

Minutes of the Lake Arrowhead Homeowners Association Meeting

October 9, 2013

Board Members: Mike Tow (President), Herman Spiess (Treasurer), Mary Dowell (Secretary)

People in Attendance: Gary and Jennifer Herzenstiel, Tim Cenowa, John and Lorri Hool, Paul Keuse, Michael and Angela Holloway, Flo Karas, Maggie and Bruce Mattei, Shelley Cottone, James Boeder, Stanley Grot, Barbara Sikora, Herman and Cindy Spiess, Mike Tow and Mary Dowell

1. **Meeting Opened at 7:00pm**
2. **Secretary's Report – Mary Dowell**
 - Minutes unavailable from last meeting at this time
3. **Treasurer Report - Herman Spiess**
 - Financial Summary as of September 30, 2013: Bank Balance 11/30/12 \$3,360.22, dues collected - 11,800.00, expenses - \$4728.82 Current Bank Balance - \$10431.40, outstanding dues cumulative total - \$4,275.00, Budgeted expenses for 2014 - \$15,350.00, Average cost per household - \$100.00.
 - Motion made by Tim Cenowa to approve the treasurer's report. Seconded by Jennifer Herzenstiel. Motion passed.
4. **Old Business**
 - a) **Past Due Collections and Policies**
 - Policy is to send out a reminder letter. \$25.00 fee for late payment. Legal action to be taken for nonpayment.
 - b) **Legal Actions – Liens – Small Claims actions**
 - Certified letters and 6 liens have been filed for dues owed. Two people have paid, 4 are not paying. Lawyer was contacted for proper wording, file lien and take to court.
 - c) **Review of Landscaping**
 - Company did a good job this past year. We will probably need to remove/replace some of the larger bushes at the entrances
 - d) **Review of Sprinkler Contractor**
 - Sprinklers were not winterized properly last year – meter froze and had to be replaced
 - Have had difficulties with the theft of sprinkler parts 2 or 3 times. It has been suggested that the vacuum valves be buried and to remove shut off valves to combat this problem.
 - e) **Review of Snow Plow Contractor**
 - No complaints with the current contractor.
 - There have been some issues over snow removal on sidewalks on the outside of the subdivision. Township is holding individual homeowners liable for this area. Many find this impossible to take care of. There are also problems with snowmobiles riding on the sidewalk making it almost impossible to remove the snow. Board is looking into having snow removal company take care of the sidewalks if possible.
5. **New Business**
 - a) **Snow plowing**
 - Plan to renew with Rainbow once quotes have been obtained. Looking into snow removal for exterior sidewalks.

b) Landscaping

- There have been some complaints about those home owners on Jewell who do not cover their rear landscaping (outside of their fenced lots). Should the homeowners association take care of the landscaping and then charge them? Write letters informing them of their responsibility?
- Decision made that if an area gets too bad, a letter will be sent to the homeowner to repair the situation.

c) Sprinkler Improvements

- Bid by L & C Enterprise to install underground vacuum breakers and remove shut off valves at a cost of \$700.00. Motion made by Paul Keuse to proceed with sprinkler improvements as set above. Seconded by Tim Cenowa. Motion passed.

d) Electrical – entrance lighting

- The subdivision has made some electrical upgrades done in the past to lines and breakers. Still having some difficulties with lights.
- Bid by Element Electric to change the accent and spot lights to LEDs at cost of \$720.00 for both accent and spots or \$300.00 for spotlights only.
- Motion made by Tim Cenowa to have Element Electric change the spotlights to LEDs. Seconded by Angela Holloway. Motion passed.

e) Holiday lighting

- The Christmas lights last year were a big improvement. We are looking into changing them to LEDs.
- Bid by Northern Lights Decorating to install and remove Christmas lights and decorate walls at a cost of \$1556.00. Motion made by Tim Cenowa to accept bid as stated above. Seconded by John Hool. Motion passed.

Note: All companies to perform any work are to be licensed and insured.

f) Updating entrance signs

- Entrance signs will need to be replaced soon. Signs are in adequate shape for this year. Will reassess next year.

g) Web site updates, improvement

- Website needs to be kept up to date. Minutes and budget information needs to be on site.
- Yearly newsletter to be sent by mail.
- Bulletin board has not been utilized. Make homeowners aware of its availability.

h) Jewell Road speed limit

- Many people are concerned about the speed limit of Jewell Road. Speed limits are set based on the speed that 85% of users are doing. After last attempt to have it decreased, the speed was actually increased to 50mph. Many people are doing more than that.
- Will contact someone in State Police re speed prior to study. Looking to decrease limit to 40 or 45 mph.

i) Dues increase

- Dues are currently set at \$85.00 as voted at the last meeting although invoices sent last year had remained at the \$75.00 level. The board proposed an increase in dues to \$100.00 to cover expenses and to have money for upcoming expenses such as the signs, lighting, sprinklers, etc.

- Motion made by Shelley Cottone to increase the dues to \$100.00. Seconded by John Hool. Motion passed.

j) Business from the floor

- Issues regarding people parking their RVs and trailers in their yards against the rules laid out in the bylaws. Parking issues with people parking in the street overnight which is also against the rules laid out in the bylaws. Also having trouble with people who have parties and their guests are parking on both sides of the street making the road impassable. Will discuss with Shelby Police Department but this is not a township law (overnight parking). A letter will be sent to homes regarding parking policy. However, in some instances, it is known that the people have no choice but to park on the street due to the number of cars at the household. Look into adding assessments to bylaws for people who are offenders. Mike Tow will have an attorney look into this.
- Streets are beginning to show wear. Letter will be sent to township regarding any areas that need attention to put in contention for repair

6. 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.

Webmaster: Jennifer Herzenstiel

7. Meeting adjourned: 8:55pm