

Arrowhead Lakes Property Owners, Inc.  
January 2024 Minutes

Annual Board Meeting  
Location: Arrowhead Lakes Clubhouse  
Time 10:00 am  
Date : 01/13/24

The Meeting was called to order at 10:06 am by Timothy Boatman

Board members attending: Vice President Chris Hoffman, Treasure Cindy Patterson Secretary Carrie Yale, Director William Garling, President Timothy Boatman

Cindy made a motion to accept the minutes. Carrie 2nds.

Chris motions to approve budget. William 2nds.

Chris: Budget projected for 2023 was \$100k. We got \$80k.

In discussion of selling a lot and the tower. Cindy has a gentleman that may rent or buy the tower. Money from those sales will be put towards loan on Clubhouse and improvements needed. Priorities are pool sidewalk and handrails, patio behind clubhouse and move playground to poolside.

Dock needs to be repaired or replaced. If we go below the floor lake we will have to get state inspection done before and after. Discussion on building a floating dock.

We need to replace the fence around the pool. Cameras will be installed around pool. We also need more chairs for pool.

We plan to continue security monitoring.

Possibly looking into new lawn maintenance company. We are owed \$800 from current one.

Cindy is going to call about refund.

We pay \$80 a month for Internet with Tacus.

Electricity bill is \$220-500.

We have a new pool company that will be doing service to pool. They are commercial grade and can handle our needs.

We need a pool monitor for summer. We are in discussion of pay and pool hours.

Looking into new insurance company. We as a board feel the price is too high.

Pool monitoring and community monitoring by Forrest has been very beneficial. Last year he made 29 arrests and gave 44 citations.

Quickbooks- keeping.

Website worth keeping.

Office supplies and PO Box keeping.

Our clubhouse loan is a 5 year balloon. Need to rent out Clubhouse more.

Need reserve study done to help us know what we need in expenses.

Homeowners dues are considerably low when you look at what we have provided just in the last 2 years.

That is all for expenses and budget.

Our attorney is working on fines, deed restrictions and more. We will mail out ballots to vote on changes. Need 90% to vote yes.

Memorial Day Party was a success. Would like to do another one this year.

#### OLD BUSINESS

- We need a builtin board outside of Clubhouse.
- Board meetings are going from monthly to quarterly.
- New Pool company is \$125 a week. They will come out 2 times to check and clean pool. They will do a quarterly shock and chemical balance and change filters as needed. They are also looking into lights that are out in pool.

Tim motions to accept old business. Carrie 2nds.

#### NEW BUSINESS

- Spring cleaning was in October. Will have another one this year. Will include a work day to pick up trash, tree limbs, pressure wash etc.
- Community garage sale to raise money for activities for community. To include Memorial Day and Halloween parties and more.
- Joining the Chamber of Commerce. We will have dual partnership to include Spanish speaking community.
- Looking into restocking Lake. Need to get rid of Coi fish and Roger the beaver.

Cindy motions to adjourn 11:37am. Chris 2nds.

Executive meeting to follow.