

Minutes of the Lake Arrowhead Property Owners Association

Board of Directors Special Meeting

June 29, 2026

Call to Order: Meeting was called to order by President Dave Johnston at 6:34 p.m. in Lancaster Hall.

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

Deed Restrictions Committee Members Lori Lancaster and Dawnna Pavelka shared opening comments as follows:

- Thanked the members for engaging in the process
- Times have changed – the updated document is thoughtful look at the way the world is now
- Perception is that the Board does nothing and does not listen – need to be fair and consistent for everyone
- Committee was made up of 7 diverse opinions – we set our own preferences aside
- Not everyone will agree with the changes
- The final decision will be up to the individual property owners on whether they sign the document
- Board approves the proposed language- nothing changes by finalizing the language – it will need to be sent out to all 650 Property Owners for notarized signatures
- We must receive 51% of notarized signatures from the property owners in each of the subdivisions
- Everyone's opinion is as valuable as anyone else's
- Unfortunately, previous Boards have not enforced the Deed Restrictions – Members want enforcement
- We looked at the whole document section by section to update them with the attorney's guidance
- Surveys were developed by the Committee, they were not perfect, we are not professional survey writers
- The new document is less restrictive than the current document and provides for compromise on the hot button issues

II. Open Floor – Comments regarding the Proposed New Declaration of Deed Restrictions:

Tom Rozycki - Shared his concern about not asking the membership before beginning the process-something has to be done – doesn't doubt the document – need to get the votes – seek second legal opinion.

Paul Cutting – Shared his concern that a time limit should be set on returning of signed document and the cap on short-term rentals.

Chris Speen – Shared his concern that the members should have been asked if they want enforcement.

Ron Race, Sr – Shared his concern about the survey.

Ken Crittenden – Shared his concerns that the current Deed Restrictions need updating to avoid lawsuits.

Judy Race – Shared her concerns about the short-term rental cap – attorney contact process – this needs to be done – do it right the first time.

Brian Elliott – shared his concerns that we need to protect the Association – Board was elected to make decisions – updated document is needed.

Troy Gahm – Shared his concerns about moving too fast – 90% of the document is awesome – big impacts will be made

Ed Wentz – Shared his concerns about the survey and the short-term rental cap.

III. Amended and Restated Declaration of Deed Restrictions

Motion by Cyn Huyghe, seconded by Lori Lancaster to approve the proposed Amended and Restated Declaration of Deed Restrictions and to move forward with the mailing and signature gathering process. Motion passed 7-5-1. (Cyn Huyghe, Rachel Wheaton, Katie Warner, Dawnna Pavelka, Lori Lancaster, Patti Brown and Dave Johnston voted Yes. Dan Burroughs, Troy Gahm, Gary Smith, Cindy Smith, and Tom Rozycki voted No. Karoline Kinjorski abstained.

IV. Adjournment

Motion by Dan Burroughs, seconded by Cyn Huyghe to adjourn. Motion passed, 13-0. The meeting adjourned at 8:21 p.m.

Respectfully submitted by
Cyn Huyghe, LAPOA Secretary