

Minutes of the Lake Arrowhead Homeowners Association Meeting

September 13, 2022

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

People in Attendance: Claudia and Chris Cereska, Karan Hickok, Kathy Brecht, Barbara Sikora, Bret Knobelsdof, Lesiel Muszyndl, Bruce Mattei, Eric Grabner, Tammy Deane, Hala Pietrangelo, Chuck Czapl, Huang Vo, Mike Tow (Prestige Management Company), Alex Thomson, Herman Spiess and Mary Dowell

1. Meeting Opened at 7:00pm

- Chris Cereska opened the meeting. He introduced the board. He talked about the repairs to the entrance, why it took so long to happen and that all costs were covered by the insurance company of the driver of the car. Items related to expenses shown on the financial statement were through puts due to timing of payment from the insurance company and payments out to contractors doing the repair work.

2. Secretary's Report – Mary Dowell

- Minutes were read by those in attendance. No questions or comments. Barbara Sikora made a motion to accept the minutes. Seconded by Bruce Mattei, Motion passed.

3. Treasurer Report - Herman Spiess

- Herman Spiess went over the financial statement. He spoke about the payment from the insurance company that covered the expenses for landscaping, sign, wall and electric repairs. Current balance in account is \$13,314.72. Outstanding dues \$2405.00. The outstanding dues will eventually to court, with all court costs being covered by the delinquent parties.
- There were questions about the increase in dues over the last few years. Herman discussed the increases needed to cover increased costs, a need for a reserved. At end of last year, the bank account was at \$900.00. No plans for any increases in the foreseeable future.
- Barbara Sikora made a motion to accept the financial statement. Kathy Brecht seconded. Motion passed.
- The budget for 2023 was reviewed. Total of expected expenses to be \$25,050.00 with a homeowner's dues of \$170.00 to cover expenditures. Questions answered regarding differ amounts budgeted vs costs from last year. Explained that there was cushion added to cover additional expenses such as applying salt to the roads which is an additional expense in the snowplowing contract. Hala Pietrangelo made a motion to accept the budget. Seconded by Barbara Sikora. Motion passed.

4. Old Business

- **Lights at bus stops** – It was discussed that after examining this issue it was determined not to be feasible as the bus stops within the subdivision change over the years. The cost of installing electricity to any lighting would also be prohibitive.
- **Flag pole at entrance** – There was some question as to where the flag pole would be located at the entrance. Suggested a committee should be formed to look into costs. No volunteers to form this committee.

5. New Business

a) Election of officers

- Chris Cereska spoke about the need to fill board positions. Herman Spiess would like to pass on the role of treasurer to someone. Eric Grabner volunteered to be the Vice President. No one also volunteered for the position. The remainder of the board agreed to continue in their current positions. Michael Tow agreed to continue managing the HOA. Claudia Cereska made a motion to accept the board as outlined. Barbara Sikora seconded. Motion passed.

Board is as follows

- (i) President – Chris Cereska
- (ii) Vice-President – Eric Grabner
- (iii) Treasurer – Herman Spiess
- (iv) Secretary – Mary Dowell
- (v) Trustee – Alex Thomson
- (vi) Prestige Management Company – Mike Tow

b) Late Fee Policy for 2023 and forward

- Late fee policy for dues payment will continue as set in 2021

c) Building and Use Restrictions

- People should be aware of building and use restrictions and abide by them. They can be found on the HOA's website at lakearrowheadwest.org. There have been complaints about parking in the street on both sides of the road and overnight and parking of business vehicles on the street. The board will look into township ordinances regarding towing of these vehicles. Also reminded residents to contact Prestige Management if having problems with neighbors.
- There is a need to put some teeth behind the notification of broken restrictions. It was suggested from the floor that a person should have 30 days to comply after the first notice of violations. After that there would be a \$200.00 fee per month of noncompliance up to \$800.00 at which time it would be taken to court. Questions arose about some of the bylaws/building and use restrictions language. It was decided to table this until a committee could review these documents. A committee was formed consisting of Eric Grabner (chair), Ryan Johnson, Karen Hickok and Mary Dowell.

d) Business from the floor

- Road signs are becoming worn and should be replaced. Will contact the road commission and township regarding this issue.
- Golfcarts continue to be an issue. Young kids driving the carts and not always obeying traffic laws. It was suggested that the police be called to deal with this issue as there are laws regarding the use of these vehicles on the road.
- Complaints about people keeping up their yards, backyards included.
- Need for a way to communicate with the HOA about important issues and in emergency situations. The boil water alert after the water main break was an example. Suggested a form to be sent out for basic information about residents so that emails could be sent in these situations

6. Meeting adjourned: 8:30pm

