

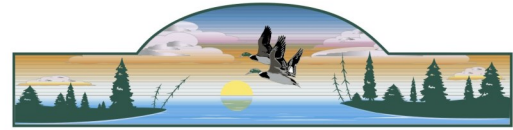
# LAKE ARROWHEAD NEWS - JUNE 2026

**IMPORTANT REMINDER OF DATE CHANGE:  
THE 2026 ANNUAL MEETING WILL BE HELD ON  
SAT. JULY 11, 2026 @ 9 AM IN ANITA'S PARK**

**IF YOU ARE UNABLE TO  
ATTEND THE MEETING ON  
JULY 11, THERE WILL BE  
EARLY VOTING AVAILABLE**

**SAT. JULY 4TH FROM  
1 TO 6 PM**

**AT LANCASTER HALL**



**LAKE ARROWHEAD  
PRIVATE COMMUNITY**

LAPOA Office:

231-585-7411

7065 Arrowroot Trail

Gaylord, MI 49735

[www.lapoa.com](http://www.lapoa.com)

Email to Staff:

[LAPOAoffice@gmail.com](mailto:LAPOAoffice@gmail.com)

Office Hours:

Tuesday 1:00-4:00 PM

Thursday 1:00-4:00 PM

Saturday: 9:00-11:00 AM

LAPOA drop box is located on the East end of the mail-box building for payments and correspondence.

If you need assistance outside normal office hours, please email the office to set up an appointment.

## JULY 4th ANNUAL PICNIC & CONCERT



Beginning at 6 PM, there will be a free concert in Anita's Park until 10 pm leading up to the Fireworks! The entertainment has generously been provided by Chris Speen, a member of the Association!

This year's Annual Picnic will be held at the Pavilion on July 4. Same tradition but at a different time! Bring your side dish for dinner at 5 PM. Burgers, hot dogs, drinks and paper products will be provided. Lake Arrowhead T-Shirts & 50-50 Raffle tickets will be sold to support our Beautification Committee.



## SPECIAL MEETING—DEED RESTRICTIONS

In October 2025, the Board tasked the Deed Restrictions Review Committee with updating our 1960's Deed Restrictions to align them with the Community's needs in 2026. The Committee finished its work and reported out to the Board.

In order for the Amended and Restated Declaration of Deeds Restrictions to be adopted, the Board must vote on the final document at a Special Meeting and then send the document to the homes of every one of our 650 Members at their address on record. The document must then be signed by the owners listed on the Deed for each lot. We will need to receive 51% of notarized signatures from the owners in each of the six subdivisions in order for the new document to be adopted.

The proposed Amended and Restated Declaration of Deed Restrictions along with background information is available for review on the LAPOA website under Meeting, News, & Events. Scroll down to Latest News and Announcements and click on [Your Input Matters: Special Board Meeting on Declaration of Restrictions](#). The info can also be found on the [LAPOA Facebook page](#).

The Board came to consensus on a majority of the document, but is seeking the Membership's guidance on two options regarding Short-Term Rentals. Option #1 Expressly prohibits Short Term Rentals in our Residential Community, as they are a Commercial use. Option #2 Allows an exemption to the Community's Residential Use for Short-Term Rentals with a cap. We ask that Members read the details of each option and let us know which option you support.

There are multiple ways the Board can receive your feedback on the document. A poll is being sent to all members who have their email on file with the office. The poll asks which of the two Short-Term Rental options you would support, and provides an opportunity for members to share comments on any part of the document with the Board. Members may also email questions and comments on any part of the document in advance of the Special Meeting to [Board@lapoa.com](mailto:Board@lapoa.com). Emailed questions will be responded to via email and will not be addressed at the meeting.

To help keep the meeting timely and allow for efficient responses, we strongly encourage members to submit questions ahead of time via email.

Members are encouraged to attend the Special Meeting on **June 1 at 6:30 p.m.** in Lancaster Hall, either in person or via Zoom. During the meeting, the Board will accept member comments only.

Prior to voting on the final document, the Board will take into consideration the survey results, member emails, and comments shared at the meeting.

**Cynthia Huyghe, Deed Restriction Committee Chairperson**

**Clean Up Day is June 13, 2026, 7am to 10am.**

Located at GFL Environmental west of Elmira on M32.

**ALLOWED:** Household junk, bagged garbage, bundled building materials, furniture, Scrap metal, appliances without freon, dry cut carpet, dried paint.

**ALL ITEMS MUST BE BAGGED, BUNDLED OR TIED.**

**NOT ALLOWED:** Hazardous waste, flammable materials, liquid paints, chemicals, Explosives, tires, concrete, motor oils, gasoline or propane, no air conditioners, refrigerators, freezers.

