

ARROWHEAD BEACH

Minutes of monthly business meeting of February 12, 2022

The meeting was called to order at 9:05 a.m.

Jeff Dammeyer gave the invocation followed by the pledge to the flag

In attendance were:

Steve Brown

John Lillard

Leslie Jewell

Debby Parker

Deb Reid

Marshall Evans

Andree Piles

Cathy Grimes was excused.

The minutes of the January meeting were read and approved.

PRESIDENT'S REPORT Steve Brown

Steve Brown brought up a discussion about the changes proposed to the restricted covenants and bylaws. Proposed changes to be voted on:

Older single wide trailers could be replaced by newer single wide trailers.

This does not add additional single wide trailers. Another change proposed is in who is able to make changes to bylaws; revising such changes to be made with community approval rather than just the board.

The old bingo equipment was sold for \$450 and a small bingo set was purchased for \$70.

VICE PRESIDENT'S REPORT John Lillard

The budget has been posted on the website.

John thanked volunteers, noting Doug and Debbie Ford

They are trying to update all data to set up a new quickbook program

There are 1714 lots in Arrowhead Beach

There are 16 APOA lots. All lots do not pay AMA's. So you cannot take \$55 times 1714. (APOA plus the originally donated lots of Bandon Chapel do not pay HOA's)

We have also verified owners for every lot. We also know some are not right. Some tax records and quickbook records are wrong. We have an address for all but one with lot addresses along with mailing addresses for each. We have 679 owners. We have 1692 paying lots. Two are non paying (as APOA) There are also two cemeteries John will try to do research on them.

This amounts to 677 paid owners. But the bad news/good news on owners: There are 669 who have a member number, but we are sorting that out. The only thing that is static is lot numbers/sections. John wanted to share that if we had paid employees, the gross yearly amount would be approximately \$35,000, and with two, it would be \$70,000. Insurance costs us about \$12,000 per year. Add in legal, cleaning, and accounting, it amounts to \$93,800 without utilities. We take in about \$83,750 and in a good year maybe \$85,000. If we hire people we would have to lock everything up because we could not afford to do other things. Just leaving facts and data for you to think about.

Steve pointed out we do not want to raise AMA's we will have to rely on some volunteer labor or to hire employees we will have to raise AMA's. There are lots of repairs needed and sooner or later we will have to raise AMA's. He pointed out many repairs needed. Debbie Ford asked to encourage the younger people to help. The older people cannot do all these things.

SECRETARY'S REPORT Leslie Jewell

The month of January was very slow in the office. The volunteers have all had periods of being sick, but only one day in this time did we have to unexpectedly have to close the office. We did manage to get the newsletter out, although Jeff was very seriously ill. A number of people helped get about 700 newsletters folded and ready to mail in record time. As to the newsletter itself, we realize we have many omissions and duplicates, as we are continually revising names, addresses, etc. If you had a problem in receiving too many or no newsletters, please let us know so we can update our list. As to future office hours, we will increase them somewhat in March, so even if you volunteered before and we didn't use you, please volunteer again. I try to be in there on Mondays, and we

are open three other days, but as ballots then AMA's are coming in, that needs to increase. If you are interested, contact Karen Gohn who is chairman of the Administrative Committee.

TREASURER'S REPORT Debby Parker

Our checking account balance is \$41,819.27
Our reserve account balance is \$88,291.43
 Deposits into checking total \$3003.00 (19 items)
 Debits (checks & payments \$1091.10 (12 items)

PUBLIC WORKS REPORT Marshall Evans

The branches in the park were cleared.

Air intake filters were changed

Marshall is getting an estimate on repairing the office floor

He is having a lot of trouble getting contractors. The office estimate from one is \$3500 for labor only but does not include materials. There was a discussion about the increased costs of materials.

Jeff thanked the snowplow crew. Marshall discussed the increased costs of fuel prices.

Steve discussed propane tank situation. Amerigas has not replied and he contacted Jernigan who immediately responded and set up delivery of new tanks and propane transfer plus fill their tanks. Amerigas has been contacted to come get their tanks and if they don't do so these old Amerigas tanks will belong to us. Jernigan says they will purchase them from us. Gas from Jernigan was \$2.29 and Amerigas' costs were about \$2.59 or \$2.69 There was a discussion about advantages of Jernigans.

BUILDING CONTROL REPORT Andree Piles

The Army Corp of Engineers is scheduled to come back on March 10th about the Kelly property.

