

# Minutes of the Lake Arrowhead Property Owners Association

## Board of Directors Special Meeting

### November 3, 2025

**Call to Order:** Meeting was called to order by President Tracey Duty at 6:30 p.m. in Lancaster Hall.

**Attendance:** Present: Tracey Duty, Dave Johnston, Cyn Huyghe, Lori Lancaster, Dawnna Pavelka, Katie Warner, Dan Burroughs, Katie Swank, Rachel Weathon, Karoline Kinjorski, Troy Gahm (arrived at 6:40 p.m.), Cindy Smith and Gary Smith (via Zoom). Absent: Patti Brown.

#### **Approval of Minutes - October 11, 2025 Board Meeting**

**Motion by Cyn Huyghe, supported by Tracey Duty, to approve the Minutes of October 11, 2025 Board Meeting. Motion passed, 12-0.**

#### **First Announcements/Open Floor**

Members Victoria Moore, Diana Sanom, Ken Crittenton, Scott Bicknell, Cheryl Osantowski, Carolyn Wright, Christina Pardo, Mike Foth, Jeff Gietzen, Doug Kaminski, and Ron Race, Sr. voiced opposition to the Hare Scramble. Their concerns included: LAPOA is a Private Community not open to the Public, common grounds and campground are restricted to use by property owners and their accompanied guests, no parking on roads, between 200-400 racers can be expected, racers would be camping on ballfield, could potentially only make \$5,000, Otsego County Zoning Ordinances prohibits race tracks, keeping racers and spectators off roads and out of the rest of the community, risk and liability involved, adds more traffic to our community and trails all summer long, noise drives away the wildlife, dust on houses and cars, Association funds should be spent on events for members - not the Public, rent an existing track if you want to fundraise, costs associated with hosting the event greatly reduces the profit, heavy trucks and vehicles breaking down Arapahoe, noise and damage to roads, do not need extra traffic, we can make our own trails, woods are already torn up, insurance costs, very involved process, and lack of manpower to staff event.

Members Matt Kimmel, Corey Grenier, Michael Kammerer, Andy Janssen, Brittany Young, and Jean Pott voiced approval of the Hare Scramble. Their comments included: clean family fun, raise money for association, create a trail to be used by property owners, trimming of limbs only, good people in AMA, one day event, good idea, AMA is already sanctioned, potential to bring in vendors to make money, strict rules for racers, very respectful, racers wear protective gear, EMS has to be onsite with their own access trails, residents can just leave for the weekend if they are bothered.

Members Ben Haines, Heather Bischoff, Ed Wentz had questions and asked for more information.

Carolyn Wright shared her thoughts on the color-coded voting cards.

Doug Kaminski shared his concerns about Short-term rental customer using our private land to hunt and the need to effectively plow snow from the roads while keeping driveway entrances clear of snow piles.

Ron Race, Sr. shared his concern about the bus stop waiting room.

#### **V. Unfinished Business**

##### **A. Hare Scramble (dirt bike race)**

Katie Swank, Lakes, Parks and Safety Chair, explained that she was contacted by Member Dennis Tomczak about hosting an American Motorcyclist Association (AMA) District 14 Hare Scramble on LAPOA common grounds as a fundraiser. AMA Representative Dan Stephens attended the October 11 Board meeting to give a presentation and answer Board Member questions. Hare Scramble – off-road closed loop circuit race on a 7-10 mile course – One-day race event on a Sunday – racing will occur from approximately 8:00 a.m. – 3:30 p.m. – Race #1 4-8 year-olds (30-40 riders)- Race #2 65cc-85cc kids race 8-13 year-olds (30-40 riders) – Adult Races Classes C, AA, and Pro (100-150 riders per race – Options for fundraising- Option #1 LAPOA serves as the promoter (assuming all responsibility, liability, and work) we could earn approximately between \$15,000- \$30,000 after expenses – Option #2 LAPOA leases our property to a promoter (no work or responsibility) the financial agreement would be worked out with the potential sponsor of the event.

Motion by Cyn Huyghe, supported by Dan Burroughs, to end discussion/consideration of promoting/hosting an AMA District 14 Hare Scramble in our private community. Motion failed, 6-7 (Cyn Huyghe, Dan Burroughs, Rachel Wheaton, Tracey Duty, Gary Smith, and Cindy Smith, voted yes).

Katie Swank will prepare a concise detailed proposal for the membership to be posted on the Website. The Association's legal counsel will be consulted. This item will be placed on a future Board Agenda for further consideration.

**B. Number of Votes for a 2/3 vote of the Board**

Cyn Huyghe, Board Secretary, noted that for 2025 we have used 10 as a 2/3 majority of our 14 Member Board. It was brought to her attention that past practice had been that 9 was considered a 2/3 majority. Following Board discussion, it was decided that the Board will continue to use 10 as a 2/3 majority. No matter the number of Board Members in the room, we will always round up for a 2/3 majority.

**C. Annual Membership Meeting Voting Cards**

Motion by Cyn Huyghe, supported by Tracey Duty, to make a Bylaw Change to Article V – VOTING RIGHTS AND PROCEDURE Section 4. A. Upon sign-in at the registration table, each Member eligible to vote, pursuant to Section 1 above, will be given a set of color-coded voting cards. Such cards will show the meeting date and contain the words “YES” and “NO”. b. When a vote is taken, Members will circle either “YES” or “NO” on the appropriate color-coded card assigned to the vote being taken, fold the card in half and place it in the collection bin. Motion passed, 13-0.

**D. Annual Membership Meeting Absentee Voting – Discussion**

Lori Lancaster commented that since the Annual Membership Meeting date has been changed to the second weekend in July for 2026 (July 11, 2026), she would like an absentee voting method discussed. It was decided that Lori will work with Katie Warner to bring a proposal to the December 13 Board Meeting for approval.

Motion by Tracey Duty, supported by Cyn Huyghe to table remaining items E. and F. to the December 13 Board meeting agenda. Motion passed, 13-0.

**Second Announcements / Open Floor –**

Ben Haines shared his concern that there needs to be more information on the Hare Scramble.

Brittany Youngs shared that she is favor of the Hare Scramble and we should look at ways to bring in more money.

Ken Duty shared that he is against Hare Scramble.

Carolyn Wright shared her concerns about absentee ballots and that she is against the Hare Scramble.

**Adjournment:**

At 8:21 p.m. Motion by Tracey Duty, seconded by Cyn Huyghe, to adjourn. Motion passed 13-0.

Respectfully Submitted

Cyn Huyghe

LAPOA Secretary