**TOWNSHIP RESIDENTS MUST BRING PROOF OF RESIDENCY, COPY OF TAX BILL, TAX RECEIPT, VOTING CARD, OR DRIVERS LICENCE**



**Clean Up Day**

## **Otsego County HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAY**

### **ACCEPTED ITEMS:**

- Adhesives
- Aerosol cans
- Propane cylinders
- Fire extinguishers
- Smoke detectors
- Batteries
- Oil-based paints & stains
- Paint thinners
- Wood strippers
- Herbicides, pesticides
- Fertilizers
- Household cleaners & solvents
- Household/automotive lubricants
- Motor oil & gasoline
- Pool & spa chemicals
- Medications, vitamins, supplements
- Ammonia
- Antifreeze, Transmission fluid
- Brake fluid
- Lightbulbs and fluorescent tubes
- Nail polish, nail polish remover
- Mercury
- Thermometers
- PCB-containing lamp ballasts
- Asbestos-contaminated materials
- Inks & printer cartridges
- Sharps (in hard, sealed container)



**Saturday, July 11, 2026  
9AM to 2PM**

Otsego County Road  
Commission  
669 W McCoy Rd in Gaylord

**FREE**

**for Otsego County  
Residents & Landowners**  
Made possible by the Otsego  
County Recycling Millage

### **NOT ACCEPTED**

- Modern latex paint\*
- Weapons
- Tires
- Ammunition
- Radioactive waste
- Insulation Cylinders
- Asphalt
- Shingles
- Building materials
- Construction debris
- General trash

**\*Latex paint qualifies as hazardous if it was manufactured before 1980 (may contain lead), labeled "mildew resistant," or "wood preservative"**



**Please call (989) 732-4021 for  
and questions or information about  
Business Hazardous Waste Disposal.**

## **LAPOA Real Estate Market Update**

### **Prepared by Troy Gahm, Real Estate Chair**

Over the past 12 months, Lake Arrowhead has continued to demonstrate a stable and active real estate market despite broader national market normalization and continued interest rate pressures.

From May 2025 through May 2026, Lake Arrowhead recorded a total of 18 publicly advertised property sales. Of those transactions, 13 were single-family residential home sales and 5 were vacant lots or lots with garages. There were also likely a small number of private or off-market transactions that are not reflected in publicly available data.

Residential home sales within the community generally traded from the low-\$200,000 range into the upper-\$500,000 range, with the strongest activity occurring in the mid-market segment. Premium and waterfront-oriented properties continued to command stronger pricing, while buyers overall became more selective and price-conscious compared to the highly accelerated market conditions seen in previous years.

As of May 12, 2026, there are currently 8 active listings within Lake Arrowhead:

- 4 residential homes for sale
- 4 vacant lots or lots with garages for sale

Inventory levels remain relatively limited for a community of our size, which continues to help support long-term property values and overall market stability.

Compared to broader market trends, Lake Arrowhead continues to perform favorably relative to many surrounding markets due to

strong lifestyle demand, Northern Michigan recreational appeal, and limited available inventory. While the rapid appreciation experienced nationally during the post-pandemic housing surge has moderated, property values within Lake Arrowhead have generally remained stable to modestly appreciating overall.

The market is continuing to shift toward a more balanced and sustainable environment where realistic pricing, property condition, buildability, and overall community standards play a larger role in buyer decision-making. As a result, thoughtful development, architectural consistency, and preserving the overall character of the community remain important factors influencing long-term property values and buyer perception.

Overall, Lake Arrowhead continues to represent a healthy and desirable Northern Michigan housing market supported by strong recreational amenities, four-season lifestyle appeal, and long-term ownership interest.



## FROM THE TREASURER...

### COLLECTIONS COMMITTEE

We have been very busy this year and have worked on over 20 cases this winter. Some have paid in full, some signed agreements and are making payments, and we are still working on locating and/or serving a few. It is a labor intensive process but it is worth it to be able to recover the funds due to the Association.

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

**Lori Lancaster and Dawanna Pavelka, Collection Committee Co-Chairs**

This year we are trying to be extra mindful of every dollar we spend since the last couple of years have been tough financially for the Association. One thing you may notice is that the lean-to on the maintenance garage was destroyed by the snow this past winter. With the help of Tom Rozycki, Building Maintenance Chair, the Board has selected a replacement design that will better withstand the snow load. The repairs/replacement is being covered with proceeds from the insurance claim. We also purchased a generator and installed transfer switches at Lancaster Hall and the Maintenance Barn to be better prepared for future emergencies. We have also established an emergency preparedness fund in which we will set-aside \$2,500 a year until we reach the maximum funding of \$30,000.