There has been a third letter sent about the property on Chinook The owners live in Connecticut There have been no responses. Andree is taking pictures of the place today in order to take further action.

There are other places at issue. He has sent out many letters; some come back because of names or addresses. There are questions concerning a resident raising rabbits. To clarify, rabbits along with dogs and cats can be house pets, but breeding rabbits is not allowed.

Jeff Dammeyer requested an update about the kayak launch. Marshall proposes to build a prototype of a launch that can slide in or out. It would not be a permanent structure, thus would not require CAMA approval. Kitty Jarrell asked about actually getting the kayaks to the launch, and John suggested we build the prototype, get the approval and then once we have it built, determine the best place to utilize it. Then the fence issue could be addressed and a gate could be cut in. It was suggested we advertise in the neighborhood for donations of any type of material the APOA could use as fill.

Patti Leich asked for suggestions about getting people to stop feeding feral cats

Steve Brown got back to the Chinook property, the person who originally owned it died in 2018 and the owner now is in and out of jail. Would a wellness check be appropriate?

PARKS AND RECREATION REPORT Deb Reid

We will have Bingo after today's meeting. Since we are having our pot luck supper tonight, those of you who are able may want to stay and help set up. This dinner will be sponsored by Catherine Faulkner and will be a meet and greet for all candidates.

LEGAL COMMITTEE REPORT Cathy Grimes

Cathy is excused from the meeting today. **Kitty Jarrell** updated the **Neighborhood Watch Report**

The committee met on January 12th and decided to address three areas of concern: vandalism, speeding and vacation surveillance. We cannot do anything about it but we can put cameras at various places. Another deterrent will be the smiley signs posted letting people know they may or may not be recorded. She discussed the fact that during the snow where ATV's rode in the neighborhoods some of the gravel was disturbed and will be expensive to replace. Stop signs surveillance by sheriff provided more

than 30 stops. There were 131 hours logged in from January 6th to February 8th.

Catherine Faulkner gave an update from the **NOMINATING COMMITTEE REPORT**. Catherine discussed the covered dish dinner she is sponsoring tonight. The committee is putting a ballot box out in front of the office AFTER the ballots are out. This will be done right after newsletter is sent out. This needs to go out no earlier than March 3rd. The Annual Meeting is April 2nd. She is glad to have an updated list of property owners.

OLD BUSINESS - none

NEW BUSINESS

Motion to consider selling APOA property:

John Lillard made the suggestion the board should consider selling the six lots the board owns across the road from the parking lot. By doing so, it could provide us with \$30,000 to \$35,000. They would be sold as one lot. Becky Yaekel asked if it would be possible to put in a stipulation that multiple housing cannot be built on them. We can try but there is wording in our restrictive that may address this. It would be a sale; not an auction. John's motion is to CONSIDER this sale.

The motion reads:

Whereas there has been interest voiced in the property the APOA owns across the dirt road from the maintenance barn and whereas the APOA has not used the land for many years, and whereas the property has to be maintained and there is a cost to maintaining the property, a motion is made for the board to consider selling the property on the open market for a minimum of the tax value. The board should have an open discussion period of 30 days and vote at the next monthly meeting on whether to sell the property or not.

We would have to have a survey done because we need to be sure large trucks have access to the clubhouse. We currently pay no taxes. We can word the sale that we do not have to pay anything. This motion is just to determine if we **WANT** to look into this. If it is approved at the next meeting, we will have to then clarify everything before any action is taken. 220' x 135' is full area. Comments can be email, texts, etc.

The motion was approved.

A motion to create an amnesty program for property owners owing late fees:

John Lillard made a motion to present an amnesty program for all property owners owing late fees, fines, interest or other penalties above and beyond the AMA's.

The motion reads:

A motion to present an amnesty program for all property owners owing late fees, fines, interest or other penalties above and beyond the AMA's. There would be a 90 day sign up period. All owners who sign up for the program during the enrollment period would need to pay their owed AMA's or sign up for a payment plan (25% every quarter) and comply with the restrictive covenants, would then have the late fees, fines, interest and other penalties forgiven. If payments are missed, full payment is not made prior to May 1, 2023 or do not bring their property into compliance, they will have all late fees, fines, interest and other penalties left on their account.

The motion was approved.

After a short discussion of the definition of modular vs. manufactured homes, the meeting was adjourned at 11:22 a.m.