

# LAKE ARROWHEAD COMMUNITY CLUB

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## BOARD OF DIRECTORS MEETING MINUTES

Date: Saturday 7 January 2017

The meeting was called to order at 10:16am.

Attendees: President Erick Balstad, Jim Lindstrom, Mike Barrette, Ron Harty, Mary Marsh, Secretary Dick Lamphere, Tane Evans, Bob Jewett, Volunteer Treasurer Jeannie Briney, notetaker Jan Lamphere, Caretakers Ralph and Heidi Edwards

Absent: Vice-president Roland Rasher

Action Items are in **green**.

Previous Action Items:

- **A letter is in the works regarding the cleanup of the Fritz property. (12 Nov 17)**
- **Roland needs to get his signed bank form back to Jeannie. (12 Nov 17)**
- **Jeannie will call the insurance agent to be sure if anything happens during volunteer work it is covered by the club insurance. (12 Nov 17)**
- **Jeannie to set up and have a new debit card in the LACC name in place by January. (12 Nov 17)**

**Correspondence:** Mason County: Two properties due to tax liens are in foreclosure. 30 November 2016 sale date, so too late for the Board to pay the taxes to obtain the property. Division 3 Lot 121 had \$1,959 due and Division 5 Lot 56 had \$1,574.09 due. Discussion held as to if the Board wants to get into the real estate business. Jim suggested that if a member wants to purchase the property, the Board could pay off the lien, then the member can pay us back with a bit of a mark-up. Six more properties going up for auction 29 January 2017. **Ron will check out which properties are up for sale.**

### **Community Center Roof:**

- Ralph received a bid for \$11,516.19 to replace the roof from the company that replaced the Caretaker's home roof. 3-tab architectural 30-year roof. Metal roof would be almost double.
- Erick requested one more bid.
- Roof last replaced in 1990.
- Ralph asked if we can go over the existing roof. Erick stated he would rather have it torn off.
- Algae prevention another \$441.
- Move this item to the Architectural Committee.

- Erick suggested the Board approve \$13,000 for the roof replacement. Motion moved to next meeting.

#### **Treasurer Report:**

- \$6,027 in checking
- \$947 in savings
- \$39,533 in Money Market Account
- Heidi stated invoices ready to be sent.

#### **Caretakers' Report:**

- Ralph asked about purchasing a backpack blower. Dick made the motion and Ron seconded to approve the purchase of a backpack blower not to exceed \$400. Motion passed.
- Photos of lots requiring cleaning.
- Culvert Cleaning
- Clean-up from storm damage
- Clean-up of litter
- Filling chuck holes. Ron will provide his tractor when it thaws.
- Watch your pipes. Probably will be lots of leaks due to freezing.
- Community Center pipe froze - Ralph repaired.
- The trapper caught one otter and one beaver. No invoice received. Trapper sets traps when called.

#### **Boat Storage:**

- Announcement made at September 2015 General Meeting that boats without Division and Lot number would be removed from boat storage area. Stated that unmarked boats to be sold September 2017.
- Claim fee of \$25 suggested for return of boat to owner.
- Chain together in the storage area with a sign stating to contact Caretaker to retrieve boat.
- Discuss at May General Meeting.
- Renters are not to store boats in boat storage area. Perhaps a letter sent to the lot owner regarding this problem.
- Ralph suggested the unmarked boats be removed to behind the garage on the caretakers' property.
- Boat owner must somehow identify his boat before seeing the boats in the impound area.
- Dick said he will help Ralph move the boats.
- Perhaps let folks know the boat will be sold in 90 days if not claimed.
- Motion made by Mary to get a new lock and keys for the boat storage area. Ron seconded. Discussion: Member must check out a key from the caretaker providing Division and Lot number. Tane suggested using a coded box with key inside. Bob suggested keys state "Do Not Duplicate".

- Jim moved and Bob seconded to table this to next meeting. Have to take off the table for further discussion.

#### **Renters:**

- Renters are not to use fishing docks or to fish from a boat in the lake.
- Renter banned from lake after allowing boys from Star Lake to fish in Lake Arrowhead.

#### **Committees:**

##### **Budget and Finance:**

- Insurance from Duncan and Associates of Olympia provide our Liberty Mutual Insurance.
- \$379 insurance increase this year.
- \$9,632 paid in full to Liberty Mutual to October 2017.
- Great Divide Insurance Company provides Directors' Insurance at \$3,972 per year. \$7 decrease for 2017.
- L&I and Social Security changes sent to the bookkeeper for update.
- UBI# renewed.
- Jim made a motion and Dick seconded to raise dues late fees from \$25 to \$75 per lot. Approved after discussion.
  - Second billing sent after 15 March with late fee added.
  - Non payment of dues results in losing membership rights.
  - Payment plan available.
  - Goes to collection 1 May.
  - Put information regarding payment of dues on website.
  - 75 to 100 late payments in 2016.
- Budget Committee working on audit date. Budget considered after audit.

##### **Lake Environment:**

- Jim talked with the weed exterminator. Application made to Department of Ecology for exemption to poison pond weed.
- Extra funds may be required for lily pad removal.
- Fish plants in February (small), May (large) and August (large).
- Tane volunteered to help with Lake Environment.
- Mary made the motion and Bob seconded to approve \$800 for fish plant for 2017. Approved.

**Architectural Control:** Letter from the Board included in dues invoices regarding septic and use of pump station.

**Neighborhood Watch:** Person breaking into a trailer arrested.

##### **General Discussion:**

- What should be done about property that needs to be cleaned up? \$400 fine by 15 April 2017 included in letter sent to property owner. \
- Final deadline to be established. At that time, inspections held. If not cleaned up, one last letter sent with date determined in by-laws included when problem turned over to an attorney to remove owner from property.

Next Board Meeting 11 March 2017.

Meeting adjourned at 12:40pm.

Jan Lampere for Dick Lamphere, Secretary