Unfortunately, we have limited revenues, made up mostly of dues. We are actively researching ways to diversify our revenue stream which will relieve some of the reliance on dues alone. We are open to suggestions that you may have! Please reach out Lori and I via our board email addresses.

**Lori Lancaster and Dawanna Pavelka, Co-Treasurers**

### IMPORTANT REMINDER!!!

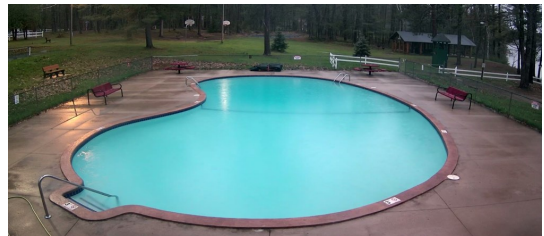
**Avoid Late Fees!** Statements were mailed to each member's last known address on March 1, 2026. You will have received a statement for each lot that you own. Payment was due upon receipt. If you have not already done so, please submit payment for your 2026 dues. If payment is not received on or before 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. You can also drop payment off in the locked drop-box on the East side of the Mailbox Building.

**Current annual membership dues:** \$309.52/year for Primary lots whether improved or vacant, and \$71/ year for Primary lots for reserve fund, \$112.56/year for Secondary lots.

\*\*Additional lots with a well and septic are billed at the Primary lot rate.

### Upcoming LA Events



#### Pool Opening Day

May 22, 2026 (target date)

#### Hayes Twp Clean Up

June 13, 2026 7 am-10 am  
GFL West of Elmira

#### Annual Picnic and Concert in the Park

July 4, 2026 at the Pavilion  
Picnic at 5 pm with Concert to follow at 6:00 pm

#### Annual Meeting

July 11, 2026 Meeting at 9:00 AM at the Pavilion

#### Otsego Co Household Hazardous Waste Day

July 11, 2026 9 am-2 pm  
Otsego Co Road Commission

## Social Committee Update

The LAPOA community will be coming to our Annual Meeting this year on Saturday, July 11, as you will read in this newsletter. The Annual 4th of July picnic itself, will be on that Saturday of the 4th and NOT on the 11th for this year. It is being hosted by the traditional group of members that have done this for many years. It will be a bonus to have this picnic on the actual day of our 250th anniversary of our nation.

The Social Committee will have event dates set for the rest of the 2026–2027 year by the Annual Meeting on July 11 to give all of you a chance to have the event dates on your personal calendar. We all know how hard it is to plan ahead with all of the different wrenches that come into our personal lives.

Watch soon for a survey to reply to for events and activities that you would like to see happen as well as a place for “other suggestions.” It will be posted on the LAPOA Facebook page. Copies of the survey will also be available at Lancaster Hall for you to fill out and leave in a marked box for the Social Committee. Check the Office hours as they have changed recently.

Look for our table at the Annual Meeting on July 11. Please fill out the survey for activities and events that you would like to see happen. A place for volunteering will be on the survey. We would love to have you join us in whatever capacity that you are willing to help. As the saying goes “The More The Merrier.”

You can email PattiB@LAPOA for any suggestions or reach me via phone at 734–368–3053. If no answer leave a voicemail with your name, phone number, your address in LAPOA and a brief message. I will get back with you.

Members of our Social Committee look forward to seeing you at the Annual Meeting on July 11th.

