

Minutes of the Lake Arrowhead Homeowners Association Meeting

November 5, 2021

Board Members: Chris Cereska (President), Vacant (Vice-President),
Herman Spiess (Treasurer), Mary Dowell (Secretary), Alex Thomson (Trustee)

People in Attendance: Gary and Jenny Herzenstiel, Philip Alessi, Orest and Gloria Tarnavsky, Gerry Lenarcic, Steve and April VonOast, Barbara Sikora, Dennis Losier, Ray Zak, Jason Mazzola, Kay DiBartolomeo, Mike Tow (Prestige Management Company), Alex Thomsom, and Mary Dowell

1. Meeting Opened at 7:00pm

- Mike Tow opened the meeting. He introduced the board and himself. Chris Cereska could not attend due to a death in the family. Herman Spiess is still in Arizona and was available by telephone if necessary.

2. Secretary's Report – Mary Dowell

- Minutes were read by those in attendance. No questions or comments. Ray Zak made a motion to accept the minutes. Seconded by Gerry Lenarcic, Motion passed.

3. Management Company's Report – Mike Tow

- Mike Tow stated that over 30 homes had sold in the neighborhood this year.
- The subdivision is 40 years old and still in great condition due to the homeowners' association's vigilance. The walls at the entrance were reconstructed 1 ½ years ago. Other improvements have been made over the years.
- Late this summer, the wall on the Hiawatha entrance was hit in an automobile accident. Due to a fatality that occurred during the accident, we only got the insurance information 2-3 weeks ago. We have been in contact with State Farm and have obtained estimates (\$7500.00) for the wall and landscaping to be repaired. Will continue to work with the insurance company to have the wall repaired. The association does not have insurance. We have never needed it in the past.
- We are seeing people putting up sheds and fences that do not meet the bylaws of the HOA. We are going to be enforcing the rules and people may have to remove unlawful outbuildings.

4. Treasurer Report - Herman Spiess and Mike Tow

- Mike Tow/Herman Spiess did not submit a financial statement. Mike Tow stated that there is currently \$900.00 in the account.
- Budget for next year was reviewed. We have been using the same companies for many years for landscaping, sprinklers, grass cutting, snowplowing and Christmas lights. This year, there has been an increase in fees from these companies and it can be expected that as costs go up, that there will be increases next year
- Additional expenses budgeted for were the management company, water, electricity, office supplies, legal fees, and an emergency surplus. It was noted that the legal fees were always recovered once homeowners paid their outstanding dues and late fees along with legal costs. The need for a surplus was discussed. The surplus would cover costs for upgrades as required to maintain entrances or other projects the homeowners would like to institute in the future.
- The estimated budget for 2022 was \$24,350.00 (\$162.00 per household). It was suggested that dues be increased to between \$160.00 - \$170.00 to cover expenses as per budget.
- Kay DeBartolomeo made a motion to accept the budget. Ray Zak seconded. Motion passed

- Discussion regarding dues increase occurred. It was suggested to increase to \$200.00 so we would not have to increase it again next year. Others were concerned of too much of an increase, especially for seniors. Motion made by Kay DiBartolomeo to increase dues to \$170.00. Seconded by Jason Mazzola. Motion passed.
- Discussion of ongoing problems with individuals who do not pay their dues. Currently have \$2775 in outstanding dues. We currently have a \$35.00 dues late fee. Many of the homeowners felt that this did little to make people pay their dues. A motion was made by Steve VanOast to increase the late fee to \$50.00 if dues are not paid by January 31st. Seconded by Jason Mazzola. Motion passed. In addition, it was suggested that there be an additional late fee if the dues were not paid by the end of the year. Alex Thomson made a motion to have an additional \$100.00 late fee be charged if dues were not paid by the end of the year (Dec. 31, 2022). Seconded by Jason Mazzola. Motion passed. To encourage timely payment of dues, it was suggested that a sign be placed at the entrances to remind people to pay their dues. The sign would be placed at entrances approximately 2 weeks prior to the end of January. Board agreed.

5. New Business

a) Election of officers

- Michael Tow talked about the need to fill empty positions on the HOA board and asked for any volunteers. The board is looking for someone to take on the full responsibilities of the treasurer so that we can eliminate the management firm. We are also in need of a vice president as Mr. Cahill who held the position passed away. No one present volunteered to take on these positions. Current board with management company in place will continue next year. Board is as follows
 - (i) President – Chris Cereska
 - (ii) Vice-President –
 - (iii) Treasurer – Herman Spiess
 - (iv) Secretary – Mary Dowell
 - (v) Trustee – Alex Thomson
 - (vi) Prestige Management Company – Mike Tow

b) Lights at bus stops

- Jason Mazzola suggested that we put up lighting at the bus stops within the sub as it is so dark in the morning. Difficulty with this idea is that the bus stops change over time. Cost is also a factor and the HOA currently does not have excess fund to make this happen.

c) Flag pole at entrance

- There was a suggestion to put up a flag pole at the entrance. Cost was again a problem at this time.

d) Catch basin at corner of Iroquois and Hiawatha needs to be fixed

- Contact the Road Commission. The roads were turned over to the county and under their jurisdiction.

e) Traffic concerns on 25 Mile Road

- Concerns of high speeds and increased traffic on 25 Mile Rd. Contact the police with any concerns.

f) Golfcarts in the neighborhood

- Complaints about golfcarts and minibikes in the neighborhood. Teens overloading cart and driving erratically on the roads and at night. Please contact the police with concerns.

6. Meeting adjourned: 8:30pm

Lake Arrowhead West Homeowners' Association Contact List

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This gentleman indicated he was interested in taking on the position of treasurer in the future and would like to work with Herman to learn about the position. Would everyone be in agreement to include him in board business as an observer if he starts mentoring under Herman?

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