

**Arrowhead Estates Homeowners Association
Board Meeting
August 19, 2025**

Present: Alison Haney, Deb Matteucci, Jim Kaufman and Mary Krantz.

CALL TO ORDER

The meeting of the Arrowhead Estates Homeowners Association Board of Directors was called to order at 7:06 p.m. by President Alison Haney.

AGENDA ADDITIONS/DELETIONS

Mary moved and Jim seconded that the agenda will be approved as presented. Motion carried.

MEETING MINUTES

Deb moved and Alison seconded that the June 10, 2025 Board of Directors meeting minutes be approved. Motion carried.

PRESIDENT'S REPORT

Alison noted that she and Jim met with the Grand Traverse Resort on June 19, 2025, to follow up on issues raised at the Association's June 10, 2025 Annual Meeting.

FINANCIAL REPORT

Jim noted there has not been a lot of activity since the last meeting. Current financial statements will be posted on the Association's website. Jim also noted that the Association has two Certificates of Deposit of approximately \$120,000 and a money market account at PNC. Since these funds have accumulated due to the Roads Reserve, Jim recommended the interest earnings on these accounts be allocated to the Roads Reserve. Jim moved and Deb seconded that as of January 1, 2025 and going forward, interest earnings, net of taxes, will be credited to the Roads Reserve. Motion carried.

OLD BUSINESS

The bylaws and articles of incorporation changes were approved by the majority of the quorum at the Annual meeting. With respect to the deed restrictions changes, we need a majority of 23 lots for approval. We presently have 22 lots; Alison will follow up with property owners and we hope to file the changes with the Register of Deeds within a couple of weeks.

Given the difficulty in obtaining HOA member votes on the updated deed restrictions, the board agreed to implement the designated voting representative requirement on a meeting-by-meeting basis. The board will have our own sign-in sheet at the annual meeting which includes a place to indicate the homeowner of record for any vote at that meeting that requires it.

With respect to requests for Grand Traverse Resort, nothing has been done yet. Alison will see if she can get a direct contract at Grounds Maintenance to help address Association issues.

NEW BUSINESS

Christina Botbyl has volunteered to prepare the Association newsletter. Possible items to include in the newsletter: social activities such as Cards, Book Club; directions to the dump; and promote causes. Email Alison with any suggestions you might have.

Alison has access to upload documents to the website. We are presently using a subscription service at a cost of \$300 per year but it is cumbersome to use. We may switch to using Google. Our subscription with our present provider expires Spring 2026.

Calendar items: We discussed the possibility of having an Association garage sale this fall, social hour, potluck. Alison has had limited response from GTR with respect to scheduling a time for the potluck, so it will likely not occur this year.

NEW HOMEOWNERS/PENDING BUILDS

Alison briefly updated the Board on new homeowners in the neighborhood as well as the new build at 5158 Arrowhead Ct.

MAINTENANCE REPORT

Jeff Pickelman's position will need to be replaced. Alison will advertise the position via email to all property owners.

There are drainage issues at the South entrance and on the Robbins' property. Chris Olson at GTR is working with Alison on this issue. Briefly discussed as to whether this is a Drain Commission issue versus an HOA issue. Draining issues needs attention in the entire neighborhood.

Light posts are getting painted slowly.

We need to remind homeowners to make repairs and paint their mailboxes as necessary. Jim Kaufman may know someone who can do this.

VP will be planting trees this fall and doing weed control at the entrances. In addition, we need weeds pulled by the fences. Will add this to their 2026 duties.

Flag/flagpole policy was discussed as follows: The US flag and the official State of Michigan flag may be displayed by the homeowners. No other flags or banners are allowed. The flag must be displayed in a respectful manner, in accordance with Federal Flag Pole Code 4 USC Sections 5-10, as amended. Flags shall be limited to 15 square feet or 3' x 5'. The flag is to be on a pole up to 6 feet long and attached directly to the wall of the home or garage. Jim moved and Mary seconded that this policy be approved. Motion carried.

Road upkeep and planning – a committee will be formed to explore what the future holds with respect to maintaining the Association roads and potential cost of repaving the roads.

NEXT MEETING

The next meeting of the Arrowhead HOA Board of Directors will be held December 3, 2025, at 7 p.m.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Mary Krantz