

## LAPOA Meeting Report

February 28, 2009

The meeting was called to order by the president, David Cannon. David made the following announcements.

- The board regretfully accepted the resignation of Dick Wallsinger as treasurer. The position of treasurer will be decided upon before the next meeting. New board member: Bob Rose has agreed to serve on the board and the board has voted for him to fill a vacancy. We have one more board position to fill. If you are interested in serving on the board please contact Don Kreft telephone 678-493-5674
- Spouse participation in meetings: Tony Rogowski sent the board an e-mail about spouses whose names are not on the title or deed participating at our meeting. Tony's position is if the spouse's name is not on the deed then the spouse should not participate at our meetings. The board discussed the issue and we believe that a spouse should be able to participate at our meeting whether or not the spouse is on the deed. The board understands that in matters that require a membership vote there is only one vote per lot, not two and not two half votes. We encourage the participation of the spouse even if he or she is not on the deed.
- There was an update on the joint development. A letter from Tommy Elsberry is provided in the newspaper.
- Dry Storage: This issue was addressed at our last meeting, however, it should be pointed out that there were various options concerning dry storage. (1) No dry storage on the property (2) Dry storage off property (3) Dry storage on property. Dry storage on property means that you have to

reach some kind of an agreement with the owner of the land, Purcell.

LAYCC reached an agreement with Purcell. There is nothing new to report.

- Electronic Gates: Plans are for the gates to be installed and paid for by joint development. The timing will depend upon funds available. The board recommended that 2009 decals be ordered and issued. The decals have been ordered and will be used.
- LAYCC 2008 operating loss: Tommy Elsberry says that Mr. Brimmer misunderstood about the joint development covering any 2008 LAYCC operating loss. The joint development never agreed or said that it would cover any 2008 operating loss. Any further questions should be directed to Mr. Elsberry.
- Management and HMS fees: The board first brought this issue to Purcell in May 2008. Purcell's position was explained in June 2008. Purcell began collecting a ten percent management fee in 1994 after the declaration of covenants; conditions and restrictions for Lake Arrowhead were renewed in 1993. Article III, Section 2 provides for assessments and user fees to be used for security, management, operation and maintenance of common properties. Purcell takes the position that this entitles it to the management fees. HMS was hired based on its expertise and management skills and rational for the fees is the same. Hope is to be break even by this yearend or next. We are not happy about the management fees and have voiced our position. If the management fees increased significantly we could be back in another lawsuit.
- Foreclosures by Purcell: In checking on this issue, Tommy Elsberry is not aware of any foreclosures by Purcell. Carl Joffe, attorney for Purcell was contacted and is checking the records for the past five years. The check has not been completed. As to Purcell not paying assessment fees, this is

covered by Article IV, assessment, Section 4, exempt property of the covenants. It states, “Each lot or improved lot which is now or hereafter made subject to this declaration shall be exempt from the assessments, charges and liens created herein while owned by declarant.” The key words are “while owned”.

- North Gate: Work on the north gate entrance is planned. Kevin Rein has volunteered to paint the security station and dates are being coordinated.

Kevin we thank you

Alan Merry reported as follows:

The board has voted to cancel the services of AVL for audit at this time and an audit committee has been formed to help select an auditor. The audit committee will be comprised of Larry Paz, David Logel, Butch Engle, Jerry Sauls and Don Kreft. Diana Sweetwood will serve in an advisory role if needed. This is a well-qualified committee. I will be the liaison to the board and the residents of the community. The committee welcomes any input or questions. As far as resident's communications, all questions, ideas and comments are highly welcomed. To communicate with the Audit Advisory Committee you need to do the following.

- Go to the la website at [www.lapoanews.org](http://www.lapoanews.org) go to bottom of page and click on e-mail this will take you to the email address [lawebsite@msn.com](mailto:lawebsite@msn.com) titled Audit Input. The emails will not be answered but will be taken into consideration.

Dale Sommer:

- It was brought to our attention that the corporate registration was not filed for 2008 and it will be taken care of by April 1, 2009.
- The newspaper needs more advertising to offset costs.

Jim Barnes:

- No projects are planned over five thousand dollars with the exception of roads which is already in the budget.
- Concerns on security have been addressed and there will be a third rover added to the midnight shift which will allow twenty four hour coverage at the south gate.

Bo Gerbig:

- All water vehicles must have the 2009 decals affixed.
- The social committee will be planning activities using both indoor and outdoor facilities and promises a good time for all who participate.

Alan Merry: Golf report

	<u>YTD</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Rounds	332	615	(283)
Revenue	20,277	26,636	(6,359)
Expenses	61,317	76,043	(14,726)
Net	(41,040)	(49,407)	8,367

The weather was cold in January and we had more rounds played in February.

Lake Arrowhead Chapel announcements by Mike Miller:

There will be a praise and worship service featuring the band “For Praise” on March 29<sup>th</sup>. Also, every Wednesday evening in March the chapel will hold informational classes on what the chapel is all about.

LAVFD information as reported by Larry Gruszecki:

- Ten calls since last LAPOA meeting. Four medical, one tree down, three structure fires, one MVA, and one grass fire.
- Annual Meeting conducted February 9. Christine Saggese and David Bost elected by the community to serve another term. The meeting included: A review of the one hundred forty three calls for Lake Arrowhead and surrounding area, questions answered regarded variance of response times, and a review of funds provided by county to VFDs.
- In regards to an article published in the Lake Arrowhead newspaper, I have been asked to clarify the presence of one or two CCFES fire fighters that are assigned to Station 17. One or two CCFES fire fighters are assigned to all of the outlying VFD stations. The assignment of CCFES fire fighters began after the 1997 Fire Tax was passed in Cherokee County. The original purpose of the CCFES fire fighters was to assist the VFDs, particularly when VFD members were out of their fire districts during the workday. The Fire Tax provided additional money to VFDs, which were not able to purchase equipment. Since the assignment of duty CCFES fire fighters, they have always been happy to assist residents with blood pressure checks.
- The primary focus of training during this period is EMT certification. One member is certified. One member successfully passed the National Registry testing. Five members are in the present EMT class.

- One new member has been added to the department roster. He will be enrolled in the next fire fighter certification class.
- If possible, please be very cautious when calling 911 to report a motor vehicle accident. Three emergency vehicles, three sheriff deputies, and LAVFD volunteers responded to a reported motor vehicle accident, which was in fact an abandoned car.
- Grassfires on Lake Arrowhead are dangerous. Please call 911 and not the duty fire fighters at Station 17 to report a grass, brush, or forest fire. The 911 dispatcher will direct the duty fire fighters at Station 17 and the LAVFD fire fighters to respond to the scene. When the dispatcher on the 911 switch board is aware of a working grass fire and fire fighters on scene request more assistance, the 911 dispatcher can more quickly notify the Georgia Forestry Fire Rangers.
- Please remember you are always invited to the monthly board meetings and Thursday training meetings. Please know that the Thursday meetings will be abbreviated while the EMT classes are in process.
- All other details, please visit our website at [www.lavfd.com](http://www.lavfd.com)