



May 24, 2025, Meeting Minutes

CALL TO ORDER

The 2025 Owners Meeting was called to order at 10:00 am, Saturday, May 14, 2025, by Ken Beauchesne, President.

ATTENDANCE

Board Members

Ken Beauchesne, President

Steve Griffin, Vice President

Mickey Ward, Treasurer

Sandi Davison Secretary

Jason Kendall, Board Member, Park Health and Safety

Sharon Tolley, Board Member

Terry Post, Board Member, Social Committee Chair

David Willis, Alternate Member

Brenda Bayer Alternate Member

OPENING SESSION

The meeting began with the Pledge of Allegiance to the Flag and an opening prayer.

Ken welcomed all members to the meeting, indicating the agenda for the meeting would include reports, park updates, and then the board would address any miscellaneous business.

Proof of notice of Meeting

Ken explained the notification of meeting requirements per our Bylaws and added that the original announcement of the meeting was shared at the six weeks out date, followed by weekly notifications to make sure everyone had an opportunity to read it.

Reading of Previous Meeting Minutes

The current Secretary, Sandi Davison, was asked to read the 2024 minutes.

Introduction of New Owners

Ken said there had been a big turnover in the park. He asked all new owners since the last meeting to please raise their hands. There were around 8 to 10 turnovers represented. All were welcomed to the park.

Officer Reports

Ken said he was pleased to be able to share with members that our HOA fees are relatively small compared to other parks in the area. He said we can maintain this because we are fortunate to be able to do a lot of necessary work by utilizing owner volunteers. He also added that we had several unexpected expenses spread over the past couple of years, but we are now pretty much on solid ground with repairs.

Budget Report

Mickey Ward, Treasurer, was asked to update the board with the financial report. Mickey said we currently have \$40,888.06 in the general funds and \$28,4532 in reserves.

Ken added that we project the next year's funds in an October meeting by assessing the previous year and budgeting to maintain the lowest HOA fee possible, up to no more than 10% of the previous year. The reserve money was questioned why we don't have more and our answer is the reserve is generally around 30% to 40% of our operating budget and is sufficient for our forecasted needs. He also added that we had several unexpected expenses spread over the past couple of years, but we are now pretty much on solid ground with repairs.

ELECTION OF OFFICERS

Ken pointed out that we have a large turnover in this year's board. Current board members leaving the office this year include Ken Beauchesne, Steve Griffin, Sharon Tolley, Jason Kendal, David Willis, Brenda Bayer, and Terry Post. Ken added that with the exception of Sharon Tolley, all members were up for re-election.

PROPOSED COVENANT CHANGES

As in the past, the board requests that anyone wanting Covenant changes are asked to submit any request in the suggestion box. These will then be collected and put on the

current ballot. Unfortunately, suggestions cannot always just be put on ballot and accepted. Some always involve a lot of background work. For instance, obtaining county permissions, building codes, etc. The board cannot spend time prior to voting to research the necessary documentation for making any changes. Anyone wanting something to be voted on should present all the information themselves. When we vote, we vote only on whether or not we think something is a good idea. Any accepted suggestions must be followed up with the appropriate research. In February we sent out the requests for changes, but only a few owners responded. Consequently, this resulted in a list of proposed Covenant changes that still needed work. These were identified by **.

OTHER INFORMATION

Update on road resurfacing

Ken told the board that the roads were still holding out. And as requested in last year's meeting, he researched for quotes for the resurfacing. He said we will need a 10-year note for about \$80,000 which would include a depth of 1 ½ thick material. This would most likely require a special assessment yearly payment to owners of \$100 per year.

Social Chairperson report

Social Chair Terri Post reminded all owners that they need to check their emails for updates and upcoming activities. She also asked everyone to please check the Roster on the website to make sure their name, email, and phone numbers are correct. If they need a change or correction, please send an email to arrowheadhoa@yahoo.com and she will have the correct email and can update if needed.

Lawn Maintenance

Ken said that the current lawn maintenance company we use came to us and offered to continue with another contract at the same rate as this year. Their price of \$30,000 annually is lower than any other bids we had. A question was raised about the grass in the common areas and the park entrance. Ken said the Potts family own the lawn running across from RVs on Apache Bend. They let us use the plot but will not sell it nor give us permission to cut. As a result, we depend on volunteers to help with the maintenance.