Patti Brown — Social Committee Chair



### Board of Directors:

#### **President; Pool Chair; Minerals/Gas Wells Chair; Forestry Co-Chair, Roads, Ground, & Equipment Co-Chair**

-Dave Johnston 2028 davej@lapoa.com

#### **Vice President; Roads, Ground & Equipment Co-Chair; Forestry Co-Chair**

-Dan Burroughs 2027 danb@lapoa.com

#### **Co-Treasurer, Personnel Co-Chair, Collections Co-Chair**

-Lori Lancaster 2027 loril@lapoa.com

#### **Co-Treasurer, Personnel Co-Chair, Collections Co-Chair, Newsletter Chair; Technology Chair**

-Dawnna Pavelka 2027 dawnnap@lapoa.com

#### **Secretary, Parliamentary, Bylaws, History Chair**

-Cyn Huyghe 2026 cynh@lapoa.com

#### **Social Activities Chair**

-Patti Brown 2026 pattib@lapoa.com

#### **Building Control Chair; Environment & Zoning Chair; Real Estate Chair; Resolution Committee Co-Chair**

-Troy Gahm 2028 troyg@lapoa.com

#### **Communications Chair, Resolution Committee Co-Chair, Website Co-Chair**

-Karoline Kinjorski 2028 karolinek@lapoa.com

#### **Building Maintenance Chair; Security Camera Chair; Long Range Planning Co-Chair**

-Tom Rozicki 2026 tomr@lapoa.com

#### **Long Range Planning Co-Chair**

-Gary Smith 2026 garys@lapoa.com

#### **Parks, Lakes & Safety Chair**

-Katie Swank 2026 katies@lapoa.com

#### **Website Co-Chair**

-Katie Warner 2027 katiew@lapoa.com

#### **Campground Chair**

-Rachel Wheaton 2028 rachelw@lapoa.com

Cindy Smith 2028 cindys@lapoa.com

## Hare Scramble Proposal

### Message from Parks, Lakes & Safety Committee

The Parks, Lakes and Safety Committee was approached with the prospect of hosting a District 14 Hare Scramble. A Hare Scramble is a minimally invasive off-road dirtbike race, run on a marked trail through wooded terrain.



The event would:

- Occur one weekend per year (projected late September)
- Require no multi-year contractual commitment
- Be staged at the ball diamond
- Utilize temporary trail markings installed shortly before the event.

**This event would serve as a potential fundraising opportunity for the Association.**

There are two options for how the event could be structured:

1. Outside Promoter Leases the Property – the benefit would be limited workload for the Association, predictable lease income, improved trail system after event
2. LAPOA acts as Promotor – the benefit would be higher revenue potential but would require significantly greater workload and responsibility

**More detailed information can be found on the LAPOA Facebook page and website.**

Membership will have the opportunity to vote for or against this proposal at the Annual Meeting on July 11, 2026.

No decision will be made without membership input.



**DRAFT\*\*\*\* Minutes of the Annual LAPOA Membership Meeting \*\*\*\*DRAFT****July 5, 2025**

The meeting was called to order with the Pledge of Allegiance by President Paul Cutting at 10:15 a.m.

We had a Quorum with 155 members in attendance at the start of the meeting.

All Board Members were in attendance.

Motion by Scott Bicknell, supported by Randy Burroughs, to accept the Minutes of the July 6, 2024 Annual Membership Meeting. Motion passed, unanimously.

President's Report: President Paul Cutting thanked Alice Kennedy of the Beautification Committee for her hard work; thanked the outgoing Board Members; Alice and Fango Kennedy for coordinating the picnic; countless volunteers that helped with the Ice Storm cleanup; Truck Committee for their work coordinating the purchase of the new truck; and the family that put on the fireworks show.

Vice President's Report: Vice President Tracey Duty, thanked our volunteers that came out to help cleanup our community following the Ice Storm; Emergency Preparedness Committee has been formed.

Treasurer's Report: Treasurer Judy Race reviewed the Balance Sheet (February 28): the campground ended with \$632.40, Lake Improvement Fund \$17,031.16, Forestry Fund \$1800, Gas Wells \$4,500, at the end of the year we had \$79,883.70 in various accounts, cost of new truck \$230,608. 2024-2025 Budget vs Actual report: Reserve Fund Income \$45,000, Campground Income \$49,000 made up the shortfall from the previous year, Road Maintenance \$10,000 over budget covered by one less brine application and other areas of the Operating Budget. Balance Sheet (June 27): Association Checking Account \$10,000, Reserve Fund \$68,000, with only 90 percent of dues collected, Campground \$13,000, the Association has \$247,754 in Cash, Campground electrical upgrade still owes \$17,623 to the Reserve which will be paid in full next May. 2025-2026 Budget Versus Actual: Billed \$282,157 in Dues - have taken in 85% so far, Forestry brought in \$30,731, Reserve Fund \$36,000, Campground \$41,000, Labor for Road Maintenance \$13,396 to push back snow after storm, Ice Storm Recovery Expenses will be allocated out to the appropriate accounts at the end of the year.

Motion by Scott Bicknell, supported by Ed Wentz, to approve the Treasurer's Report as submitted. Motion passed unanimously.

Secretary's Report: Secretary Cyn Huyghe explained the procedure for members to add agenda items to the Annual Membership Meeting agenda. They must be submitted in writing to the Secretary/Office by May 1 to be included on the July Agenda.

#### Oral Reports of Committee Chairpersons

Committee Chairperson introduced themselves and made comments as needed:

Katie Swank (Parks, Lakes and Safety) Collins Tree Service removed 6 trees damaged by the Ice Storm, there are more that need to be removed – fundraiser for the parks TBD – Volleyball court in progress

Dave Johnston (Pool and Gas Wells) Thanked Veronica Johnston and Katie Swank for the efforts with operating the pool – new pool heater ordered.

