

# LAKE ARROWHEAD COMMUNITY CLUB

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## BOARD OF DIRECTORS BUSINESS MEETING MINUTES

Date: Saturday 15 November 2025

Attendees: President Jeremy Hart, Vice President Art Stokes, Dick Lamphere, Brian Larson Les West, Erick Balstad.

Absent: Treasurer Jeannie, Sharonda Amamilo (available by phone if needed, family emergency).

Caretakers: Peter and Mitchell

Members: 13. Those who signed roster as present: Mike Valentine, Tiffany Morrison, Burton Johnson, Cyndi Johnson, Jack Morgan, Jim Coble, Dave Rugg, Ricky Cabine, Ron Reinhart.

Meeting called to order by President Jeremy Hart at 10:00am.

Minutes of the 23 October 2025 Zoom board meeting: Read by Dick. Brian made the motion to accept the minutes, Art seconded. Minutes approved.

**Nominations for empty board seats:** Mike Valentine accepted nomination, 5 votes for, elected. Jim Coble accepted nomination, 4 votes for, elected. Both new board members elected for 2 year terms and joined the board for remainder of meeting.

### Correspondence:

- Elevated prowler activity at LACC reported to office. One subject caught on camera in Division 1 on 11/6/25. Theft occurred in Division 8 on 11/14/25 with reported prowler in same area on 11/12/25. Board states 911 must be called to report theft and/or prowlers by the member who sees it. It must be a first person report to 911. Tiffany Morrison can ask a deputy to come and speak to members and volunteers to set up the Neighborhood Watch. Les states; "this is a good idea." Jeremy and Tiffany will discuss.
- Discuss email from Ron Reinhart re: past liens and suggestions for addressing them. Weir dam plate removal is September 15 and placement is April 15. Beaver activity increases as rainfall increases.

### Treasurer's Report:

- Jeremy read (per Key bank statements): Checking \$10,253.02 Petty cash: \$329.26 Money Market \$9,206.48

- Jeremy is still looking for volunteer to take over Treasurer position.

**Caretaker Report:** see attached report. Erick made motion to accept, art seconded, accepted.

**General Information/Old Business:**

- Financial: Dues for 2026 set at \$170.00 per lot. Draft of 2026 invoice presented to board with request for wording to be added addressing siding donation repayment to savings. Projected dues income for 2026: 339 members with 603 lots = \$102,510.00. Erick reminds that billing is to go out on 1/15/2026. With new officers, names need to be transferred on bank acct., State non-profit and incorporation papers filed with state. They will need list of board members and possibly SSNs of board, depending on new regulations. Brian states minimum wage increase mandate is coming from the state this fiscal year. Payment received 11/10/25 from member that did not include late fees. Peter asked about returning payment with updated invoice since LACC does not take payments that are not the full amount unless a payment plan has been established and documented with the office. Erick said to send back with letter and updated invoice clarifying that Peter asks for board approval prior to returning payments. Jeremy says to return payment with letter and updated invoice.
- Siding: C-channels ordered per Less to finish the siding project. Ted Donovan said, "siding looks real nice."
- Ron is still doing shower code programming.
- Committees: By Laws: Volunteer needed to chair per Jeremy. (see new business). ACC: Jim Coble volunteered to chair. Lake Environment: Outside boards on big floating dock are weathered out and need to be replaced. Streets/Roads: Peter asked to get update from Brandy at PUD1 on asphalt repair plan on Arrowhead Dr.
- Peter brought attention to Div 7, lot 17. After the renter had died earlier in 2025, the property has not been cleaned up. Trash, temporary storage, and abandoned motor home are examples. Board discusses time frame to clean up with 30 days for reply to the letter and then 60 days to clean up, equaling 90 days total. Letter will be drafted for approval then mailed to the owner. Brian motions, Art Seconds, motion passed.
- Discussion of change of location for new water meters placed this summer. Are they rated to be driven over as placement is on edge of Arrowhead Drive? Art will take pictures and do engineer report for the board to then send to State.
- The two electrical panels in longhouse need replacement. Art states he is able to get parts at cost. Ted Donovan recommends getting contractor for this work. Art will look into this project.
- Caretakers will work on a shop inventory and needs for mower maintenance during the winter. Cost of garage door rail for small shop door will be researched by Peter.

**General Members' Concerns:**

- Discussion of several thefts and prowler events at LACC. Les states there was a time when members helped patrol with Neighborhood Watch signs. Erick recommends several people could share the patrols under a "Crime Watch Committee." Board reminds members that unattended property and not keeping it up attracts thieves attention. Jeremy recommends further discussion and asks for volunteers.
- Tiffany Morrison asks about a Community Pot Luck and Dance for "some time this year."

**New Business:**

- Art has an idea about a new email space using titles of board and not personal emails.

He is working on procedures for this and will bring to the board.

- Jeremy is looking at available “HOA style software to streamline processes, such as billing, ACC, member reporting, and voting.” Les asks how much it is. Jeremy states between \$1,200.00 and \$3,000.00 per year.” Dick wonders if this is the same system the board looked at a couple of years ago? Jeremy asks board if he should research for next meeting?
- By laws discussion: Art asks if the voting allows for electronic. Brian says bylaws state 2/3 of members present on voting day, “but we do accept mailing of votes.” Erick points out that if what by laws are in place are used, the processes do work. There have not been enough voters turn out to change by laws over the years. Per the Lake attorney; by 2028 the state is trying to streamline all HOA’s and communities rules to be the same. No one knows what direction the state will go and how it will affect the by laws. Erick reminds board and members that LACC is unique as a recreational community.
- Annual Audit still due as of October. Audit committee members: Jeannie Briney, Jan Lamphere, Sean Kelly, Roland Rasher, and Sandy Lamberger.

**ACC:**

- Three forms discussed, Grantham (8011) awaiting county permit, Olsen (2059) electrical ok but need setbacks for RV cover, and Magillo (4046) revised form from treehouse to ground level playhouse.

Next Board meeting to be determined.

Adjourned at 11:32am.

Peter Hull