Minutes of the Lake Arrowhead Property Owners Association Board of Directors Meeting

Date: July 11, 2026 (Organizational Board Meeting Following the Annual Meeting)
Location: Place

Call to Order: Meeting was called to order at 4:30pm in Lancaster Hall.

Attendance:

- **Present:** Karoline Kinjorski (Secretary), Lori Lancaster (Co-Treasurer), Dawnna Pavelka (Co-Treasurer), Ron Race Sr., Rachel Wheaton, Katie Warner, Chris Speen (Vice President), Troy Gahm, Dan Burroughs, Gary Smith, Cindy Smith.
- **Absent:** Matt Daly, Paul Cutting, Dave Johnston (Dave participated by telephone during election of officers).

Election of Officers

The Board conducted elections for the 2026-2027 term:

- **Secretary:** Katie Warner moved to elect Karoline Kinjorski as Secretary. Lori Lancaster seconded the motion. **Vote: 10 in favor, 0 opposed, 1 abstention (Karoline Kinjorski). Motion carried.**
- **Co-Treasurers:** Ron Race Sr. moved to elect Lori Lancaster and Dawnna Pavelka as Co-Treasurers. Rachel Wheaton seconded the motion. **Vote: 9 in favor, 0 opposed, 2 abstentions (Lori Lancaster and Dawnna Pavelka). Motion carried.**
- **President:** The Board discussed its established succession practice under which the Vice President assumes the presidency. Dave Johnston participated by telephone and confirmed that he was willing to continue serving as President. Dave Johnston remains President.

- **Vice President:** Katie Warner moved to elect Chris Speen as Vice President. Troy Gahm seconded the motion. **Vote: 10 in favor, 0 opposed, 1 abstention (Chris Speen). Motion carried.**

Huron Pines Invasive Species Project

Ron Race Sr. presented a proposed three-year agreement (2026–2028) with Huron Pines for the treatment and eradication of invasive phragmites and other species around Big Bear Lake and Little Bear Lake.

- **Project Cost:** Approximately $4,800 total.
- **Funding:** A governmental program will cover 50%, leaving the Association responsible for $2,400.
- **Source:** Funding to be drawn from the Parks and Recreation budget.
- **Motion:** Dan Burroughs moved to approve the contract, seconded by Gary Smith. **Vote: 11 in favor, 0 opposed. Motion carried.**

Security Camera Project

The Board reviewed the status of the unfinished security camera project, noting the requirement for an additional network video recorder and general repairs.

- **Funding:** A member offered a $1,500 contribution. The Association's additional contribution is capped at $1,000.
- **Motion:** Ron Race Sr. moved to authorize an expenditure not to exceed $1,000. Rachel Wheaton seconded. **Vote: 10 in favor, 1 opposed (Katie Warner). Motion carried.**
- **Note:** Katie Warner expressed discomfort approving the expenditure without reviewing documentation.

Firewall and Network Security Updates

The Board reviewed a proposal for updating the Association's network infrastructure, including a Ubiquiti gateway, firewall, cybersecurity filtering, and a wireless access point.

- **Motion:** Chris Speen moved to approve an expenditure of $1,392.56. Troy Gahm seconded. **Vote: Unanimous. Motion carried.**

2026–2027 Board Meeting Schedule

The Board approved a revised schedule featuring a mix of Monday evening and Saturday morning meetings.

Date	Time	Meeting Type
Monday, August 10, 2026	6:30 p.m.	Regular Meeting
Saturday, September 12, 2026	8:00 a.m.	Regular Meeting
Saturday, October 10, 2026	8:00 a.m.	Regular Meeting
Monday, December 7, 2026	6:30 p.m.	Regular Meeting
Saturday, February 13, 2027	8:00 a.m.	Regular Meeting
Saturday, April 10, 2027	8:00 a.m.	Regular Meeting
Saturday, May 8, 2027	8:00 a.m.	Regular Meeting
Saturday, July 3, 2027	9:00 a.m.	Annual Membership Mee…

Note: No regularly scheduled meetings will be held in November, January, March, or June.

Motion: Lori Lancaster moved to approve the schedule, seconded by Katie Warner. **Vote: 11 in favor, 0 opposed. Motion carried.**

2027 Annual Picnic

Dawnna Pavelka will contact Alice and Fango to begin arrangements. The Board discussed coordinating the picnic with the July 3, 2027 Annual Meeting. No formal motion was recorded.

Sale of Red Maintenance Truck

The Board discussed selling the 1993 Navistar truck and associated equipment through Repocast. The estimated value is $10,000 to $15,000.

- **Motion:** Dan Burroughs moved to authorize the sale with a minimum price of $10,000. Troy Gahm seconded. **Vote: Unanimous. Motion carried.**
- **Follow-up:** Dawnna Pavelka will determine applicable fees.

Committee Assignments and Staffing

- **Assignments:** Committee reorganization and assignments were deferred until the August 10 meeting.
- **Staffing:** A current maintenance employee submitted notice effective July 20. The Board agreed to advertise one combined position for campground and maintenance duties.

Board Communications and Records

- A new group text will be established for the Board.
- The Secretary will assist in organizing Board email communications and establishing a shared Google Drive folder for documents.
- Privacy Note: Personal telephone numbers and email addresses will be omitted from public minutes.

Other Business

The Board briefly discussed the purchase of a refurbished owl deterrent device (approx. $1,000). The matter will be placed on a future agenda.

Adjournment

Motion: Ron Race Sr. moved to adjourn, seconded by Cindy Smith. **Vote: Unanimous. Motion carried.**
The meeting adjourned at 5:30pm.

Respectfully Submitted by
Karoline Kinjorski, LAPOA Secretary

Approved by the Board on: Date