Dawanna Pavelka (Technology, Newsletter)

Lori Lancaster (Collections, Resolutions)

Dana Stubli (Environment and Zoning) – Reminder no one should be camping on their property

**DRAFT\*\*\*\* Minutes of the Annual LAPOA Membership Meeting PAGE 2\*\*\*\*DRAFT****July 5, 2025**

Tracey Duty (Communications and Resolution) Everyone playing nicely on Facebook, a new Resolution form was just received

Paul Cutting (Building Maintenance, Campground) – Insurance claims on maintenance building that are progress. Campground needs new springs in the bathroom doors and a new ventilation system to prevent mold.

Judy Race (Collections) – Lori Lancaster and Dawnna Pavelka will be Co-Chairs for Collections

Patti Brown (Social Activities) Thank everyone that donated supplies and decorations for social events, watch for future events on social media, newsletters, and website. Fundraiser in progress. Need for volunteers.

Dan Burroughs (Roads and Forestry) – Last winter in November we had 28.5 inches of snow in a 24-hour period followed up by 4 feet of snow in the next four days. Eight days following that we had a total of 6 feet. A record snowfall. Truck could not push back the snowbanks a bulldozer was brought in to push back the banks. The Ice Storm followed. It was determined to be a National Disaster. Brine is .35 a gallon we use 35,000 gallons to brine the trails in each application. Forestry Program – they started late, but managed to get it done. Timberline Logging will help grind up all the brush at the ballfield and haul it away.

Gary Smith (Long-Range Planning) – Next big agenda item is the main gate road (Arapahoe) repaired.

Tiffany Race (Building)

Katie Warner (Website) – Moving forward to better share information with the membership.

Questions on Reports Submitted by Officers and Chairpersons

None.

Comments and/or Concerns for the Members

Caroyln Wright – shared her concerns that the Board does not act as a Board, it took a year and a half to respond to a complaint, and the need vote in your best interest.

Ron Race, Sr. – shared his concerns about the division in the community.

Theresa Drake – shared her concerns about the campground's two dog limit rule and young kids driving gas quads using the campground drive as a race track.

Ron Race, Jr. – shared his pride in serving on the truck committee – shared that there is only one official Facebook page.

Gary Thurston – shared his concern about the Annual Campground Site rate increase and questioned why the Daily Campground Site rates are not increased.

Request for the consideration of a motion for a "Vote of No Confidence"

Phil Sandberg read his motion for a "Vote of No Confidence"

Discussion by Members: Brook James, Gary Smith, Dan Burroughs, Judy Race, Paul Cutting, Tiffany Race, Ron Race, Sr., Cindy Smith, Ron Race, Jr. Randy Burroughs, Taylor Matuzak, Edward Wentz, Matt Sargent, Katie Warner, Carolyn Wright, Tracey Duty, Dorothy James, and Tom Roczyki.

Scott Bicknell called the question – 161-0 in favor of ending the discussion.

Motion by Phil Sandberg, supported by Randy Burroughs for a Vote of No Confidence in Paul Cutting, Dan Burroughs, Ron Race, Sr., Ron Race, Jr., Tiffany Race, Judy Race, Gary Smith, and Cindy Smith.

Motion failed, 21-89.

Request for consideration of a motion to recall Dan Burroughs

Phil Sandberg read his motion to recall Dan Burroughs

There was no discussion before Scott Bicknell called the question – 96-3 in favor of ending the discussion.

Motion by Phil Sandberg, supported by Ken Brown, to recall Dan Burroughs. Motion failed, 15-85.

**DRAFT\*\*\*\* Minutes of the Annual LAPOA Membership Meeting PAGE 3\*\*\*\*DRAFT****July 5, 2025**

Request for consideration of a motion to distribute the Yearly Itemized Expense Report to the Membership when checking in at the July Annual Membership Meeting.

Discussion by Members: Scott Bicknell, Randy Burroughs, Katies Warner, Karoline Kinjorski, Nicole Burroughs, Carolyn Wright, Tracey Duty, Ed Wentz and Katie Swank.

Motion by Phil Sandberg, supported by Karoline Kinjorski, to distribute the Yearly Itemized Expense Report to the Membership when checking in at the July Annual Membership Meeting. Motion passed, 78-16.

Elections of Board Members

Nominations from the Floor:

Nicole Burroughs

Dave Johnston

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 12:51 p.m. for the election.

Election Results: Cindy Smith: 139; Rachel Wheaton: 138; Karoline Kinjorski: 137; Troy Gahm: 128; Dave Johnston: 99; Nicole Burroughs: 59; Phil Sandberg: 57.

