

# Minutes of the Lake Arrowhead Property Owners Association Board of Directors Meeting May 3, 2025

**Call to Order:** Meeting was called to order by President Paul Cutting at 8:07 a.m. in Lancaster Hall.

**Attendance:** Present: Paul Cutting, Tracey Duty, Cyn Huyghe (via Zoom), Judy Race, Katie Warner, Patti Brown, Lori Lancaster, Dana Stubli (left at 12:40 p.m.), Gary Smith, Dawnna Cron, Katie Swank, Dave Johnston (left at 12:13 p.m.), Tiffany Race (via Zoom joined at 8:14 a.m., left at 10:10 a.m., returned at 10:36 a.m., left at 11:20 a.m.) and Dan Burroughs (left at 1:17 p.m.)

**Approval of Meeting Minutes:** Motion by Dan Burroughs, seconded by Dana Stubli, to approve the February 1, 2025 Board Meeting Minutes. Motion passed, 13-0.

Forestry Plan Update – Martell Representative, Perry Smeltzer spoke about the devastation to our forests from the ice storm.

- Red pines were the hardest hit and are no longer viable.
- Aspens and hard woods can leaf out
- Beech disease is a concern
- Both sides of Arapahoe will be a limited harvest with sensitivity to maintaining visual appearance and increasing sunlight on road
- Need to finish chipping the pines from this year's harvest - will cut down damaged pines in that area while there
- Wood market has decreased with all the excess logs available locally
- If 75% or greater of a tree's canopy is destroyed then chances are not good that tree will recover
- Forestry Service Administration Grants - Martell will complete an assessment – look at replanting options
- Martell will submit a written recommendation to change the current Forestry Plan to adapt to the ice storm damage

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

Ron Race, Jr. shared copies of fb posts for the Board's information.

## **Officer Reports:**

President – Tractor was damaged pushing back logs at the storm debris site (old ball field) – insurance claim filed – a boot for the tractor will be installed to load the truck bed

Vice President – None.

Treasurer – 2024 Budget overages were due to excess employee hours, equipment repairs, road maintenance, and pushing back the snow banks – the new truck is stronger more heavy duty to better handle snow conditions – the overages were covered by no second brine application on the roads, Forestry and Gas Wells – 2025 Budget concerns are the cost of dangerous tree removal and storm cleanup – funds can be found from Forestry, Gas Wells, and if necessary, reduced brine application on roads, and using Road Improvement Project allocated funds (possibly no road improvement project this year)

Secretary – Annual Membership Meeting Agenda – Three requests were received from Members for inclusion on the Annual Membership Meeting Agenda. The items will be placed on the agenda for member discussion, possible motions being made from the floor by the membership present, and ultimately voting taking place. Our attorney will be consulted to determine the wording of the "reasonable detail" that is to be part of the Notice of the Meeting and the procedure for handling of motions from the floor and voting under Robert's Rules of Order

### **Committee Reports:**

Building Control – Wind damage insurance claim to roof at Lancaster Hall

Building Maintenance – Alarm System upgrade is being explored – Purchase of an emergency generator is being considered for Lancaster Hall

Campground - Campground needs to be open by May 15 – There are 30 dangerous trees that need to be removed prior to opening

**Motion by Katie Warner, seconded by Tracey Duty, to approve up to \$15,000 for dangerous tree removal from the campground to make it operational, funding to be charged to the Campground. Motion failed, 3-11 (Katie Warner, Tracey Duty and Cyn Huyghe voted yes).**

**Motion by Dana Stubli, supported by Lori Lancaster, to spend up to \$20,000 for dangerous tree removal from the Campground and Parks with funding to come out of the Campground and Parks budgets proportionally. Motion passed, 14-0.**

Collections – Judy Race will continue to serve on the Collections Committee as a Non-Board member once her term is up

Communications – None.

Deed Restrictions – None.

Environment and Zoning – None.

