

Monthly Business Meeting July 11, 2026 9:05 a.m. – 10:15 a.m.

Board Members Present: Cathy Grimes, Roxana White, Bill Piles, Sam Verzwylvelt, Gayle Furrow

Board Members Absent: Michelle Burgess

Community Members Present: 9

Call to Order, Invocation, & Pledge of Allegiance: Vice President Cathy Grimes

June meeting minutes were read by Vice President. Conservation & Ecology Director moved to approve the minutes with one correction and was seconded by Public Works Director. Motion carried unanimously.

Directors' & Committees' Reports

President: Vacant, No Report

Treasurer: Roxana White

- See attached Treasurer's report.
- Noted that 94% of AMAs have been received to date (\$88,330.47).
- Past due Statements have been printed and mailed.
- Currently have \$6000 in budget allotted for CPA. Since Treasurer has been doing most of bookwork, we have only had to pay CPA \$150. Remaining \$5850 can be reallocated to other areas at Boards discretion.
- **Cathy Grimes moved to approve write-off of American Profit Recovery Collection accounts and amounts uncollectable from lost lien/judgment cases in 2025. Public Works Director seconded motion. All present approved.**
 - Community member inquired as to why previous court cases were not handled by our attorney. The answer to that is unknown by members of the current Board.
 - Community member inquired as to whether the debt of those written off would be forgiven and they'd now be considered to be "in good standing". It was clarified that the debt will not be forgiven and they will not be considered "in good standing" until the debt is paid.

Secretary: Michelle Burgess (absent). Report presented by Vice President.

- Office continues to be open Friday 4 – 6
- All email and voice mail inquiries are still being forwarded to Secretary upon receipt to reduce response time.

Public Works/Building Control: Bill Piles

- 1 Building permit was issued in June.
- Gate fob system was not installed with correct wiring. Will be ordering double shielded wire to replace non shielded wiring that was used and replacing wiring.
- Yard debris will no longer be burnt by the Association on the lot across from the clubhouse so yard waste will no longer be allowed to be dumped there.
- The lock on the kayak gate is not working properly so will replace in the coming week.
- Shared that Chohan County seems to have reinterpreted the Building Permit rule and now buildings with all sides 12' and under are not required to obtain a county building permit.
- Hoping to install railings on pier starting in September. Have a few volunteers, but need several more to help.
- Will be getting slag for side roads that need repair after weather cools (Zuni, Iowa, Cheyenne, connecting road in front of clubhouse, and clubhouse driveway, with one extra load for emergencies to be dumped across from the barn inside the gate).

Conservation & Ecology: Sam Verzwylvelt

- Thanked volunteers that helped with roadside cleanup. There were 14 volunteers who filled 2 bags with litter.
- Thanked Kitty Jarell and Neighborhood Watch for their work on the Yard of the Month.
 - Winner for July was: The Todds on Winnebago Trl. They were presented with a gift card and certificate.
- No algae has been reported yet.
- We are still in a drought situation so please exercise extra caution when burning in these hot, dry conditions.

Legal: Gayle Furrow

- Legal Committee plans to resume meeting again soon with intention of working on Restrictive Covenant amendments to propose for the next annual election.
- Plan to continue identifying properties for enforcement violations and sending letters.
- Unauthorized resident update: They appear to no longer be in the neighborhood.
- Noted that there are still a lot of people jumping over the fence to get into the park.

Vice President & Long Range Planning Committee: Cathy Grimes

- Long Range Planning Committee has not met due to ongoing summer commitments. Has been evaluating inventory for determination of long range budgeting needs over the summer.
- Card club will change their Hand & Foot card game meeting times from Tuesday evenings to Tuesdays at 12:00 noon beginning July 14th.
- Golf cart parade was a success with over 40 entries and lots of candy. Many Thanks to Stephanie Owens for overseeing & Kitty Jarrell for leading the parade.
- As we know, each Board member serves a term of 3 years. The seats correlating to each member and their current term expiration dates are:

President, Vice President, Treasurer:	2024 - 2027
Building Control, Conservation & Ecology, and Legal	2025 - 2028
Parks & Recreation, Public Works, & Secretary	2026 - 2029

Neighborhood Watch: Kitty Jarrell (absent – report given by Gayle Furrow)

- Reported 156 hours & 50 minutes volunteered from 6/1/2026 – 7/8/2026.
- There were very few issues reported this month, however there were 2 involving a dog being at large in the community and a person being chased and bitten.
- VP thanked Neighborhood watch Committee for help with Yard of Month.

Website: Jacqueline Hugee

- Report 437 total and 315 unique sessions between June 11, 2026 and today.

Parks & Recreation: Vacant, No Report

ITEMS OF INTEREST

A complaint was made about a dog in the neighborhood being tied to a tree for extensive periods of time and barking excessively and the same dog or another being at-large in the area and acting in a threatening manner. Vice President recommended that Animal Control be called in that situation, numerous times if necessary.

10:15 a.m. – Benediction and adjournment: Vice President

APOA Treasurer's Report

Bank and QuickBooks Balance as of 06/30/2026

Bank Balance		QuickBooks Balance	
CD Account	\$25,345.98	CD Account	\$25,345.98
Operating Fund	\$88,113.49	Operating Fund	\$86,627.88
Reserve Account	\$94,027.51	Reserve Account	\$94,027.51
APOA Credit Card	\$0.00	APOA Credit Card	\$0.00

Accounts Receivable

Accounts Receivable \$ 70,661.39

A/R Collections \$ 0.00

A/R Court Accounts \$ 0.00

Expenses

Collections Agency Fee Account \$ 186.50

Court Collections Account \$ 0.00

Bad Debt/Write offs \$ 1,298.08 *four houses etc.*

Treasurer Updates:

1. Past Due statements were printed and mailed.
2. 990EZ Tax Return for 2025-2026 has been filed with the IRS.
3. Line Item – Professional Services has ^{utax} \$5,850.00 that can be reallocated. ✓
- ④ The A/R Collection account and A/R Court Accounts have been written off \$32,253.45 for last fiscal year.

If you have any financial questions, email me at treasurerarrowhead@gmail.com

Arrowhead Property Owners Association
Profit & Loss
June 2026

	Jun 26
Ordinary Income/Expense	
Income	
AMA	41,630.47
Associate Member New	130.00
Clubhouse Rentals	
Deposit	0.00
Member Clubhouse Rentals	400.00
Total Clubhouse Rentals	400.00
Late Fees	666.53
42200 Associate Member Renewal	780.00
Total Income	43,607.00
Gross Profit	43,607.00
Expense	
Administrative Expense	
Administrative IT	83.45
Bank Service Charges	361.69
Collection Agency Fees	186.50
Internet and Phone Service	269.55
Office Supplies	649.73
Postage	768.00
Write Offs	1,298.08
Total Administrative Expense	3,617.00
Events & Programs	
Clubhouse Janitorial	440.00
Total Events & Programs	440.00
Public Works Expense	
Building Repair	494.31
Ground Maintenance	2,050.00
Maintenance Supplies	40.55
Utilities	373.02
Waste Management	258.24
Total Public Works Expense	3,216.12
Total Expense	7,273.12
Net Ordinary Income	36,333.88
Other Income/Expense	
Other Income	
Interest	126.99
Total Other Income	126.99
Net Other Income	126.99
Net Income	36,460.87