

Arrowhead Lakes Property Owners, Inc.

Notice of Regular Meeting of the Board of Directors

7:00 PM Thursday, February 6th, 2020

Located at the Arrowhead Lakes Community

Minutes

Prior to the board meeting, a private meeting with a builder will be conducted at 630pm in the Community Center to discuss some concerns with ACC Applications. Results of this meeting will be announced during the general meeting.

Builder Meeting Prior to General Board Meeting: Stefan Pardoe (SJP Capital), Scott Gentry and guest cleared up issues that the board had with ACC Applications and the board will continue to discuss the ACC Applications that were submitted during the Executive Session of the meeting. Results will be recorded in the Meeting Minutes and made available to residents via the community website.

Adoption of Agenda/Establishment of Quorum - Jerry, Jeanne, Denise, Justin, Vicki, and Cindy are present. The board was called to session at 7pm.

Review and acceptance of minutes from 1/2/2020 meeting – Cindy P. Motion to accept meeting minutes. Jeanne H. Second the motion. Meetings are accepted as is, with no change.

Treasurer Report/Approve financials

Review 2020 budget and additional details: \$43,000 in account. Monthly income was near \$10,500. Yard of the Month Awards were purchased in January, as well as office supplies. Net income was almost \$8,746.10.

Special Projects: Renovating the restroom to separate a designated Male and Female restroom. The board is allocating \$250 for the project. Vicki K. Makes a motion to approve the allocation. Denise P. seconds. The board approves the \$250 allocation for the project.

Security Camera replacement(s) and upgrade(s): Finding ways to make them more tamper-proof than they currently are. Jared K. Provides the following update: Current cameras had local storage media, and one camera was stolen. The second camera had the Memory Card removed and the camera turned off. There are Cellular Models which upload the cameras directly to Cloud storage, approximately \$150/camera capable of running AT&T or Verizon. “Cindy P. Q: What makes them more tamper-proof? Jared K. Cameras can upload photos immediately, and there are security boxes that can be put in place with a hasp for a lock.” Most cameras looked at run off batteries, but there is an option of a Solar Powered camera which cost more per camera than battery operated cameras. Cellular Cameras should have GPS capabilities as well. Vicki K. Makes a motion to allot \$1,000 in order to purchase cameras for security purposes. Jeanne H. Second the motion. \$1,000 set aside for security purposes.

Special Topic: There was a drowning on the East side of the lake. Homeowner asked if the

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person who drowned was a resident. Jared K. Provides more information. Police are still investigating.

Committee Reports:

Work Committee – SHECO to replace the security light in the East Side park. We're working on getting projects for another work event. Work events typically end with Cook-outs. Builders are welcome.

Events Committee – The board is interested in planning a community Easter event, with possible food truck vendors for our easter event on East Side of the lake Horse Pasture.

ACC Committee – A motion was made to approve moving a Mobile Home which had provided all necessary documentation pending a Septic Permit. The motion was approved due to the new home owner being required to move the mobile home off of the sales lot or pay storage fees, without being able to install the septic. The septic permit was subsequently submitted and approved after the mobile home was moved and stored on the lot.

Pool/Grounds/Maintenance/Security - Current security report is from December, and will be attached to the meeting minutes.

Review any grounds/maintenance/security issues –

Discuss bids for grounds maintenance, pool maintenance, etc. - received multiple bids which the board will discuss during the executive session. Looking for a more cost-effective solution.

Security Report –

Old Business:

Mail box issues – The board is continuing to work with the Post Office on finding a solution for mail for the new homes and areas within our community that haven't received mail yet. We recently sent a plat map to the Growth Managers for the area highlighting the areas that are problematic. We are now awaiting a response while the possible solutions are being reviewed by the Post Office.

Update: We just received an email back. There is a special person in the Houston office that handles new areas and developments. The board has contacted them and gotten the following (summarized) response. New guidelines require Cluster Boxes (MBU's) but as an association we don't currently have the funds, nor the land space for it. We are still continuing to pursue solutions. Information from the Post Office states that the issue is primarily the builders responsibility to provide the information and cluster boxes for their new developments.

Home Owner: Do you have an idea of where the current mail situation is going to end up?

Vicki K. We will have to figure out a location for the mailboxes, the Post Office has to approve the location, and we can purchase the boxes and have the slab laid, etc.

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The board is still trying to establish a neighborhood watch for the safety and protection of the neighborhood.

New Business:

- Newsletter mailing envelopes are currently being created. This process is taking more time than anticipated. We are hoping to send out the newsletters in February.

Yard of the Month is awarded to Mr. James K. on the South corner of Arrowhead Loop W and Pawnee. The sign and award will be presented for the month of February.

Owners Forum – Multiple builders were invited to the board meeting. The board reserves the right to limit each property owner to 2 minutes to discuss any concerns they may have.

First - Board introduces themselves to the new property owners. Approximately 15 new property owners attended the meeting, so the board felt it was appropriate to introduce themselves in order for property owners to know who they are speaking with while addressing issues.

Denise P. Found the permit to restock the pond, and we will begin working on restocking the lake.

Barbara B. - Question: Do we have a lawyer yet? An environmental lawyer may be a great assistance within the neighborhood. Recommends Jim Blackburn.

Bonnie M. - Question: Have the beavers been removed?

We believe the beaver issue has been taken care of for now. Barbara B. States that Utah State is trying to reestablish a beaver count within their state. They may take the beavers we may face in the future.

Homeowner - People have spoken about renovating the community parks in the past. Are we still trying to get some of the parks updated?

Current board is trying to get some of the previous issues rectified in order to be able to spend money on renovating the playgrounds. The projected cost is extremely high and currently the board can not afford it. Our current short term project list is -

Short project list is currently - Resurfacing the pool
Easter Event
Movies Under the Stars

Eventually we would like to see soccer goals in the horse pastures, basketball court(s) on the East Side of the lakes park.

Board closes general meeting to the public with a motion to adjourn by Cindy P. Jeanne H. Board meeting adjourns at 804pm.

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Executive session (to consider actions involving pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board.)

Reconvene Open session if needed *(To announce any action(s) taken during executive session).*

Executive session called to order at 808pm. Builders present include:

Starter Homes of Texas - Eric Maksyum

Erik Gallaga - Gallaga Homes

Lisa and Dakota Simpson - Hollus Anson Homes

ACC Applications will be discussed first, in order to provide the builders with approval letters tonight.

Agricultural Control Committee – The ACC Committee has reviewed all applications and all issues have been addressed and rectified. All applications are recommended to be approved. Motion to approve current applications by Justin C. Vicki K. Seconds the motion. All board members approve the new construction of the lots.

Collections – Late letters need to start going out. Justin C. Will draft late letters. Current dues, and late fee(s). “Please contact the Board of Directors to discuss previous late fees and possible negotiations. We have a house we can foreclose on, approved on by the courts, but will cost \$1,500 to foreclose on the property. Cindy P. Makes motion to begin foreclosure process. Jeanne H. Seconds the motion. All board members in favor

A property owner and developer is willing to donate some things from each house sold in order to assist the community with the projects and things that the board is looking to get done.

Special - Yard of the Month for March nomination is held with Jerry Brooks.

Justin C. Makes a motion to adjourn the meeting. Denise seconds the motion. Board executive session adjourns at 845pm.