

LAKE ARROWHEAD COMMUNITY CLUB

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BOARD OF DIRECTORS BUSINESS MEETING MINUTES

Date: Saturday 27 January 2024

The meeting was called to order at 10:05am by President Erick Balstad.

Attendees: President Erick Balstad, Secretary Dick Lamphere, Ron Rinehart, Brian Larson, Sharonda Amamilo, Paul Martin, Burton Johnson, Rebecca Kappelle, and Treasurer Jeannie Briney

Caretakers Peter, April, and Mitchell

Guests: 14

Minutes of the December 2023 board meeting:.. Brian made the motion to approve; Sharonda seconded. Minutes approved.

A discussion ensued regarding the delivery of minutes.

Correspondence:

- Letter from RV Associates upcoming water line replacement. Looking for a lay-down area, if they received the contract. Ron to check for a lay-down area.
- Three ACC forms turned into the board.
- Furnace Repair bid received from the company that checked the furnace. • Ted Donavan bid for Tree Removal.

Caretakers' Report:

- See attached Caretakers' Report
- Refrigerator in the lodge kitchen died. 33.5" x 67". Mike Delano mentioned that a burned cabin at Star Lake has a good refrigerator and stove the LACC may have for no cost. Mike left the meeting to measure the refrigerator, It will fit the space in the lodge kitchen.
- Letter from 2014 PUD 3 regarding the street light on 51 West Totem Drive. (See attached). The monthly bill for the street light is \$73.20 per month. A solar light to replace the street light suggested.
- Roland suggested the LACC pile of limbs in the western area be burned rather than chipped. Pile needs to be separated into small burn piles. Roland and Mike Delano Volunteered to work with Peter. Roland volunteered to bring 200 feet of water hose for fire protection.
- Caretaker provided the Record Retention Policy. (See attached)

General Members' Concerns:

- Mike Delano mentioned that Star Lake installed mini-splits in their common area.
- Jim Coble Div 6 Lots 32, 33, and 36: Has an issue about how the Board conducts business. He provided each board member with a printed copy of his/her Mason County Tax record to show how easy it is to obtain information on-line.
- Discussion regarding Paul Martin's request for information. Sharonda explained the details.
- Due to rude comments and actions of the guests, Erick threatened to close the meeting.
- If the yes box is checked on the billing letter, LACC is not committed to verify status.
- Mike Delano has an application on his phone accessing Mason County tax records. ● Shane Hughes asked about turning in a false document if the yes box is marked.
- Jason Ross Div 2 Lot 15: PIA (Public Information Act) Be sure LACC information is safeguarded against information being released into the wrong hands. ● Budget will be delivered.

Treasurer's Report:

- See attached report
- Only two past due accounts for dues.
- Brian motioned to approve the treasurer's report. Ron seconded: motion passed.

Lake Environment:

- Doug Dorling, the lake treatment person, passed away last week.
- Bids required for weed control treatment. Mike Delano volunteered to check with Star Lake member who treats Star Lake.
- Mike contacted the Nisqually Fish Farm to recommend not having the August fish plant due to the warm water fish kill rate. Less expensive to plant in the fall.
- Discussion regarding changing the date of the Fishing Derby; will remain the same for 2024, but may change to Memorial Day weekend in the future, The Lake Environment Committee to check on dates.
- Check with Andrew regarding lake treatment.

Architectural Control Committee:

- Gusman-Tucker Div 5 Lot 29: Tree removal. Three dangerous trees; approved, awaiting Mason County Permit.
- Patti Downey-Ward Div 3 Lot 100: Pole Building: Mason County Building Permit Number 2023-01356. Approved.
- Paul Downey Div 3 Lot 101: RV Cover; Mason County Building Permit Number 2023-01355. Approved.
- Carrie Arndt Div 4 Lot 36: did not respond within 30 days regarding the retaining wall. Should the fine be implemented? The Board told April to move forward with the fine and cash the \$250 check received. (See 23 December minutes).

- Shane Hughes: Setbacks in question. Mason County sending letter regarding setback from wetlands. Tabled until next meeting. Shane required to submit a new drawing and ACC form.
- Ron Hardy stated Board members are not in compliance. Request more information from Paul Martin and Burton Johnson for projects and setbacks for sheds.
- Laurice: Sending letters and questioning her rights. Rights to be returned once she moves her gate on the access road.
- Questions raised regarding shipping containers. Not harmonious with surrounding areas..

Old Business

- The longhouse furnace is inoperable. Bids for repairs received; but the bids did not reflect what the repairmen stated. The control board is bad. Joe researched replacement of the board but could not match the number. Sharonda made the motion to allow money to call a furnace repair company; Burton seconded; motion passed.
- Mason County permit required for tree removal and rock wall on the shoreline.
- Brian motioned to try a voice recorder for taking meeting minutes. \$100 per year fee. Sharonda seconded the motion. Motion passed.
- When should minutes be sent to the Board. Richard resigned from the secretary position. Rebecca Kappale voted in as secretary. Minutes posted on LACC website as unofficial; prior to Board approval.

New Business:

- Div 4 Lot 1: should LACC proceed with foreclosure? Lien \$2,864.75. Brian motioned to proceed with foreclosure: Ron seconded; Motion passed.
- Welcome package for new members requires an update.
- Erick found paperwork from 3 September 2011 regarding changing the covenants to allow trailers to remain on properties and to be inhabited with approved septic. Passed by the the membership 41 to 12. 1 October 2011 Ted Donovan questioned the covenant change by asking whether there was a majority voting. 25 April 2011: Resolution faxed to Erick
- Committee members must be in good standing with LACC. Discussion held on the process.

Upcoming Board meeting dates: 24

February 2024; 10am in the Longhouse

Meeting adjourned at 2:23pm.

Jan Lamphere for Dick Lamphere