

LAKE ARROWHEAD COMMUNITY CLUB

659 W Satsop Cloquallum RD Elma WA 98541

Email: lacclub@yahoo.com

Website: www.lakearrowheadcommunityclub.com

BOARD OF DIRECTORS BUSINESS MEETING MINUTES

Date: Saturday 22 JUNE 2024

The meeting was called to order at 10:00am by President Erick Balstad.

Attendees: President Erick Balstad, Vice-President Brian Larson, Treasurer Jeannie Briney, Dick Lamphere, Ron Rinehart, Paul Martin, Les West, Roland Rasher, Sharonda Amamillo

Caretakers: Peter, April, and Mitchell

Guests: 9

Reading and Approval of Minutes of April 20, 2024:

Jeannie Briney made motion to accept as written, Brian Larson second; unanimous pass

Correspondence: All Attached; Presented by Erick B

- Roger Landberg questions about fish derby
- Jacqueline Jones submitted letter going around from real estate agent.
- Mason County Survey
 - Roland asked about the Mason County Survey
 - Sharonda explained that it was a PUD 1 gathering of information from the whole county. She took the survey, personally; and she believes it would be a good idea for the Board to take the survey on behalf of Lake Arrowhead Community.
- Mike Norton regarding encroachment from Shane Hughs
- Warnken's Water Works regarding Back Flow assembly which is 12" too low.
- Receipt and Refund notice from Ted Donovan
- Sandy's fence
- 2049+ Kruegers have had reports of their dog running around; they want to use the fine money to install a fence

Caretakers' Report: Attached; Presented by Peter Hull

- Peter explained that the caretakers have been dealing with severe illness; April is still recovering. Caretaker hours are down; but they will work to get them back up.
- Peter and April spent time with Brandy Millroy of PUD 1, prior to SCI quitting. Sharonda was not aware of the contractual issues involved with the water line replacement.
 - Erick explained that SCI was working for PUD to put in secondary water lines with the hydrants; after the work was started, there came a mutual agreement to release from further contract. PUD will re bid the job. SCI materials will remain on site.
 - Discussion followed about FB chatter blaming the board, Erick reiterated that the Board has nothing to do with the water line replacement.
- Contact was made with J. Jone's daughter. Evictions being made on the lot.
- Life jacket structures were completed.

- Thanks to Konrad Shaw for helping flatten burn pile at Western Park. That job is completed.
- Black water pipes are being rolled into road at Tyee and Thunderbird; this creates a danger, especially for drivers at night.
- Inquiry to the Board on if there will be a charge for the copy of member addresses (which April says will be ready by the next meeting), should first copy or electronic copy be free?
- 8028+-Mougous removed canopy from containers
- 8046+-Harpers plan on taking cabin down by end of July
- 7016-Krohn-fine letter sent for extra vehicle in right of way; has made other steps towards compliance
- 4036-Arndt case was closed.
- 5022+ Sent lien letter to Shane Hughs. Will be sending out certified copy ASAP
- Discussed FD paying to participate in Fishing Derby
- 32 past due accounts covering 40 lots; balance is \$9,50. Emails have gone out, will start phone calls mid-July and send invoices after July 31; late fees increasing to \$150 per lot.
- Brian L asked about Arndt's retaining wall, if it had been looked at
 - Ron R said it was an improvement and was acceptable;
 - Discussion followed regarding 4039-Elliott; six people on one lot, in three trailers; parking on other members' lots, dumping gray water and sewage on the ground reported to the board. Their dumping may have caused the ground to become soggy and cause the sliding of first retaining wall
 - This may be why the post office vehicle fell off the edge of the road
 - Jim C said he had looked into it, but didn't know what it was; it was worth looking into

General Members Inquiries:

- 5034- Jones brought up her ACC needing approval
 - She was asked to get MC permits, brought them with her
 - Board approved tree cutting
- Richard L has brought up negative posting that is going on on Facebook
 - Some members feel they should be able to post their opinions
 - Roland R would like to see a united community; not calling out individual members for a board decisions
 - Roland asks if board members are violating a code of conduct by negative comments about the board
 - Erick would like the general membership to get facts prior to showing up at the meeting
 - Sharonda A suggested that this issue be addressed at executive meeting
 - Erick would like it known that there was already an executive meeting that addressed this specific issue
- 3015+ Lamberger cannot access green belt because of fence put up by caretakers. It was decided that she can put a gate in the back of her fence
 - Still need to get trees removed by the caretakers' garage
- 2049+ Kruegers wanted to discuss their fine; listed several reasons why dog was loose
 - Would like to use fine money to put up fence for dog
 - Brian L made motion to allow fine to be used for fencing (to be done in 30 days, receipts must be submitted), second by Ron R; unanimously passed

