that the Bylaw change be voted on then refined.

Terry Behowl asked when the minutes of the Annual Meeting are available.

Motion by Katie Warner, supported by Tracey Duty that no board member should be an employee or contract employee while serving on the board. Motion failed, 44-73 (required a 2/3 majority vote)

Election of Board Members

Nominations from the floor:

-Lori Lancaster

-Dawnna Cron

-Dan Burroughs

-Rachael Wheaton

-Leslie Burroughs

The nominations were closed.

All candidates on the ballot and those nominated from the floor were asked to introduce themselves.

Paul Cutting called for a recess at 12:53 p.m. for the election.

Election Results: Dawnna Cron: 99; Lori Lancaster: 89; Dan Burroughs: 88; Katie Warner: 84; Tiffany Race: 81; Rachael Weaton: 68; Leslie Burroughs: 65; Phil Sandberg: 64; Philip Huyghe: 46.

Paul Cutting reconvened the meeting at 2:23 p.m. and announced the five winners of the election. For three-year terms: Dawnna Cron, Lori Lancaster, Dan Burroughs, and Katie Warner. For a one-year term: Tiffany Race.

At 2:25 p.m. Cyn Huyghe motioned to adjourn, seconded by Katie Warner. The motion carried without objection.

Minutes prepared by Cyn Huyghe LAPOA Secretary

2025 Mail-in Ballot for LAPOA Board of Directors

There are a total of 5 Board of Directors positions available for 3-year terms. All mail-in ballots must be in the hands of the Secretary twenty-four (24) hours prior to the annual meeting, or they may be turned in at the annual meeting, sealed in an envelope with the voting member's name on the front. **Ballots will be distributed at the annual meeting for those casting their ballots in person. Additional nominations will be accepted from the floor.** Two votes will be allowed to common owners of property in Lake Arrowhead regardless of the number of lots owned. Vote for no more than **five (5)** nominees by placing an "X" on the line next to the names(s) of the person(s) you wish to vote for. There may be two "X"s on a line if there are two owners voting with this Mail-in Ballot.

Mail your ballot to: LAPOA, Attention Election Committee, 7065 Arrowroot Trail, Gaylord, MI 49735. Ballots may also be placed in the Lake Arrowhead Drop Box located at the mailboxes. You must be a member in good standing to vote. Your name must appear on the outside of the envelope so we can verify that your assessments are paid.

In alphabetical order the nominees are:

_____ Troy Gahm (nominated by Tracey Johansen-Duty)

I am running for a board position with a commitment to responsible leadership clear communication, and fair community-focused decision-making. My background includes managing operations within the residential mortgage industry and contributing to a variety of civic and nonprofit efforts throughout the region. These experiences have strengthened my ability to lead with accountability, sound judgment, and a balanced perspective. If elected, I will bring professionalism, consistency and a steady voice to board discussions. My goal is to help foster a cohesive and engaged community while ensuring decisions are made with integrity, transparency, and long-term impact in mind.

_____ Karoline Kinjorski (self-nominated)

LAPOA has been a part of my life since childhood. For years, my family—Sanom/Kinjorski clan – has gathered here for reunions, and while my parents were property owners since the early 2000s, I officially became on myself in 2022. I purchased a home on Pueblo that had been neglected for years, and with the help of my dad and brother, we brought it back to life. Shortly after finishing the renovation, my dad passed away unexpectedly from an arrhythmia. In that difficult time, I truly saw the strength of this community. Moments like these – our gatherings, the way we support each other through storms both literal and figurative – prove that while we may not always agree, what binds us is our shared love for this place, its people, and our commitment to making it better. I believe I can contribute to that mission by helping to bridge differing opinions and working toward solutions that serve the whole community.

_____ Phil Sandberg (nominated by Dorene Czarniecki)

I'm Phil Sandberg – a husband, father, retired Navy SEAL, and proud year-round resident of Lake Arrowhead. I'm committed to our community and always ready to step up when leadership is needed, as shown during recent storms. Professionally, I advise a national industrial construction company and bring hands-on experience in road work, heavy equipment operation, and safety. I care deeply about our neighborhood and am always willing to lend a hand. I'm honored to be considered and fully committed to Lake Arrowhead's continued improvement.

_____ Cindy Smith (nominated by Judy Race)

My name is Cynthia Smith, my husband and I have been a part of LAPOA since 1998. We spent our first 10 years in the campground during the summer season prior to building our first home in Lake Arrowhead in 2009. Many of you may know me as the campground manager/caretaker. I am starting my 7th year as campground caretaker. I hosted the LAPOA Community Halloween event in the campground for 5 years. Prior to moving to LAPOA, I worked as a Corrections Officer for the State of Michigan for 29 years before retiring in 2016. I am running for the board to help with our beautiful community and represent the members of our community.

_____ Rachel Wheaton (nominated by Nikki Knopf-Wheaton)

Born and raised in Lake Arrowhead. Mother to 2 boys and fiancé of 7 years who absolutely love it out here. She wants to see the positive in her community that she loves to call home, along with showing her boys the roots she experienced as a child.

THE ANNUAL MEETING OF THE LAKE ARROWHEAD PROPERTY OWNERS' ASSOCIATION AGENDA

DATE: July 5, 2025

TIME: 10:00 A.M.

PLACE: LAPOA PAVILION

- I. Call the meeting to order with the Pledge of Allegiance
 - A. Establish a quorum
 - B. Roll call of the Board of Directors
 - C. Approval of the minutes of the July 6, 2024 Annual Membership Meeting.
 - D. Oral Reports of Officers
 - E. Oral Reports of Committee Chairpersons
 - F. Questions on the reports submitted by Officers and chairpersons
- II. Comments and/or concerns of the members
- III. Unfinished business, including discussion and action, if needed
- IV. New Business, including discussion and action, if needed.
 - A. Request for the consideration of a motion for a "Vote of No Confidence".
 - B. Request for consideration of a motion to recall the current Roads Department, Roads Improvement, Truck and Equipment Chairperson to be removed from his duties in all capacities including as a member of the board at large.
 - C. Request for the consideration of a motion to distribute the Yearly Itemized Expense Report to the membership when checking in at the July Annual Membership Meeting.
 - D. Election of board members
 - 1. Nomination from the floor
 - 2. Introduction of nominees.
 - 3. Voting (followed by recess while votes are counted)
 - 4. Announcement of Election Results
- V. Adjournment.

Board of Directors:

President; Building Maintenance Chair; Campground Chair

Vice President; Communications Chair; Resolution Committee Chair

Secretary

Treasurer; Collections Committee Chair; Personnel Chair

Environment & Zoning Chair; Parliamentary, Bylaws & History Support; Real Estate Chair

Pool Chair; Minerals/Gas Wells Chair; Resolution Committee

Parks, Recreation, Lakes & Safety Chair; Pools Support

Roads, Ground & Equipment Chair; Parliamentary, Bylaws, History Chair; Forestry Chair;

Social Activities Chair

Newsletter Chair; Parks, Recreation, Lakes and Safety Support; Technology Committee, Personnel Support

Long Range Planning Chair; Campground Support

Building Control Chair; Technology Committee; Resolution Committee

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