

# Minutes of the Lake Arrowhead Homeowners Association Meeting

## October 20, 2025

Board Members: Garrett Kristy (President), Gary Herzenstiel (Vice-President),  
Debra Mordus (Treasurer), Mary Dowell (Secretary), Heather Rapp (Trustee),

People in Attendance: Bonnie Baiz, Kay DiBartolomeo, Debra Chmielewski, Amy Douglas, Mary Dowell, Krystal Gomez, Emily Granger, Gary Herzenstiel, Joseph and Victoria Hill, Tammy Johnson, Garrett Kristy, Michelle Lauwers, Bruce Mattei, John and Debra Mordus, Leszek Muszynski, Heather Rapp, Barbara Sikora, Jane Simon and Jeannette Evans (O'Brien Association Management)

### 1. Call Meeting to Order

- Garrett Kristy called the meeting to order at 6:08pm. He introduced the board members and Jeannette Evans from our management company, O'Brien Association Management

### 2. Secretary's Report – Mary Dowell

- Minutes were read by those in attendance. No questions or comments. John Mordus made a motion to accept the minutes. Seconded by Krystal Gomez. Motion passed.

### 3. Treasurer Report – Debra Mordus

- Debra Mordus went over the proposed budget for 2026. She noted that there were increases to Landscape Improvements from \$2,050 to \$4500. This is to accommodate the cost the planned update to the 25 Mile landscaping in 2026 as reflected by the amount spent this year on the Jewell entrance. This would bring total expenses to \$25,200 just under the income expected of \$25,500 with the dues remaining at \$170.00. Invoices have already been sent out. Total expenses through 9/31/25 were \$18,830.17. This does not reflect all expenses for the current year. Current bank balance as of 9/31/25 is \$22,284.15.
- Any questions regarding the report were answered.
- Motion made by Kay Di Bartolomeo to accept the treasurer's report and the proposed budget. Seconded by Jane Simon. Motion passed.

### 4. Committee Reports

#### A) Landscaping

- All the landscaping has been done by the committee formed last year. The Jewell Road entrance was the focus this year. The committee removed a lot of dirt that had accumulated of years of mulching. Beds were prepped and new plants including a blossoming cherry tree. Lighting has been updated to more robust fixtures that also allow for different colors dependent on the season. There is a plan to update the @% Mile entrance next year. Additional volunteers were requested or occasional help if residents are available. Jane Simmon volunteered to join the committee.
- Comments from the floor were all positive regarding the landscaping improvements and the current fall display.

#### B) Christmas Lighting

- The landscaping committee decorated for the fall and will also decorate for the Christmas season. The lights are being stored at Garrett Kristy's home. The current lights are getting old, but should be OK for the next year or two before purchases need to be made. Volunteers are welcome to assist in putting the lights up.

#### C) By-Laws and Building and Use Restrictions

- The committee recently had their first meeting. The focus of the first meeting was the By-laws. Garrett Kristy stated the committee's goal is to update the document, not totally rewrite the current documents. The committee hopes to have reviewed the documents in full in time for a spring meeting at which time the documents will be reviewed with the HOA members before sending to a lawyer for final review. A ballot vote will be the final step to change the documents. Additional members for the committee are welcome. John Mordus volunteered to join the committee
- Comments from the floor included that many people were unaware of the documents upon moving into the subdivision. Jeanette Evans said that the management firm gets information when a house is sold. It was suggested that a welcome committee might be helpful. Kay DiBartolomeo and Tammy Johnson volunteered to form this committee.

#### **D) Website**

- Nothing to report about the website. Many people said they didn't know the web site existed.
- Communication was cited as a problem within the HOA. It was noted that there is an unofficial Lake Arrowhead Facebook page. Garrett Kristy stated that he had created an official Lake Arrowhead West Facebook page. It was suggested that we can communicate through e-mail if we have an up to date and complete list of e-mail addresses. Information and newsletters could be sent to homeowners easily with little to no cost using this method. O'Brien Association Management firm will send out an information request, including how the homeowner would like to receive communications.

### **5. New Business**

#### **A) Speeding in the Neighborhood**

Speeding is a problem in the neighborhood, especially down Hiawatha. Just a reminder that the speed limit within the subdivision is 25 mph.

#### **B) Following basic rules of the roads**

This is just a reminder to follow the basic rules of the road when exiting the subdivision. Several accidents have occurred due to people turning left onto Jewell Rd not yielding the right of way to people travelling south on Jewell Rd.

#### **C) Neighborhood Watch**

It was suggested that a neighborhood watch might be helpful in the neighborhood. It was pointed out that many of us have an unofficial watch already. Neighbors looking out for neighbors. This is encouraged to keep out neighborhood safe.

#### **D) Mopeds and Golf Carts**

It is illegal to drive these vehicles on both the sidewalk and roads unless licensed. Many do not have lights and are difficult to see at dusk. Kids driving these vehicles are of most concern. If you have concerns about these vehicles, call the police so that they may address this at the time.

#### **E) Habitual Parking on the Street Overnight**

Continual problem with this issue. The streets are too narrow for long term parking. Some people have too many cars to be contained within their driveway.

#### **F) Permission to build a shed**

Garret Kristy requested permission to build a shed on his property. The shed would be made of materials similar to his home and landscaped appropriately. As he is one of the people currently approving the building of sheds, he wanted the approval of HOA members. No one was opposed.

The issue of outbuilding is one of the items that will be addressed in the Building and Use Restriction document.

**6. Election of Officers**

- Garrett Kristy stated that the current board members were agreeable to staying in their positions. Nominations for alternates for the board positions was queried. None were proffered.
- Michelle Lauwers made a motion to elect the current board to their positions for another year. Seconded by Debra Chlmielewski. Motion passed
- It was noted that there was an opening for a Trustee position. John Mordus nominated Michelle Lauwers. Seconded by Debra Chmielewski. Motion passed.
- Board for 2026 is: President – Garrett Kristy  
Vice President – Gary Herzenstiel  
Treasurer – Debra Mordus  
Secretary – Mary Dowell  
Trustee – Heather Rapp  
Trustee – Michelle Lauwers

**7. Meeting adjourned at 7:04pm**