

Minutes of the Lake Arrowhead Homeowners Association Meeting October 30, 2017

**Board Members: Mike Tow (President), Michael Holloway (Vice-President),
Herman Spiess (Treasurer), Mary Dowell (Secretary)**

People in Attendance: Tim Cenowa, Judie Boeder, James Boeder, Bruce Mattei, Maggie Mattei, Barbara Silcora, Michael Holloway, Herman Spiess, Mike Tow and Mary Dowell

- 1. Meeting Opened at 7:03pm**
- 2. Secretary's Report – Mary Dowell**
 - Orally reviewed by Mike Tow with residents. Motion made by Tim Cenowa to accept the minutes. Seconded by Jim Boeder. Motion passed.
- 3. Treasurer Report - Herman Spiess**
 - Financial Summary as of October 25, 2017 submitted: Bank Balance 10/31/16 - \$17947.53, dues collected - \$20,995.00, expenses - \$23,132.80, Current Bank Balance - \$15,809.73, outstanding dues cumulative total - \$2,775.00, Budgeted expenses for 2018 - \$15,350.00, Average cost per household - \$100.00.
 - Expenses beyond usual maintenance costs this year included:
 - electrical repair at entrances. A lot of work was done.
 - Landscaping – trees removed and new landscaping put in at the 25 Mile entrance.
 - Attorney fees to collect delinquent bills. This is a flow through expense as the attorney fees are charged back to the delinquent bill payers
 - Xmas lights included new led lights last year.
 - Dues will remain the same as last year
 - Motion made by Tim Cenowa to accept the Treasurer's report. Seconded by Jim Boeder. Motion passed.
- 4. Old Business - 2017 Projects and Activities**
 - a) Landscaping**
 - Removed old diseased trees at the 25 Mile entrance and installed new landscaping to replace the trees and minimize the amount of grass. On Jewell, some plant and rose bushes were added.
 - b) Sprinkler Improvements**
 - A sink hole developed near the storm drain and washed out under street near 25 Mile Road. This was repaired by the township. Updated sprinkler system.
 - c) Electrical – entrance lighting**
 - During repair to sink hole, the power line was cut. This was DTE's fault but it still ended up being the association's expense. Repairs and upgrades made. Timer put on both sides of the entrance.
 - d) Attorney fees**
 - Attorney fees for collection process. Membership to the homeowner's association is not a choice. Sued those homeowners who were very delinquent. Some late fees were rescinded for some of the homeowners involved. One person left to collect from.

e) Violation of Building and Use Restrictions

- Five homeowners were in violation of building and use restrictions. Issues have been resolved.

f) Website

- Looking at revamping our website. Current website has building and use restrictions and bylaws posted (www.lakearrowheadwest.org)

5. New Business

a) New Expenses

- The brick walls at the entrances need repair. We will keep signs for now as they are in good shape after the repairs made last year.

b) Website

- Looking at going to an outside company who will update the website on a regular basis. This site would be for our subdivision only.
- If you haven't already joined the website, Nextdoor, it is an information sharing website for our subdivision and neighboring subdivisions. Posts include recommendations for services, items for sale, services provided and general information re suspicious activity and/or crime.

c) Revised late Fees and Collection Policy

- Our by-laws will be revised officially to reflect the new late fees and collection policy.
- New policy reviewed with residents. Motion made by Jim Boeder to accept the revised late fees and collection policy and add them to the by-laws. Seconded by Tim Cenowa. Motion passed.
- See additional sheet for the new policy

d) Business from the floor

- Concerns regarding street parking in the subdivision. Streets are narrow and overnight parking on the street is against the by-laws. This will be enforced during the winter so that the subdivision can be snowplowed properly. Suggestion that a sign be placed at the entrances informing people that you cannot park on both sides of the street. The first car parked on the road will dictate which side you can park on or it could state which side parking is allowed. Will talk to township regarding what type of sign is possible
- Parking issues have occurred during garage/estate sales and parties. If you are holding an event, you must put out signs and alert attendees that there is parking on one side of the street only. The streets must remain accessible.
- It was suggested that we add lighting to the wall when walls are redone. M. Tow stated that the large bushes will be removed and replace with boxwoods, making the wall and signs more visible. Lighting will be added to light the signs better.

e) Election of officers

- Nominations : President – Michael Tow
Vice President – Michael Holloway
Secretary – Mary Dowell
Treasurer – Herman Spiess

All nominations accepted and unopposed. Board is as stated above.

6. Meeting adjourned: 8:00pm