Forestry – Concerns about outsiders illegally dumping wood debris at the ballfield

Long-Range Planning – Resurfacing of Arapaho will be needed in the near future

Minerals/Gas Wells – None.

Parks, Lakes and Safety – See campground update above related to dangerous tree removal

Parliamentary, Bylaws, and History - None.

Personnel – Assistant Care Taker position is now vacant – will repost position in the fall – Lori Lancaster and Dawnna are now Personnel Support persons

Pool - None

Real Estate – compiling forfeiture information

Roads, Grounds, & Equipment – Ordered one gravel train of road gravel \$1,090 – Pigeon Telephone submitted a bill for \$1,600 in damage to their equipment from the Earthworks bulldozer pushing back the snow banks – Judy will send a letter denying responsibility stating that their equipment was on our road easement and should have been properly marked

Resolution – Anonymous complaint was received regarding Iroquois being impassable to traffic – Roads Chair is aware and working on a solution

Security Cameras – None.

Social – Easter Egg Hunt was cancelled due to ice storm - candy purchased will be repurposed for another event and the plastic eggs stored for next year

Technology – Newsletter articles are due by May 15

Webmaster – Bids for new website hosting company at August meeting

### **V. Unfinished Business**

#### **A. Boat Mooring Post Lottery**

There were 5 applicants for the three boat mooring posts. Lottery results:

1. Victoria Moore
2. Joseph Maus
3. Gary and Cindy Smith
4. David Schober
5. Nicole Parks

- B. Snow Removal Budget Overage  
Overage will be covered with funds from Forestry, Gas Wells, and if necessary, reduced Brine, and Roads Improvement Project.
- C. Ice Storm Cleanup Plan  
Volunteers are needed to clear the Association's right-of-way of 33 ft from property lines to the middle of the road.  
Katie Warner will communicate the need for volunteers and Tracey Duty will organize them.
- D. 2025-2026 Budget Approval  
**Motion by Lori Lancaster, seconded by Paul Cutting, to approve the 2025-2026 Budget as presented. Motion carried, 11-0.**

#### VI. New Business

- A. Seasonal Overflow Parking  
**Motion by Katie Warner, seconded by Lori Lancaster, to reimburse Nikki Burroughs for a \$400 tow bill. Motion passed, 10-1 (Cyn Huyghe voted no)**  
**Motion by Katie Warner, seconded by Tracey Duty, to change the Rules for seasonal overflow parking to read: Limited, short-term guest parking is available at Anita's Park during the summer and in designated areas near the Campground entrance during the winter. Motion passed, 11-0.**
- B. Emergency Preparedness Plan  
**Motion by Dawnna, seconded by Cyn Huyghe, to create an Emergency Preparedness Plan Committee with Tracey Duty as Chair. Motion passed, 11-0.**
- C. Director Vacancy  
Following discussion, this item was removed from consideration at this time.
- D. Employee Manager  
Following discussion, the Board agreed to form a committee to explore hiring an Employee Manager. Dawnna Cron, Dana Stubli, Lori Lancaster, Cyn Huyghe, and Judy Race volunteered to serve on the committee.
- E. Purchasing and Approval Procedure Update  
**Motion by Katie Warner, seconded by Lori Lancaster, to add to the Purchasing and Approval Procedure, section d. If the chair is or becomes vacant, approval of purchases will be brought to the Board for approval. Motion passed, 7-3 (Paul Cutting, Gary Smith, and Judy Race voted no).**

#### Second Announcements / Open Floor –

Chase Gonion shared his concerns about tree cleanup from the parks, keeping a second brine application, spending money on security, roll call votes, insurance policies, contract signers, Board meeting procedure and length.

Ron Race, Sr. commended the Board on seeking an attorney opinion.

**Adjournment:**

At 1:59 p.m. **Motion by Cyn Huyghe, seconded by Gary Smith, to adjourn. Motion passed 10-0.**

Respectfully Submitted  
Cyn Huyghe  
LAPOA Secretary

DRAFT