Tracey Duty reconvened the meeting at 2:23 p.m. and announced the five winners of the election. All five will serve three-year terms.

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

## **2026 Mail-in Ballot for LAPOA Board of Directors, Bylaw Changes and AMA Hare Scramble**

### **THIS BALLOT HAS THREE PAGES!!!!**

There is a potential for six (6) Board of Director seats available for terms of three years. There are 5 open seats and if the Bylaw Change increasing the number of Directors from 14 to 15 is ratified by the Membership, then there will be six (6) open seats. If the Bylaw Change is not ratified, then the five (5) nominees with the highest number of votes will be seated. All mail-in ballots must be in the hands of the secretary twenty-four 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. Additionally, this year there will be a Board Member at Lancaster Hall on July 4 to hand out ballots and receive completed mail-in ballots.

Ballots will also be distributed at the annual meeting on July 11, 2026, 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 six (6) nominees** by placing an X on the line next to the name(s) of the person(s) you wish to vote for. There may be two Xs 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.

#### Board Nominees (listed in alphabetical order)

\_\_\_\_\_ Patti Brown (self-nominated)

I have served on the Board as the Social Committee Chair for the past three years. I wish to continue serving, you the members, by bringing positive change as we grow. I make this promise, by listening to you I will help support and strengthen all of the 22+ committees that make up the Board. Over the last three years there has been progress through listening, striving for more transparency, and building trust.

\_\_\_\_\_ Nicole Burroughs (self-nominated)

I grew up in Lake Arrowhead for much of my childhood and returned about six years ago. After moving back, I joined the Board to reconnect and be more involved in the community. Being part of the social committee was especially rewarding, allowing me to meet so many wonderful people and build meaningful connections. I would be honored to serve again, bringing back some of the traditions that made this community so special while also contributing to the positive changes needed for its future.

\_\_\_\_\_ Randy Burroughs (self-nominated)

My name is Randy Burroughs, a proud resident of our community since 1980 and a former board member. Now retired, I have the time and dedication to serve again and advocate for our members. I care deeply about our community and want to be a steady, approachable voice, listening, addressing concerns, and supporting ideas. Lake Arrowhead has been my home for decades, and it means a great deal to me.

\_\_\_\_\_ Paul Cutting (nominated by Ron Race, Sr.)

Paul was a 3-time LAPOA President and a Board Member for 6 years. He has a keen interest in the future of our community. He has served on a Condo Association Board of Directors, Neighborhood Association President, Trustee of Texas Township Board, and Texas Township Treasurer. This foundation gives him experienced and knowledge to offer to our Association. He is eager to work in the best interest of our entire community.

\_\_\_\_\_ Matt Daly (self-nominated)

I have owned property in Lake Arrowhead for 24 years, raised two kids in this community and I am a year-round full-time resident. This neighborhood has been a huge part of my life and I would like to give back by getting more involved. As a business owner, I work daily in project management, problem solving and keeping complex tasks moving forward. I am very solution oriented and comfortable navigating challenges with a calm practical approach.

\_\_\_\_\_ Chase Gonion (self-nominated)

I am a life-long Michigan resident and have been coming to Gaylord for almost 15 years. I have owned a place in Lake Arrowhead since 2019. I love our area and all it has to offer of the up north way of life. Having served in almost every role on past boards and current boards, I am very familiar of how they operate and the importance of them. I have good knowledge of real estate, contract work and property management.

\_\_\_\_\_ Cynthia Huyghe (self-nominated)

I have served as the LAPOA Board Secretary for the past 3 years helping to guide the Board to better governance, policy and bylaw development. I am a year-round resident of our beautiful community and am retired. LAPOA is my forever home. I will continue to act in the best interest of the membership. In my past life, I served as the Recording Secretary for a Board of Education for over 25 years.

\_\_\_\_\_ Ron Race, Sr. (nominated by Buddy Pardo)

Ron has served for 14 years on the LAPOA Board and is a two-time past President. Ron loves our community and has been part of it since 1964. Ron has served on numerous boards involving law enforcement, safety and community. For the last 16 years he has served as Secretary for the Gaylord Country Club. Ron enjoys donating his expertise to protect and enhance the amenities of our wonderful Lake Arrowhead.

\_\_\_\_\_ Josh Sherrick (nominated by Troy Gahm)

Josh has been a dedicated member of the Lake Arrowhead area for more than 10 years. Throughout his career, Josh has shown dedication, integrity, and a strong work ethic. He is someone who understands responsibility, values teamwork, and is willing to put in the effort needed to improve and support the community. Josh cares deeply about the Lake Arrowhead community and would serve with honesty, commitment, and professionalism.

