

LAKE ARROWHEAD COMMUNITY CLUB

659 W Satsop Cloquallum RD

Elma WA 98541

Email: jacclub@yahoo.com

Website: www.lakearrowheadcommunityclub.com

1

BOARD OF DIRECTORS BUSINESS MEETING MINUTES

Date: Saturday 16 December 2023

The meeting was called to order at 10:02am 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: 32

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

Correspondence:

- Architectural forms received from Ron and Char Rinehart.
- Letter of dispute from Kathy Anderson.
- Letter from Paul Martin's attorney requesting a list of all members and their home addresses.
- Letter from Burton Johnson requesting a list of all members and their home addresses.
- Letter from Carrie Arndt Div 4 Lot 36 regarding a rock wall.
- Letter from JaCLin Johnson regarding property line dispute.
- Letter from Ron Hardy regarding clarification of loft and shed.
- Letter from Shane Hughes regarding sheds.
- Letter from Ted Donavan regarding a dangerous tree on LACC property.
- Letter of non-compliance sent to Div 8 Lots 28 - 30 regarding two containers with structure built between them..

Caretakers' Report:

- See attached Caretakers' Report
- No new incident reports
- 335 invoices
- Carol reported beaver activity; offered to clean up debris; does not want harm to come to beavers. They will be trapped and relocated.
- Furnace in the Longhouse: technician called out to check; Died again, so no heat. Second technician stated the furnace requires a new control board for \$1,000. Dick

stated that the control board cannot be made by the technician because it would have not U/L certification; thus insurance will not cover. Requested a second opinion.

General Members' Concerns:

- Roland: Rasher Div 1 Lots 106 - 108: Discussed private information being released. Add opt-out release form in mailings. April stated there is an opt-out form in California.
- Roland: problem with a Board Member obtaining an attorney to obtain information from the Board. Conflict of interest. Father/daughter on the board. Asked about an attorney for the Board regarding public release of information.
- Kathy Anderson Div 4 Lots 34 - 35: Issue with neighbor's retaining wall on Kathy's and LACC properties. To be discussed by the Board.
- Mike Delano Div 3 Lots 90 - 93: Who is on the Architectural Committee? 50% plus one for approval? Ne form being developed. Do caretakers require architectural permits?
- Brian Div 8 Lots 36 - 38: Tree dropped at the island. He volunteered to help clear it.
- Diane Div 3 Lots 47 - 48: Post Committee sheets on the web site; have available at all meetings..
- Shane Hughes asked who authorized the \$250 fine process. He is required to have Mason County permits. He agreed to meet with the Board to discuss problems.
- Mike Div 3 Lot 68: Why should LACC form be required to cut brush? Form required for cutting trees so neighbors' trees or LACC trees are not dropped.
- Terry Lane: Should caretakers be handing out stop work orders or violations?
- Roland spoke about outside HOA management company . Paul wants to have outside management.
- Mike Delano stated that the caretakers are not the police force.
- Terry Lane stated the covenants need to be brought up-to-date.
- Div 6 Lot 38: Unregistered owner tried to pay dues. Owner deceased.
- Kerri: Retaining wall was approved but was placed on adjacent lots. Needs to be corrected.
 - Lake property needs to be cleared.
 - Wall height above approved height
 - LACC not responsible to removal
 - Wants LACC to eet for approval
 - Survey property lines
- Kathy Anderson, neighbor of wall, no permit, withdrew permit; 60 foot by 6 foot on wrong property, civil matter.
 - Wants notice about possible damage caused by removal of rock wall on LACC property.
 - Letter to be sent to LACC prior to contractor wall removal.
 - Kerri will give 30 day notice on wall progress; will take six months to complete.
- Paul led a discussion on private information being handed to all LACC members.
 - Mitch Div 1 Lot 52 stated he has been a victim of identity theft. Very expensive to straighten out.

- Sandi: Why does Paul want the information?
- Brian: motioned to retain lawyer for consultation about giving out the personal information. Dick seconded. Motion passed.
- Paul removed his request for LACC members' personal information.
- Shane requested letter for information from individuals.
- The question was asked if a budget is available and expenditures. Available in treasurer's report.
- \$32 a month for Quik Books

Treasurer's Report:

- See attached report
- Ted Donovan asked about the Money Market Account. It is listed on the written report.

Lake Environment:

- Roland stated that Doug (lake survey person) said the lake could be treated. Doug worked with Jim Lindstrom and sprayed a test area to kill weeds for \$1,000. The test worked. Check to continue.
- Mike Valentine asked if same person treated the canals and the lake. Yes.
- Jeannie stated that some insurance companies do not cover if property contains a lake. She researched a couple different companies.
- Mike Delano discussed the last fish plant. Lake temperature required before planting fish. Bad fish plant in summer; big kill. Fall plants cheaper? More fish per dollar? Nisqually Trout Farm to replace dead fish in the next plant.

LACC Forms:

- Longhouse rental: forms, cost, 30 day notice to rent, forms still required for usage by all groups
- Ron and Char asked about dead and diseased tree removal. Okayed.
- Clarify LACC forms and committee

Architectural Committee:

- Ron Hardy: Selling property; shed discussion; a loft cannot be added by new owners without a permit.
- Ted: Tree on LACC property. Will meet with Port Blakley for authorization to drop the tree onto PB land. LACC will have to pay for the tree to be cut.
- Connex boxes not allowed. Not harmonious to surrounding areas according to the by-laws.

New Business:

- Wages for caretakers: Washington State minimum wage rose to \$16.28. Burton motioned to increase the caretakers' wages to \$16.31; Sharonda seconded. Motion passed.

- Approval for the fire department to access Lake Arrowhead. Brochure to purchase address signs. A map with lots numbers and street addresses was provided to the fire department.
- Is it cash only for longhouse rental?
- Shane: Stop work order
 - Forms sent in but changes made after approval
 - Fine and potential lien because work proceeded after stop work order.
 - LACC members (sharonda, Ted, and Burton) to inspect buildings on-site after the meeting.

Upcoming Board meeting dates:

27 January 2024; 10pm in the Longhouse

Meeting adjourned at 3:42pm.

Jan Lamphere for Secretary Dick Lamphere