

Minutes of the Lake Arrowhead Homeowners Association Meeting

October 2, 2023

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

People in Attendance: John and Andrea Mordus, Hami Lahoti, Jane Simon, Phyllis Vaccari, Steven and April Vanoast, Marianne Thornton, Brian Cilian, Ryan and Tammy Johnson, Wendy Marhoes, Juan Martinez, Garrett Kristy, Cameron and Angeleec Estlick, Bruce Mattei, Leszek Muszynski, Kay DiBartolomeo, Karan Hickok, Barbara Sikora, Bruce Mattei, Chuck and Karen Czapla, Mike Tow (Prestige Management Company), Chris Cereska, Eric and Andrea Grabner, Herman Spiess and Mary Dowell

1. Meeting Opened at 7:00pm

- Chris Cereska opened the meeting. He announced that the meeting was for Lake Arrowhead West and did not include homes east of Blue Cloud. He introduced the board members and directed the homeowners to read his opening remarks.

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 Ryan Johnson. Motion passed.

3. Treasurer Report - Herman Spiess

- Herman Spiess went over the financial statement. Bank balance as of 8/31/22 was \$13,314.72. Amount received in dues for 2023 was \$26,498.13. Total expenses through 8/31/23 were \$21,536.50. Current bank balance as of 8/31/23 is \$18,249.35. He highlighted that the attorney fees were a carry through expense. Homeowners are required to cover these fees in addition to their outstanding dues.
- There was a question regarding the landscaping as many, including the board, felt that our landscaping was not maintained well this year. The contract specifications were explained by Mike Tow and it was explained that homeowners were still expected to take care of the area between their fence and the sidewalk. A new landscaping company would be sought out for the upcoming year to include flowers in the front beds.
- Barbara Sikora made a motion to accept the financial statement. Chuck Czapla seconded. Motion passed.
- The budget for 2024 was reviewed. Total expected expenses to be \$25,500.00 with homeowner's dues of \$170.00 to cover expenditures.
- Chuck Czapla asked to present something to the board that he felt was pertinent to the budget. He presented a copy of an email from 2018 between Mike Tow and Herman Spiess that referred to a homeowner in unflattering terms. He requested that the management firm be given notice of termination as of Oct. 2nd. Discussion followed regarding rescinding the contract. Chuck Czapla thought the board should take back the full task of managing the HOA. The board and Mike Tow spoke about all that was entailed in running the HOA and that no one currently on the board was interested in taking on those tasks. When asked if anyone would like to volunteer to take those duties on, no one volunteered. The board also pointed out that the email from Mike Tow was sent during his tenure as president of the association, not in his current capacity as Prestige Property Management Company. Homeowners stated that they felt that the customer service and demeanor from Mike Tow was unacceptable. Chuck Czapla made a motion to terminate the contract with Prestige Property Management. Seconded by John Mordus. There were 5 yes votes

and 9 no votes. Motion failed. It was suggested by Ryan Johnson that the new board for 2024 should decide this issue going forward.

- Herman Spiess returned to the budget stating that the line item for property management was for a company not necessarily Prestige. Remainder of budget explained. Ryan Johnson made a motion to accept the 2024 budget. Seconded by Barbara Sikora. Motion passed.

4. Old Business

- **By-Laws Committee** – It was discussed that the committee formed last year did not meet due to unforeseen circumstances. The board would like a new committee to take on the task of looking at the by-laws. A paper was passed around for those interested in forming the committee to sign up. Ryan Johnson agreed to chair the committee.
- **Catch Basin Repair** – The Macomb County Road Commission repaired the catch basins, curbs and street at Hiawatha and Iroquois. There may be need for further repairs in the neighborhood in the future. Noted that there were missing street signs in the subdivision. The Road Commission will be notified.
- **Golf Carts** – Golf carts in the subdivision continues to be a safety issue. Some people are riding them at night without lights. Reminder to homeowners with golf carts of this safety issue. Call the police if you notice someone riding erratically or at night. They can be fined.
- **Website** – It was noted that the website could use a revamp. Will be discussing with Gary and Jennifer Herzenstiel. It was suggested that the HOA should send out a newsletter via e-mail. The board will need to collect e-mails from all homeowners.

5. New Business

a) Election of officers

- Election of officers took place.
 - (i) President – Chris Cereska - Motion made by B. Sikora, seconded by R. Johnson. Motion passed
 - (ii) Vice-President – Eric Grabner – Motion made by B. Sikora, seconded by R. Johnson. Motion passed.
 - (iii) Treasurer – Debra Mordus – Motion made by C. Czapla. Seconded by K. Hickok. Motion passed
 - (iv) Secretary – Mary Dowell – Motion made by M. Thornton, Seconded by R. Johnson. Motion passed
 - (v) Trustee – Alex Thomson
 - (vi) Trustee – Chuck Czapla – Motion made by G. Kristy. Seconded by R. Johnson. Motion passed.
 - (vii) Prestige Management Company – Mike Tow - TBD

b) Holiday Light Display

- Chris Cereska discussed the general feeling that the holiday light display at the entrances were lacking last year. Board members are meeting with the company to see what they can do this year. Requesting additional funds over the budgeted \$1000 for additional lights or decorations as needed. Discussion from floor stated that the problem was the loss of the trees and that the focus should be on relandscaping the entrances first. No additional money for lights at this time.

c) Building and Use Restrictions

- People should be aware of building and use restrictions and abide by them. We have had several homeowners who don't think the rules apply to them. We will begin charging fees for noncompliance as per the 2017 meeting.

d) Business from the floor

- Request for a second meeting during the year. The HOA used to have a spring meeting but it fell to the wayside with low attendance and no issues. Can begin having again in the future.
- Yard maintenance. Suggested that the township be called in instances that the grass grows above 6". Twp will mow at a cost to the homeowner.

6. **Meeting adjourned:** Motion made to adjourn the meeting by Ryan Johnson. Seconded by Barbara Sikora.
Meeting adjourned at 9:30pm