- 5034+ Jones submitted a letter she was concerned may be a scam; seem to be only an unsolicited real-estate offer

Committee Reports:

- **ACC: Chairman Jim Coble**

- 5060-Ken Curtis and 6039+Robert Landberg have been approved for ACC
- 6048+Hart; Jim said portable bathroom is in compliance
- 2066-Joyner shed approved by ACC
 - Brian L asked for setbacks
- Discussed need for ACC form for port-o-potty; it was decided that one should be turned in just for setback information
- 1013+ Rugg; needs to turn in permits when he gets them
- 3098-Downey was approved for alterations and a fence

- **Treasurer's Report: Jeannie Briney**

- **Checking (start of May) \$68,183.68 (end of May): \$66,775.80**

- Closed Savings with \$928.20 and added that to Money Market which then totaled 29,144.50
- Money Market was closed and turned into upgraded savings with 2.75% interest.
- Withdrew \$10,000 from savings to put in 9 month CD with 5% interest, to revisit in 9 months.
- Did receive full \$1000 refund from Port Blakely from tree cutting

Dick Lamphere moved to accept Treasure's Report, Sharonda second; unanimous pass

- **Recreation: Fishing Derby**

- Sharond suggested that Fire Department come out on Saturday (day of General Meeting) so that the volunteers will all be able to fish at the derby.
- On Saturday, Jeannie is going to set up a table with the Fire Department. She is going to have goody bags for the kids.
- Picnic will be held at the Longhouse, after the fishing derby, on Sunday.
- Roland and Les discussed letting volunteers fish for free; which Les feels is counterintuitive to the purpose of the fishing derby
- Erick stated that derby fee is what pays for prizes; Roland donated \$75 for volunteers, military, police
- Discussion about prizes for trout/bass/both; it was decided that there would be a prize for the heaviest and the longest. For now, there is \$75 to purchase prizes.
- Caretakers will make and distribute posters/flyers.
- Derby tickets will be \$5.00 for both adults and children

Budget: Brian Larson

- Brian predicted \$7,413.44 deficit for 2025; based on dues 604 lots
 - Averages \$12.30 per lot; recommends at least \$15 increase
- Les Wes recommends \$15.00 per lot fee for capital improvements; replacing the Longhouse bottom 4 feet of siding with same metal that was used for the roof.
- General discussion about rising costs
 - Erick said that 8-10% should be set aside every year for capital improvements fund.
 - Roland Rasher gave example of assessment fee for new owners from another HOA

- Erick suggests one fish plant a year, with 1.5 x the fish, instead of two.
- Erick notes the inequality of members who consistently use facilities and others never use them
- 3015+ Lambarger states that Board should do more cutting back instead of ever increasing dues. Board seems to focus on making lake more enticing, but not all members live on the lake.
- Motion to keep General Funds at \$30, raise fixed overhead from \$125 to \$140, and one time capital fund fee of \$15 be added to the ballot
 - Les motions, Sharonda seconds, 8 vote yes, Paul votes no
- Discussion followed about buying metal before cost rise. It was decided that it is inappropriate to do that before the vote. Purchase of metal will wait for vote.

Old Business:

- Lake treatment discussions. Chad Metzger is treating Star Lake. Peter is coordinating with him to inspect the lake. Chase has already transferred the permits.
 - Can we treat the weed? Sharonda feels that health and safety are of greater importance and LACC should be able to get a waiver.
 - When can lily pads get treated? Members need to be able to enjoy the lake.
 - What is the best treatment time? Early or late?
 - 2049+Krueger is concerned about the chemicals being used in the lake

New Business:

- 2049+Krueger brings up issue of the board calling the county on her over septic issues; raises concerns about board doing this to other members
 - Erick reminds her that rats were running on her property
 - Lisa accuses the board, specifically Erick, of illegally calling the Health Department.
 - Lisa is asked to leave the meeting after discussion becomes confrontational.

Next Meeting: July 20, 2024, 10 AM

Adjourned @ 12:08PM