

Minutes of the Lake Arrowhead Property Owners Association

Board of Directors Meeting February 14, 2026

I. Call to Order: Meeting was called to order by President David Johnson at 8:01 a.m. in Lancaster Hall.

Attendance: Present: Dave Johnston, Lori Lancaster, Dawna Pavelka, Katie Warner, Patti Brown, Dan Burroughs, Katie Swank, Troy Gahm and Rachel Wheaton. Karoline Kinjorski, Gary Smith and Cindy Smith joined via Zoom. Absent: Cyn Huyghe

Approval of Meeting Minutes: Motion by Lori Lancaster, seconded by Katie Swank, to approve the December 13, 2025 Board Meeting Minutes. Motion passed, 12-0.

II. Announcements/Open Floor

Craig Smith – Would like to start a ukulele club for membership – ask is to be able to have access to Lancaster hall 3 times a week, free of charge because it is open to the membership.

Dennis Tomzsak – Hare Scramble – will reserve comments until the time later

Tom Ryzicki – Gave his introduction as a nominee.

Jean Pott – Thank you to Katie Swank for all her due diligence with the hare scramble.

Nomination for Board of Director Vacancy.

Motion by Dave Johnston, seconded by Lori Lancaster to nominate Tom Rozycki to fill vacant director seat, serve as chair of security cameras, chair of building maintenance, and co-chair of long-range planning. No other nominations were received. Motion passed, 12-0.

IV. Officer Reports

President – Dave Johnston – Maintenance barn overhang insurance claim (\$7400ish), and discussion on what the rebuild looks like to ensure the 3 man-doors are accessible all year, Tom will take lead. Verbal quote for electric hookup for generator for Lancaster Hall, further discussion in committee reports. Illegal dumping – 2 active cases, 1 non-member, and 1 member with construction materials. VP vacancy- **Motion by Dave Johnston, seconded by Lori Lancaser to nominate Dan Burroughs as Vice President, Motions passed, 12-1-1. Katie Warner opposed, Dan abstained.**

Vice President – None.

Treasurers – None.

Secretary – Absent.

V. Committee Reports:

Building Control (Troy Gahm) – Touched on pole barn suspension, and overall status or other new build projects.

Building Maintenance (Dave Johnston) - Covered maintenance barn in presidents report. One bid for the front of building- replacing rotten boards (\$10,100). Discussed long range planning and Lancaster hall future.

Campground (Rachel Wheaton)– Discussed current rental status, promotion on social media. History of campground finances was covered by Tom Rozycki.

Collections (Dawna P. and Lori L.) – Nothing significant to report.

Communications (Karoline K.) – Reviewed email sent to board with new guidelines. **Motion by Lori Lancaster, seconded by Rachel Wheaton to develop rules for social media and present to board. Motion passed, 13-0.** Lori will step in to assist during Lent.

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Emergency Preparedness (Kaitie Warner) – Discussed where the committee is at, inventory list that was provided, the need to have emergency funds set aside. Tom Rozycki and Katie Warner will come up with a plan and present at May meeting.

Environment and Zoning (Troy Gahm) – Looking at committees/chair as this committee seems to be duplicated from other committees. Homework for the board to assist in duties, efficiencies, and where we can combine committees/chairs; share thoughts with Lori Lancaster and Troy Gahm on a committee reorganization to have something to vote on at May Board meeting.

Forestry – (Dan B. and Dave J.) Dan is following up on grant paperwork (Martell forestry) for forestry loss from ice storm.

Long-Range Planning (Gary Smith): A Master Plan Sub-Committee has been formed to address associations shortfalls not covered in the reserve study and to help streamline the association's goals, mission, and strategic plan for improved decision-making going forward. Committee members are Troy, Tom, Patty, and Gary, and Lori has stepped off the committee.

Minerals/Gas Wells (Dave Johnston) - All propane gas lines problems should be communicated to Dave immediately.

Lakes, Parks and Safety (Katie Swank) – Moved Hare Scramble Presentation to Committee Reports.

Motion by Lori Lancaster, seconded by Katie Swank to present Hare scramble to the members as non-promoters, with funds going to specific capital improvements projects, and will be included in the mailed our ballot/newsletter. Motion passes 12-1, Dan opposed.

Parliamentary, Bylaws and History (Cyn Huyghe) – No report available.

Personnel (Dawna P. and Lori L.) – New standard biweekly timesheet for all employees has been implemented.

Pool (Dave Johnston) – Set to open on Memorial Day weekend.

Real Estate (Troy Gahm) – Great stats that would be a great addition to March newsletter.

Roads, Grounds, and Equipment (Dan B. and Dave J.)– **Motion by Tom Rozycki, seconded by Patti to get / solicit proposals for an engineer to replace Arapahoe trail with the fees to be paid out of road improvement fund. Motion passed 13-0.**

Resolution (Troy G. and Karoline K.) – Social media – guidance has been addressed, campground – survey will be ready for board approval in May (agenda item).

Security Cameras – Tom Rozycki shared new guidelines he will be discussing with current camera keeper. Will be bringing new SOP in front of the board in May.

Social Committee (Patti Brown) – Social Committee is reevaluating and will strategize for future event planning following weather-related cancellations of events.

Technology/Newsletter (Dawna Pavelka.) – March newsletter articles are due by February 20 – electronic format.

Webmaster (Katie Warner)– Office/committee roles need to be updated on website. Will follow up with Cyn for master copy.

VI. Unfinished Business

- A. **Security Camera Upgrades and Repairs – Motion by Tom Rozycki, seconded by Dan Burrough to table until May. Motion passes 13-0.**
- B. Hare Scramble Presentation – Covered in committee reports.

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VII. New Business

Motion by Dan Burroughs, seconded by Rachel Wheaton to accept the 2026-2027 budget. Motion passes 13-0.

VII. Second Open Floor

Ron Race – Thank you to the board.

Adjournment

Motion by Tom Rozycki, seconded by Lori Lancaser to adjourn the meeting. Motion passed, 13-0. The meeting adjourned at 12:10 p.m.

Respectfully Submitted
Katie Warner
LAPOA Board Member

DRAFT