

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**March 16, 2023**

Board Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening, Tom Bulin  
Staff Present: Jill Cavanaugh, Heather Tebo, Joel Barth

Members Present: two

Meeting called to order by Vice President Greg Boening at 8:00 a.m.

**Minutes:** February 28th, minutes reviewed. Motion by Wright/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** February 2023 unaudited financial reports were reviewed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to

**New Business:** Operational plan discussion move to LAA meeting. Motion to include the East Briar operational plan discussion with LAA discussion by Boening/Halaska. Motion carried.

**Adjourn:** Motion to adjourn by Boening/Wright at 8:03 am. Motion carried.

Respectfully submitted,  
Tom Wright, Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
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**Minutes:** February 28<sup>th</sup>, 2023, minutes reviewed. Motion by Boening/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** February 2023 unaudited financial reports were reviewed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Easter brunch has been advertised and Lukki has received 130 reservations so far. The newsletter may come out early to include Easter Brunch if availability permits. Craft show is filling up at a record pace – only 20 spots left, so it's ahead of schedule which may have (a lot) to do with new layout. It will be held on Saturday September 02<sup>nd</sup>, 2023. A couple of new events will be held in April; a charcoal drawing class on Saturday, April 29<sup>th</sup> at 1pm and a cookie decorating class on Sunday, April 30<sup>th</sup> from 1-3pm. Fish stocking was discussed at a few meetings and Visit Rome is excited. Next meeting is April 12<sup>th</sup>, and we will invite Jennifer from the DNR. Discussed the two-phase program. Lake Arrowhead is now actively pursuing a grant with Visit Rome for fish stocking and fish sticks that will hopefully get some more fish into the lake. Golf course grounds equipment fleets have been enhanced with new purchases. SnoBlast 2023 went well. Food & beverage numbers were up significantly, and Lukki did an excellent job planning, and executing the event along with staff, sponsors, supporters, and volunteers. This event wouldn't be what it is without such a great team. In total Lake Arrowhead was able to give \$16,000.00 to local organizations.

**Committee Reports and Correspondence:**

Architecture & Environmental Control Committee:

Bob Benkowski spoke about garage changes for A&E Committee. Tom Bulin spoke about how aesthetics plays a role and would rather "toys" go into a garage as opposed to being visible in yards. John Halaska stated we need to be sure we are not being less strict than the town codes state. Tom Wright mentioned that Lake Arrowhead is still a residential area.

Common Areas Committee: Kick off for Common Areas Committee will be April 21st.

Security Committee: The Security Committee is looking for new members.

**Old Business:** Nothing to discuss.

**New Business:**

Jill Cavanaugh, (Finance Manager) mentioned that most businesses need some sort of backup plan in case anything catastrophic should happen and requested that Lake Arrowhead adopt an organizational plan. The intent is to make Lake Arrowhead Association, Inc. and East Briar, Inc. to be able to be in a strong cash position in case of unforeseen, unexpected disastrous events. These plans also mention a succession for staff changes etc. and are commonly adopted by organizations because they enable the set-up of benchmarks that should be maintained. Motion by Bulin/Halaska to approve an operational plan that covers both Lake Arrowhead Association, Inc. and East Briar, Inc. Motion approved.

**Closed Session:** Motion by Bulin/Boening at 8:17 a.m. to take a ten-minute break and then enter closed session. Motion carried.

Motion by Benkowski/Boening to leave closed session and return to open session at 9:05 am. Motion carried. No action taken during closed session.

Next meeting date: Tuesday, April 25 at 8:00 am; Pines Clubhouse.

**Adjourn:** Motion by Boening/Wright to adjourn at 9:06am. Motion carried.

Respectfully submitted,  
Tom Wright, Secretary