

# LAKE ARROWHEAD COMMUNITY CLUB

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## LACC GENERAL MEETING MINUTES

Date: Saturday 24 May 2025

The meeting was called to order at 10:01am by President Erick Balstad.

Attendees: President Erick Balstad, Dick Lamphere, Brian Larson,. Sharonda Amalilo (on phone), Les West, Roland Rasher, Ron Rinehart, Jeremy Hart, and Mile Delano. Present were 37 members and 2 Caretakers

### Minutes of Previous General Meeting 31 August 2024:

Corrections: made

Brian made a motion to accept the minutes as amended; Mike seconded; motion passed.

### Correspondence:

- PUD1 Water Department to finish water lines starting 8 June 2025. Check with PUD1 to see if hook-up is required.
- Letter from Tracy, Lisa, and Michaela Krueger regarding their dogs.

### Caretaker Report: Please see attached

- Thank you to veterans
- Tools donated by Don Zellinsky: 12 foot ladder; work on furnace
- Mike Valentine donated a scrub brush
- Office hours: Friday - Saturday - Monday 12 - 2pm
- Past Dues: \$25,416.41 for 2024-2025
- Rickey asked for receipts for dues
- Donations of tools required? What tools are required?
- Jim thanked Peter

### Treasurer's Report:

- **Checking:** \$58,891.30
- **Petty Cash:** \$128.59
- **Money Market:** \$19,187.05
- Brian made a motion to approve the Treasurer's Report; Mike seconded; Motion approved.
- A suggestion was made to send Jeannie a get well card for her niece.

**By-Laws Committee:**

- Jeremy and Roland to head the committee
- Set-up time for committee meeting on Zoom
- 10 year cycle to be able to change covenants
- 75% of member vote to change
- By-laws  $\frac{2}{3}$  of members present
- Changeable after posting notice and vote at meeting anytime

**Budget and Finance Committee:** Jeremy Hart Chairperson**Capital Improvement Committee:**

- Paint Longhouse before adding the siding
- Membership voted down capital project fund
- Siding purchased due to chance of losing insurance

**Streets Committee:**

- Pud will be working on the roads
- Less will check on progress and ensuring roads are completed

**Lake Environment:**

- Mike paid \$100 for fish permit
- Accepting donations for fish plant
- \$1,500 approximate cost for fish plant
- September deadline for donations
- Plant in October 2025
- Question about can donation again
- Set out donation can at meetings
- Jim talked with Chase about treatment
- Please do not put golf balls into the lake

**General Comments:**

- Jim Div 3 Lot 98: Dues need to be increased to cover cost
- Brian: show of hands. Who read the newsletter regarding the budget? No response
- Rickey Div 4 Lot 75: Dues increase to \$200. Jeremy stated HOA RCW Code for operational cost
- Lisa Div 2: How can we protect form major increase of dues?
- Div 5 Lot 37: Work parties? Sign-up sheets?

**New Business:**

- Ron: previous liens at LACC;
  - pulled information; found 241 open liens.
  - Number changed by the county; some liens paid still show open;
  - 25 liens currently open. Six year statute for liens.

- Quit Claim Deeds make buyer liable for outstanding liens.
- Some lots coming up for County tax auctions.
- Title search typically \$150.
- Letter from Tracy and Lisa Krueger: Dogs out of yard;
  - Brian suggested fees be removed if a fence is built around the property
  - Late fees would be removed
  - Motion made stating fines and late fees be waived if the fence is 100% complete by the next general meeting 30 August 2025; Roland seconded the motion; approved
- Right of Way issue Creed property
  - Div 1 lots 20 and 21: lawyers involved so no conversation due to legal action in place
- LACC Forms:
  - Brian Carrol: Div 8 Lots 39 - 42; concrete sidewalks 90 feet. Approved; no permit required from the county
  - Adam Carrol: LACC form for power under driveway. Approved

Next General Meeting: 30 August 2025

Next Board Meeting: 5 July 2025

Jeremy Hart hosting a Barbeque 5 July 2025.

Nomination forms for the Board due by 30 June 2025.

Meeting adjourned: 11:45am.

Jan Lamphere for Dick Lamphere, Secretary