Miscellaneous updates

There was a question about the owner's document. Ken said that when an owner moves into the park, they get a request for information. Once they reply, their account is unlocked and they can log in and set their password.

Owners were updated that when they are renting a lot, they must make sure the renters have a permanent address. Otherwise, you cannot rent to them.

A complaint about Lot 94 on Conley Creek was presented. Ken informed the owners that we are working on getting it cleaned up and working with the owner. Ken also said that we check the conditions of lots and campers in the park and if they are in disarray, we send a notice, and they must comply within 30 days. This check is usually done in June and/or spring. Other than that, most lots and campers are in good shape. A lot of RVs need washing. If you get notice and need assistance, let a board member know.

At this point, the meeting was adjourned for about an hour to count the ballots. The board would convene to discuss what is needed to move forward, etc. The board was adjourned at 10:50 am

Resume Meeting

The board meeting was resumed at 11:50 AM.

Vote results

Ken informed the board that this year's received ballots were an extremely low percentage. However, it was enough to pass or reject covenants and appoint new members of the board. Then he announced that none of the covenant changes passed. He added the closest was for size changes for storage sheds which failed by 5 votes; all others were not even close.

As for the officer elections, Ken clarified that votes for Board Alternate run on an annual basis and all other offices are 2-year assignments. With that, elected as the Board Members were Ken Beauchesne, Jason Kendall, Terry Post, Steve Griffin, David Willis 1st alternate, Brenda Bayer and Barbara Thomas 2nd alternate. Given the time limits on board service, next year we will have two open offices and two alternates. He asked all owners to seriously consider running for an office, so we don't have the same people re-enlisting. Fresh faces are always good for the entire community.

Tina Griffin, owner, suggested that we really need to have discussions on the covenant changes prior to voting. It was also suggested we could send out the ballot items early and make them retroactive for the following year. In other words, have discussions this year for a vote the following year.

An owner suggested that we hold a business meeting with a discussion session prior to the vote. In other words, we have a two-part board meeting. Then, after discussion session resume the board meeting and collect all ballots. Another suggestion was made that we possibly plan to put out the ballots early and have the discussion prior to the business meeting.

In conclusion, the board agreed on a two-part meeting next year with the first part beginning at 8:30 for discussions then casting their votes at the official meeting, beginning probably around 10:00 or 10:30 am.

As another owner suggested we possibly have two boxes for a vote on each covenant item: in other words, a definite “yes” or “no” box to check for each item which forces a decision as opposed to just being unsure.

Miscellaneous Discussions

Ken responded to a question about the current Internet service in the park, saying that the park used to have wired internet/cable buried in the park. The company dismantled and we did not renew a contract with the new carriers due to unavailability. It is still available for anyone who would like to join and pay independently. The park did research and located the current carrier to supply the park with free Internet. However, the park has so many trees that this often affects the service, sometimes requiring trees to be trimmed.

Brenda Bayer reported that the Totem pole at the corner of Apache Bend and Moccasin Lane is hollow. The pole needs repairing and if anybody is willing to help, we have materials available, any assistance would be appreciated. If you can give a little time to help, please reach out to Jason Kendall. There are still a lot of miscellaneous repairs needing attention. Anyone who can help with any small or large task, please call Jason.

A question was asked why washing machines were permitted ONLY in an RV. Ken responded that the septic system cannot handle heavy water flow. Machines designed for RVs do not put out as much water as the commercial and home sized ones that would be in storage sheds which could cause damage to our already aged system. Soap discharge into an rv's grey tank allows the soap bubbles to dissipate before entering the park Septic system.

The board offered special thanks to Beverly Beauchesne for purchasing and arranging the flower decorations around the pool and small roadside gardens. Bev said that the funds to

buy the decorations were primarily possible due to the 50/50 raffles we hold at park functions.

Hearing no further questions or comments, a motion to adjourn was made by Mickey Ward and seconded by Teri Post. Motion Carried

Meeting adjourned at 12:00 pm