Minutes of the Annual LAPOA Membership Meeting

July 11, 2026

The meeting was called to order with the Pledge of Allegiance by President Dave Johnston at 9:12 a.m.

We had a Quorum with 95 members in attendance at the start of the meeting.

All Board Members were in attendance.

<u>Motion by Cyn Huyghe, supported by Dawnna Pavelka, to accept the Minutes of the July 5, 2025 Annual Membership Meeting. Motion passed, unanimously.</u>

Treasurers Report: Record snowfall and, ice storm cost $54,000 covered by forestry and gas well income - Prices on everything are increasing – Dues barely covers the operating costs of the association – Mindful of every dollar spent – The lean-to at the Maintenance Barn that collapsed will be replaced by insurance claim – collected 89% of dues – Final campground electrical upgrade payment was made – Reserve at $65,000 after the purchase of the new truck - QR code for Detailed Expense Report

<u>Oral Reports of Committee Chairpersons</u>
Committee Chairperson introduced themselves and made comments as needed:
Dan Burroughs (Roads, Grounds and Equipment) Record snowfall last winter – 36 inches of rain this Spring – Earthworks using a grader has been making repairs and will also make repairs to the shoulder of Arapahoe so it does not wash out – purchased over a 1,000 yards of Afton stone and 23A gravel for the washouts on the most traveled roads – only way to fix roads is to throw money at it
Tom Roczyki (Long-Range Planning) Seeking proposals from engineering firms – need to change the grade of Arapahoe, widen the shoulder and create a pitch – estimate $43,000 for engineering, specifications, and Geotech work.
Troy Gahm (Building Control) Learned a lot this year – reviewed numerous building applications – focus on consistency, transparency and communicating with members – working on building process handbook – community outreach with members
Building Maintenance (Tom Roczyki) – Lean-to at the Maintenance Barn collapsed – insurance claim – working with the contractor on design change rather than direct replacement
Collections (Lori Lancaster) payment plans have been setup that for those that owe over $1,000
Communications (Karoline Kinjorski) 25 Members communications – 3 FAQ documents – Facebook governance framework – consistency and accountability – suggests that Facebook page will be for Board communication only without a comment section – separate page for folks to discuss and have back and forth communication – requesting feedback – email the Board if you have anything that needs to be addressed
Deed Restrictions Committee (Lori Lancaster) Lori read the letter that will go out in the informational packet with the Amended and Restated Declaration of Deed Restrictions that will be mailed to all 650 Property Owners for signature. The document will need signatures of 51% of owners of lots in each of the six subdivisions to be adopted for that subdivision.
Emergency Preparedness (Katie Warner) – An Emergency Generator was purchased and hookups were installed at Lancaster Hall and the Maintenance Barn – An Emergency Fund was created
Environment and Zoning (Troy Gahm) Focus on property upkeep (junk/debris, property that has fallen into disrepair – goal to maintain our property values
Real Estate (Troy Gahm) Stable market in LAPOA – 18 publicly advertised listings – 15 homes, 3 lots – residential home sales traded from the low $200,000 to the upper $500,000 range

Forestry (Dan Burroughs) Contract signed in 2021 - there will be a cut this year under the direction of Martel Forestry along Arapahoe Trail, Hayes Tower and the Maintenance Building and Trash Compactor
Gary Smith (Long-Range Planning) Electric upgrade loan has been paid off – money will now be set aside for campground improvements
Minerals/Gas Wells (Dave Johnston) $2.94 mcf – should do alright this year
Parks, Lakes and Safety (Katie Swank) Ice storm cleanup went well – waiting on the invasive species report update – added sand to the volleyball court – left a budget plan for the next Chairperson
Personnel (Dawnna Pavlek) Thanked Cindy Smith for her years as campground manger – she is retiring at the end of July – job posting on the website
Pool (Dave Johnston) Pool is going well
Resolution (Karoline Kinjorski) Received 5 submissions this year – sent out responses and action plans - form on website
Security Cameras (Tom Roczyki) Campground cameras need repair – not currently working – DVRs at campground and maintenance need to be upgraded – estimated cost $1,700 – recent thefts in the campground – cameras need to work
Social (Patti Brown) Rough year due to weather – Halloween event had to be cancelled due to rain – Christmas Candy Land in Lancaster Hall was packed – Easter egg hunt was cancelled due to ice storm and trees down in the park – working on creating activities that are not weather related – Movie night was a great success
Technology/Website (Katie Warner) Exploring a website that is private to member only access – looking into upgrading technology equipment for Board meetings
Newsletter (Dawnna Pavelka) Looking for ideas and suggestions for newsletters

