

**Arrowhead Estates Homeowners Association**  
**Annual Meeting**  
**June 10, 2025**

CALL TO ORDER

The annual meeting of the Arrowhead Estates Homeowners Association was called to order at 6:20 p.m. by President Alison Haney.

There was a brief clarification regarding the change in the Association board of directors during the year. Last year Ron Olson resigned his position as the Association's maintenance chair. Jeff Pickelman replaced Ron on the board, including the grounds, contracts and operations position. Alison Haney was Secretary and became Association President when the then President, Rose Zivkovich moved out of the neighborhood.

AGENDA ADDITIONS/DELETIONS

President Haney asked if there were any additions or deletions to the meeting agenda. She suggested we move Items IV and IX(a) to follow the approval of the agenda. Jim Kaufman moved and Mike So seconded the meeting agenda be amended as proposed. Motion carried.

ACME TOWNSHIP NEWS & UPDATES

Doug White, Acme Township Supervisor, gave an update on activities within the Township. The necessary work at the pump station at US 31 North and Bunker Hill will be completed Monday, June 16. Doug also referenced construction occurring on Mt. Hope Road and that the township will be moving into its new offices at 6100 U.S. 31 North at the end of June. A ribbon cutting ceremony will be held this fall. Voting will occur at the 6100 location and can hold 198 people. Doug also discussed potential construction activities across from the Marina but will likely be 2-3 years before anything happens there. The apartments on the west side of U.S. 31 are coming along; the developer is applying for Brownfield funds in an effort to lower construction costs and, therefore, keep the rental rates down.

CCR/BYLAWS/ARTICLES OF INCORPORATION UPDATE

President Haney discussed the proposed changes in the bylaws as follows:

- Allowing for electronic communications to property owners
- Making slight changes in the duties and to the descriptions of the Board members

- One vote permitted per lot and each household designating who holds the vote for their lot

President Haney outlined the proposed changes in the deed restrictions as follows:

- Article V clarifies and reinforces there are no rentals allowed in Arrowhead Estates.
- Article V is also amended to allow a grace period of 3 days per month to park a trailer, boat and/or a recreational vehicle on one's lot within Arrowhead Estates.

President Haney noted the proposed changes in our Articles of Incorporation are to reflect the current status of the Association and to assure the Association is properly registered in the State of Michigan.

There was discussion as to whether with Board can increase the Association dues without approval of the homeowners in Arrowhead Estates. Chris Olson, Grand Traverse Resort, noted the Board can approve increases to preserve existing assets; however, 60% of the residents must approve assessments with the purpose to add or improve assets.

President Haney stated with Rose Zivkovich moving out of the neighborhood, we are in need of a newsletter writer.

There was general discussion/clarification on a myriad of topics:

- The proposed bylaw changes permit electronic communications but those preferring to receive communications via mail will still have that option.
- Possibility of homeowners to vote on general assessment increases
- Some felt a need to have financial statements monthly and that these be posted on the Association's website
- Documents in general to be posted on the website more timely
- With respect to the roads, when can we anticipate a new topcoat will be laid? Generally, roads last for 25 years, which we have exceeded. The current plan is to continue with the sealing the cracks every other year—next sealing will be in 2026. That being said, if you notice cracks while you're out and about, please let a member of the Board know. It is anticipated that a new topcoat will be laid when all the lots have been built out as we don't want heavy construction equipment damaging the new road.
- Board of directors needs to have a closer working relationship with the Resort

Jim Allender moved and Bruce Haney seconded the motion that the discussion on the bylaws, Articles of Incorporation and Deed Restrictions be closed. Motion carried. For those who did not have their signatures notarized on the first amendment to first amended and restated covenants, conditions and restrictions, you may make an appointment with Theresa Doezema at the Resort to have your documents notarized. Her contact information is (231) 534-6307 or [Theresa.doezema@gtresort.com](mailto:Theresa.doezema@gtresort.com). These documents should be returned by June 30, 2025.

#### APPROVAL OF JULY 2024 ANNUAL MEETING MINUTES

Sharon Schwarb moved and Mary Krantz seconded that the July 11, 2024 annual meeting minutes be approved. Motion carried.

#### FINANCIAL REPORTS

Jim Kaufman reviewed the financial statements as of April 30, 2025 as well as a summary of actual revenues and expenses for 2018-2023, projected 2024 and 2024 and 2025 budgets. Budget for 2025 for G&A is higher for legal expenses related to bylaws, etc. Maintenance expenses in 2024 were unusually high due to major projects for new guardrails and tree work. It is anticipated we will be able to set-aside an additional \$10,000 for roads in 2025. Annual investment earnings are approximately \$6,400. Snow removal was surprisingly low given the amount of snow we had this year. Mike Spitzley moved and Kay Campbell second the motion the financial reports be accepted. Motion carried.

#### GROUND MAINTENANCE REPORT

Jeff Pickelman summarized the maintenance projects completed in 2024: (1) removal of fence and installation of new fencing at the entrance to the cul-de-sac, (2) tree trimming and removal of dead and dying trees, stumps ground and (3) overgrowth/vines/old shrubbery cleared at Arrowhead entrances. Plans for 2025 include planting 4 replacement trees, one dead pine to be removed and one tree planted in the cul-de-sac to replace a tree mistakenly taken down by Parshall Tree Service, and asphalt crack filling in late Spring 2026. Our lawn/landscaping contract this year is with VP Landscaping. Help is needed with weeding the entrance gardens and to scrape and paint the bases of some of the street lights. Please contact Jeff to sign up for these opportunities.

#### CURRENT BUSINESS

**Architecture Control Reminder:**

Bruce Haney reported on the architectural committee activities. Members of the committee are Bruce, Harvey Krantz and Dean Phelps. The architectural committee is responsible for reviewing any changes in your home's structure, new builds and landscaping. In general, homes are to be one-story and at least 2000 square feet but there are some guidelines to be followed to keep the neighborhood aesthetic harmonious. A simplified form for exterior modifications is on the website.

### **Association Website**

The Association website is [arrowheadstatesassn.org](http://arrowheadstatesassn.org) and the password is arrowhead. There you will find current documents; association annual and board meeting minutes will be included there as well.

### **NEW BUSINESS/MEMBER REQUESTS**

The question was raised to property owners as to any requests for on-site services/projects. There were none noted other than the 2025 projects previously mentioned. Chris Olson, GTR, asked if there were any requests for GTRS consideration. Those requests were as follows:

- Replace the fencing on Lautner Road
- Trim trees/pick up fallen branches by LeAnn Pendry and Keith McCardel's home
- Possibility of getting the sidewalks cleared along Lautner and Village Drive during the winter

### **BOARD ELECTION**

Board positions are for a term of one year. The present board of Alison Haney, Deb Matteucci, Jeff Pickelman and Jim Kaufman are running for reelection. Mary Krantz has submitted her nominee form. It was requested if there were any nominations for the board of directors from the floor. There were none. Jeff Matteucci moved and Christina Botbyl seconded the motion to close board nominations. Motion carried. Jeff Matteucci moved and Marcia Spitzley seconded the motion to elect the board of directors slate of Alison, Deb, Jeff, Jim and Mary. Motion carried.

### **FOR THE GOOD OF THE ASSOCIATION**

Members thanked the board for the productive annual meeting. President Haney thanked Rose Zivkovich for her term as President of the Association and assisting with the transition of officers.

Renee Kaufman moved and Mike So seconded that the annual meeting be adjourned at 8:21 p.m. Motion carried.

Respectfully submitted,

Mary Krantz