

October 21, 2023 – 10:00 am to 15:30 pm
Lake Arrowhead Community Club
Board of Director's Meeting
Location: Longhouse

Attendance -

Incumbent Directors Present:

- Erik Balstad, President (EB)
- Brian Larson, Vice President (BL)
- Roland Rasher, Secretary (RR)
- John Silver (JS)
- Sharonda Amamilo (SA)
- Les West (LW)

Excused: Paul Martin (PM), Burton Johnson(BJ)

Newly Elected Directors Present:

- Richard Lamphere (RL)
- Ron Rinehart (RRh)

Excused: Jeannie Briney (JB), Rebecca Kappel (RK)

Staff Present: Char Rinehart-Admin Support; Peter, April, and Mitchell Hull – Caretakers

Community Members: Quinn Balstad

Minutes –

The minutes were reviewed, discussed, and edited. LW-Motion to adopt the edited minutes. JS-2nd. Motion passed.

Correspondence –

No correspondence received since the 9/2/23 meeting. Nothing to review.

Caretakers Report –

The Caretakers submitted a comprehensive written report dated October 20, 2023. Highlights discussed:

- Caretakers reported they inherited a disaster in the filing system and records of LACC. A formal record-keeping system was put in place with cloud storage capabilities for easier access and tracking accountability.
- Developed new Architectural Control Committee (ACC) form log to track submissions and progress.
- Working with several community members regarding property violations. Reminding folks of any outstanding violations, sending letters, and collecting fines.
- Reminder – farm animals are not allowed in Lake Arrowhead.
- Asked questions about the Lien process and what criteria trigger the initiation of the lien process against a property. Some sold properties were identified for foreclosure.
- BL moved to authorize staff begin processing liens for properties that remain unpaid. RRh 2nd. Motion passed.
- Foreclosure process for: Great Market and **Phillips (?)**

- A member of the community used county ground asphalt on a Lake Arrowhead road and there is concern that run off from the asphalt could contaminate our waterways and harm salmon and other aspects of the natural habitat. RR suggested we find out the potential negative impacts and costs to mitigate damage.
- Fire season was relatively peaceful with 1 intervention that resulted in the members receiving a visit from the Fire Marshal.
- Peter Hull – Caretaker – joined the volunteer fire department.
- There are signs of Beaver Dam building, but it is manageable at this time.
- Caretakers are working to clear the public boat launch entry at the front of the longhouse. LW offered to donate a “trash pump” which will keep the water stirred so that sediment has less chance to build up.
- Caretakers will focus on pothole repair, prioritizing the worse ones first.
- Caretakers making active efforts to build positive community relationships – “Movie Night 10/21.”
- April Hull willing to manage the Official LACC-FB Community page.
- Staff asked the Board to consider a Winter General Member Newsletter.
- RR has tools to donate to the club for the caretaker’s work.
- Board thanks the caretakers and Char and Ron for their outstanding support of the lake and the work of the board.

General Discussions –

Old Business

- We are receiving an increased number of ACC project applications.
- The Board spends a lot of time policing architectural control issues.
- The Board needs the stated 30 day review period before project start date.
- Board will start enforcing fines so that policy is applied fairly to everyone.
- LW proposed that LACC get an electronic method to accept payments to expand the options for members to make payments. Staff will look into those options.
- More shipping containers are coming into the community. Shipping containers must comply with county setbacks and the Covenants and Bylaws require any structure to be harmonious with the surroundings and to have proper permits if intended to be used as a living space.
- Some members drop big trees without permits.
- LW was fined \$5,000.00 by Mason Co for dropping big trees without a permit. He was reported anonymously.
- Ron Harty reported on 9/2/23 that he is aware of Board Members who are out of compliance with covenants on their properties.
- Board Members must be in compliance with all covenants and bylaws by June 30th the year of their candidacy.
- Suggestion that Board would group walk each board members properties to confirm compliance.
- President and Vice President had reviewed the files of each current and incoming board member. Letters will be sent accordingly if needed to any board members deemed out of compliance to start necessary correction or clarification processes.

- The topic of members of the same immediate family being on the board was raised. Erik explained the history of board makeup included another husband and wife (not himself) and is not aware of a prohibition in the bylaws. No prohibition was found. However, the discussion included whether the practice had ever been challenged. The board will discuss whether a bylaw modification/prohibition is needed.
- Board discussed the expectations of board members as representatives in the community in how we engage and interact with non-board members and how we engage with other professionals like the fire marshal. Discussion also included Board commitment to the covenants and bylaws unless modified by due process. Finally, the board members present agreed that service and commitment to the work of the board should not be personal.

New Business –

- Erik thanks the outgoing board members, Roland Rasher, Les West, and John Silver, for their service, support, and sacrifice.
- The present Incoming Board Members were seated at the Directors table. Erik Balstad (EB), Brian Larson (BL), Sharonda Amamilo (SA), Ron Rinehart (RRh), and Richard Lamphere (RL) were sworn into office. Each signed the Oath of Office.

I, _____, of Lake Arrowhead, Elma WA having been elected to the board of directors, do hereby solemnly swear that I will faithfully discharge, to the best of my ability, the duties of my position and all other I may hereafter hold under the Board of Directors of Lake Arrowhead.

I will support and defend the covenants and bylaws of Lake Arrowhead, that I will bear true faith and allegiance to the same, that I will obey the laws, legal orders and decrees by Law Arrowhead board and that I impose this obligation upon myself voluntarily without mental reservation or purpose of evasion.

- Jeannie Briney (JB), Paul Martin (PM), and Burton Johnson (BJ) will need to complete the Oath of Office at the next meeting.
- April Hull volunteered to take minutes of meetings. SA moved to authorize the appointment of April Hull to take minutes at each meeting. BL 2nd the motion. Motion passed.
- April's minute taking duties does not include Board of Directors closed sessions.
- Mason Co is no longer accepting partial payments on back taxes. Must be paid in full or face foreclosure.

Finance Report

- Received invoice for approval \$9425 for NW Aquatic Eco Systems, Inc. BL moved to approve. RL 2nd. Motion passed.
- Reviewed costs of new insurance covering property, liability, and board omissions and errors claims. Approved \$19,501.61. This cost is substantially lower than past insurance and has more coverage.
- **Financial status contained in separate written report and posted in Longhouse.**

General Member –

- Quinn Balstad offered to donate a Wurlitzer Organ to LACC for the Longhouse.

CLOSED DIRECTORS ONLY SESSION began at 1309 pm.

Decisions made:

- **Elections**
 - **Erik Balstad (EB)– President**
 - **Brian Larson (BL) – Vice President**
 - **Jeannie Briney (JB) – Treasurer**
 - **Richard Lamphere (RL) – Secretary**
 - **Committee assignments will be determined at the next full board meeting.**
- **ACC**
 - **D8L5 – Martin – Not approved. Letter to member.**
 - **D2L65 – Keppert - Not approved. Letter to member.**
 - **D1L26 – Lamphere – Approved.**
 - **D1L107/108 – Rasher- Approved.**
 - **D8L38 – Hammontree – Approved.**
 - **D4L71 – Petersen - Approved.**
 - **D5L22-25 Hughs-partial plan approval**