\_\_\_\_\_ Gary Smith (nominated by Judy Race)

Gary is a long term, dedicated member of Lake Arrowhead. Gary retired from the MI Department of Corrections after 33 years. He and his wife Cynthia became members of LAPOA in 1998. They spent the first 10 years in the campground before building their first home in 2008. They built their second home in 2019. Gary has served two terms on the Board as part of the collections committee, campground support, and long-range planning.

\_\_\_\_\_ Chris Speen (nominated by Troy Gahm)

Professionally, Chris brings over 20 years of leadership experience in the landscaping industry where he has built a reputation for steady leadership, attention to detail, accountability, and long-term sustainability. He understands how to lead teams, solve problems and make practical decisions that benefit the bigger picture. Chris has previously served on the LAPOA Board for 6 years, two of which as Board President.

## 2026 Bylaw Changes for Ratification by the Membership (Circle one: either Yes or No)

YES NO ARTICLE VI - MEMBERSHIP MEETINGS

Section 1. The regular annual meeting of the Association Members shall be held on the ~~first~~**second** Saturday of July of each year on the Common Grounds or at such place designated by the Board of Directors and at such time as the Board of Directors shall determine. In the event of dangerous or inclement weather, the annual meeting of Members may be delayed to a later time in the scheduled meeting if necessary, to the following day. (Board approved, July 5, 2025)

YES NO ARTICLE VII - THE MANAGEMENT

Section 2. The Board of Directors shall be composed of ~~fourteen (14)~~ **fifteen (15)** members of the Association in good standing. Their term of office shall be for three (3) years, and they shall be elected for staggering terms as follows: ~~five (5) elected in 2005, four (4) elected in 2006, five (5) elected in 2007~~ **six (6) elected in 2026, four (4) in 2027, five (5) elected in 2028**, and follow in this order in succeeding years. Their term of office shall expire at the conclusion of the annual membership meeting of the corresponding year. (Board approved, October 11, 2025)

(Continued on next page)

## YES NO ARTICLE VI - MEMBERSHIP MEETINGS

Section 2. The following provisions apply to notice and conduct of the annual meeting:

## NEW SECTION

**h. The use of Zoom or other electronic communication platforms are allowed as a formal means of participation in the Annual Membership Meeting (not to include voting).** (Board approved-October 11, 2025)

---

## YES NO ARTICLE V - VOTING RIGHTS AND PROCEDURES

Section 4. Voting at regular or special meetings of the Members shall be conducted in accordance with the following provisions:

- a. Upon sign-in at the registration table, each Member eligible to vote, pursuant to Section 1 above, will be given a ~~voting card. Such cards will show the meeting date, and be a different color for each meeting.~~ **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 hold their card up to indicate affirmation.~~ **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.** (Board approved - November 3, 2025)
- 

## YES NO ARTICLE V – VOTING RIGHTS AND PROCEDURES

Section 6. Voting procedure for electing Board of Directors

- f. Mail-in ballots will be opened and counted within twenty-four (24) hours prior to the Annual Membership meeting, and all other ballots will be counted during a meeting recess called for that purpose. The ballots shall be opened and counted by the Secretary and with at least four (4) other Board Members. **The voting process shall be open to up to two (2) Members in Good Standing to attend as observers.** (Board approved - May 9, 2026)
- 

## YES NO ARTICLE VII THE MANAGEMENT

Section 13

- b. Regular meetings of the Board shall be scheduled for February, **April**, May, July, August, **September**, October and December with the specific dates to be established by the Board at the first meeting after the Annual Membership Meeting in July. The July meeting will be held for the purpose of setting meeting dates, ~~assignment of responsibilities~~, appointment of officers and any urgent matters.
- h. The President of the Association may permit Board Members to attend up to ~~two (2) meetings~~ **fifty (50) percent of the regular meetings** of the Board during a twelve (12) month period by video or other telecommunication conferencing. Such permission shall be obtained from the President prior to any regularly scheduled meeting of the Board. (Board approved May 9, 2026)
- 

**Non-Bylaw additions to the ballot (Circle one: either YES or NO)**

## YES NO HOST AMERICAN MOTORCYCLE ASSOCIATION (AMA) HARE SCRAMBLE

Host a minimally-invasive, one-day Hare Scramble (dirt bike race) put on by District 14 of the AMA (American Motorcycle Association) post Labor Day weekend of 2027 (date TBD), and allow usage of LAPOA's common property between Arapahoe Trail and Big Stump Trail roads. The race course will be inside our established trail system area. By Hosting, LAPOA will be renting the common property to a Promoter in order to raise funds for the association for long-term planning projects and improvements (Not General Upkeep).