Comments from Members
Dorothy James thanked the Board for putting the Bylaw changes on the ballot and shared her concern about lake water quality.
Judy Race shared her concerns about the Deed Restrictions process.
Bill Jarrett shared his concern about limiting short-term rentals.
Chris Speen shared his concerns about Lake Health Study and Annual Picnic date.
Chase Gonion shared his concern about the Budget and the Deed Restrictions process.
Katie Warner shared her concern about electing the right people to the Board and the need to purchase a road grader to fix the roads.
Randy Burroughs shared his concern about the main gate road and the budget.
Patti Brown shared her concern that the Deed Restrictions need to be updated.
Ed Wenz shared his concern about survey, road grader, short-term rental limits, members camping in their pole barns, road maintenance, and generator purchase.
Karoline Kinjorski shared her concern about the survey, short-term rentals, same rules for residents and short-term rentals, and revenue generating ideas.
Tom Roczki shared his concern about the campground reinvestment fund, shifting funding within the budget and creative fundraising ideas.
Ron Race, Sr. shared his concern about the invasive species study and enjoying our community.
Dan Burroughs shared his concern about cost of everything, budgeting, membership meeting date, and fixing roads.
Jake Schutter shared his concern about expanding community growth.
Lori Lancaster shared her concern about members needing to get involved on the committees.
Philip Huyghe shared his concern about short-term rentals and the need to update the Deed Restrictions.

II. Unfinished Business
None.

IV. New Business

NOTE: The color-coded voting system was used for the first time. In addition to the voting cards collected at the meeting, this was the first year that Bylaw Changes were also included on the mail-in ballot. The totals stated below are a combination of the mail-in votes and the cards collected at the meeting.

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 Bid 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).
Motion by Cyn Huyghe, seconded by Dave Johnston the motion failed 57-170.

A. ARTICLE VI – MEMBERSHIP MEETINGS
Section 1. The regular annual meeting of the Association Members shall be held on the 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.
Motion by Katie Warner, seconded by Cyn Huyghe, the motion failed 89-125.

B. ARTICLE VII – THE MANAGEMENT
Section 2. The Board of Directors shall be composed of 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: (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.
Motion by Karoline Kinjorski, seconded by Katie Warner, the motion failed 102-112.

C. ARTICLE VI – MEMBERSHIP MEETINGS
Section 2. The following provisions apply to notice and conduct of the annual meeting:
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).
Motion by Katie Warner, seconded by Dave Johnston, the motion passed 139-76.

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 set of color-coded cards. Such cards will show the meeting date and contain the words "YES" or "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 by Cyn Huyghe, seconded by Katie Warner, the motion passed 135-84.

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.
<u>Motion by Dawnna Pavelka, seconded by Lori Lancaster, the motion passed 143-68.</u>

F. ARTICLE VII THE MANAGEMENT
Section 13
c. 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 Boad at the first meeting after the Annual Membership Meeting in July. The July meeting will be held for the purpose of setting meeting dates, appointment of officers and any urgent matters.
h. The President of the Association may permit Board Members to attend up to 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.
<u>Motion by Kattie Warner, seconded by Patti Brown, the motion passed 125-89.</u>

V. <u>Elections of Board Members</u>
Nominations from the Floor:
None.

Nominations were closed.

All candidates on the ballot and those nominated from the floor were asked to introduce themselves. President Dave Johnston called for a recess at 12:28 p.m. for the election.

Election Results:
Chris Speen 171; Ron Race, Sr. 152; Paul Cutting 140; Matt Daly 129; Gary Smith 124; Chase Gonion 104; Nicole Burroughs 82: Josh Sherrick 69: Cyn Huyghe 55: Randy Burroughs 52; Patti Brown 47.

Vice President Dan Burroughs, reconvened the meeting at 4:30 p.m. and announced the five winners of the election. All five will serve three-year terms.

At 4:30 p.m. Cyn Huyghe motioned to adjourn, seconded by Katie Warner. The motion carried without objection.

Minutes prepared by Cyn Huyghe
LAPOA Secretary