

# Minutes of the Lake Arrowhead Homeowners Association Meeting

## November 18, 2024

Board Members: Chris Cereska (President), Eric Grabner (Vice-President),  
Debra Mordus (Treasurer), Mary Dowell (Secretary), Alex Thomson  
(Trustee), Chuck Czapla

People in Attendance: John Mordus, Jane Simon, Phyllis Vaccari, April Vanoast, Marianne Thornton, Heather Rapp, Garrett Kristy, Bruce Mattei, Leszek Muszynski, Kay DiBartolomeo, Kathleen Brecht, Natalie Losier, Gary Herzenstiel, Danny Burton, Chris Cereska, Eric Grabner, Debra Mordus, Chuck Czapla, Mary Dowell, Mike O'Brien (O'Brien Association Management)

### 1. Meeting Opened at 7:00pm

- Chris Cereska opened the meeting. He introduced the board members and Mike O'Brien from our management company, O'Brien Association Management. He stated that everything with the HOA has been running smoothly this year.

### 2. Secretary's Report – Mary Dowell

- Minutes were read by those in attendance. No questions or comments. Gary Herzenstiel made a motion to accept the minutes. Seconded by Garrett Kristy. Motion passed.

### 3. Treasurer Report – Debra Mordus

- Debra Mordus went over the financial statement, profit and loss statement and proposed budget. Bank balance as of 9/31/23 was \$18,249.35. Amount received in dues for 2024 was \$25,500.00. Total expenses through 10/31/24 were \$13,530.25. This does not reflect all expenses for the current year. Current bank balance as of 10/31/24 is \$18,824.74.
- Any questions regarding the report were answered.
- Motion made by John Mordus to accept the treasurer's report and the proposed budget. Seconded by Garrett Kristy.

### 4. Old Business

- By-Laws Committee** – It was discussed that the committee formed last year did not make any progress as of this meeting. Will continue to review the by-laws.

### 5. New Business

#### a) Landscaping

- Concerns were voiced regarding the landscaping this year. Complaints about the weeds in the flower beds and the lack of flowers. People stated they were okay with paying the current dues rate if the entrances were maintained to accentuate our subdivision. It was discussed that now that we have some money built up in the HOA account, that the board could look at redoing the landscaping at the entrances. A committee was formed to investigate and plan relandscaping.

#### b) Christmas Light Display

- There were questions as to whether we were going to have Christmas lights this year as we have no lights up as of now. The board stated that Northern Lights was going to do the lights again. Mike O'Brien said that he had not contacted Northern Lights as of yet. There was some question as to whether they would still be able to perform the work. Garrett Kristy volunteered to put up the lights if Northern Lights was unable to perform the service and would be will to do this in the future. Mike O'Brien to contact Northern Lights regarding the light display.

**c) Yard Maintenance**

- It was noted by some of the homeowners that there are houses that are not keeping up their yards. How can we address this? It was stated that there is nothing currently in place in the by-laws addressing this issue. The township was called several times about one residence and the maintenance department came out to mow the lawn. This is the only way that we can deal with these issues.

**d) Building and Use Restrictions/By-Laws**

- Issues continue with the building of unauthorized sheds and overnight parking on the streets.

**e) Election of officers**

- Chris Cereska, Eric Grabner and Alex Thomas have all submitted their resignations from the board. The board needs to fill these positions. The remainder of the board has agreed to continue in their positions. Garrett Kristy volunteered to be president, Heather Rapp volunteered to be a trustee and Gary Herzenstiel volunteered to be vice-president. Motions were made and passed to fill the positions as follows
- Election of officers took place.
  - (i) President – Garrett Kristy
  - (ii) Vice-President – Gary Herzenstiel
  - (iii) Treasurer – Debra Mordus
  - (iv) Secretary – Mary Dowell
  - (v) Trustee – Heather Rapp
  - (vi) Trustee – Chuck Czapl
  - (vii) O'Brien Association Management.

**6. Meeting adjourned** Meeting adjourned at 8:30pm

## Landscaping Committee

Kay DiBartolomeo	<code>dkdibart@wideopenwest</code>
Danny Burton	<a href="mailto:burtondanny57@gmail.com">burtondanny57@gmail.com</a>
Phyllis Vaccari	<a href="mailto:phylis.vicari@yahoo.com">phylis.vicari@yahoo.com</a>
Heather Rapp	<a href="mailto:heatherrapp@me.com">heatherrapp@me.com</a>
Garrett Kristy	<code>gkristy92@gmail.com</code>