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

**DATE: July 11, 2026**

**TIME: 9:00 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 5, 2025 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. ARTICLE VI - MEMBERSHIP MEETINGS

Section 1. The regular annual meeting of the Association Members shall be held on the ~~first~~**second** Saturday of July of each year on the Common Grounds or at such place designated by the Board of Directors and at such time as the Board of Directors shall determine. In the event of dangerous or inclement weather, the annual meeting of Members may be delayed to a later time in the scheduled meeting day, or if necessary, to the following day. (Board approved - July 5, 2025)

B. ARTICLE VII - THE MANAGEMENT

Section 2. The Board of Directors shall be composed of ~~fourteen (14)~~**fifteen (15)** members of the Association in good standing. Their term of office shall be for three (3) years, and they shall be elected for staggering terms as follows: ~~five (5) elected in 2005~~ **(6) elected in 2026**, ~~four (4) elected in 2006~~ **four (4) in 2027**, ~~five (5) elected in 2007~~ **five (5) elected in 2028**, and follow in this order in succeeding years. Their term of office shall expire at the conclusion of the annual membership meeting of the corresponding year. (Board approved -October 13, 2025)

C. ARTICLE VI - MEMBERSHIP MEETINGS

Section 2. The following provisions apply to notice and conduct of the annual meeting:

**NEW SECTION**

**h. The use of Zoom or other electronic communication platforms are allowed as a formal means of participation in the Annual Membership Meeting (not to include voting).** (Board approved - October 11, 2025)

D. ARTICLE V - VOTING RIGHTS AND PROCEDURES

Section 4. Voting at regular or special meetings of the Members shall be conducted in accordance with the following provisions:

- a. Upon sign-in at the registration table, each Member eligible to vote,

pursuant to Section 1 above, will be given a ~~voting card~~ **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 hold their card up in affirmation~~—**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.** (Board approved - November 3, 2025)

#### E. ARTICLE V – VOTING RIGHTS AND PROCEDURES

##### Section 6. Voting procedure for electing Board of Directors

- f. Mail-in ballots will be opened and counted within twenty-four (24) hours prior to the Annual Membership meeting, and all other ballots will be counted during a meeting recess called for that purpose. The ballots shall be opened and counted by the Secretary and with at least four (4) other Board Members. **The voting process shall be open to up to two (2) Members in Good Standing to attend as observers.** (Board approved - May 9, 2026)

#### F. ARTICLE VII THE MANAGEMENT

##### Section 13

- b. Regular meetings of the Board shall be scheduled for February, **April**, May, July, August, **September**, October and December with the specific dates to be established by the Board at the first meeting after the Annual Membership Meeting in July. The July meeting will be held for the purpose of setting meeting dates, ~~assignment of responsibilities~~, appointment of officers and any urgent matters.

- h. The President of the Association may permit Board Members to attend up to ~~two (2) meetings~~ **fifty (50) percent of the regular meetings** of the Board during a twelve (12) month period by video or other telecommunication conferencing. Such permission shall be obtained from the President prior to any regularly scheduled meeting of the Board. (Board approved - May 9, 2026)

#### G. HOST AN AMERICAN MOTORCYCLE ASSOCIATION HARE SCRAMBLE

Host a minimally invasive, one-day Hare Scramble (dirt bike race) put on by District 14 of the AMA (American Motorcycle Association) post Labor Day weekend of 2027 (date TBD), and allow usage of LAPOA's common property between Arapahoe Trail and Big Stump Trail roads. The race course will be inside our established trail system area. By Hosting, LAPOA will be renting the common property to a Promoter in order to raise funds for the association for long-term planning projects and improvements (Not General Upkeep).

#### H. 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.

**Zoom option: Zoom log in link:**

**<https://us02web.zoom.us/j/5863197705?pwd=RTNIUkhHWURzRmF3a1h6VW5uVDRKZz09>**

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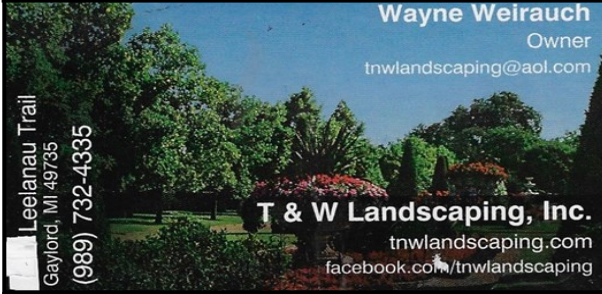
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