

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**January 27, 2020**

Board Present: Bob Benkowski, Greg Boening, John Halaska, Tom Wright, Tom Bulin

Staff Present: Joel Barth, Chris Neidermann, Jill Cavanaugh

Members Present: Three

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

**Minutes:** December 20, 2019 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** December 2019 unaudited financial reports were reviewed. Motion by Benkowski/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** 2020-2021 Budget. Will be moved and done with the Lake Arrowhead Association budget.

**Adjourn:** Motion to adjourn by Benkowski/Wright at 8:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 27, 2020**

Board Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening, Tom Bulin

Staff Present: Joel Barth, Chris Neidermann, Jill Cavanaugh

Members Present: Three

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** December 20, 2019 minutes reviewed. Motion by Boening/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** December 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Snoblast – This will be the 24<sup>th</sup> year for this event. We have added some new events for this year that have already garnered interest.

Valentine's Day celebration – Presents a few challenges as February 14<sup>th</sup> is a Friday. Eugene is working hard on a plan to accommodate both Friday Night Fish Fry attendees as well as those celebrating Valentine's Day.

Golf – Darryl will be attending three golf shows with Visit Rome (Minneapolis, Chicago, and Milwaukee). The WSGA will hold one of its regional seminars at Lake Arrowhead this spring and will be providing information on the world handicap system put in to place this year. As soon as a date is set, we will put out the information.

**Committee Reports and Correspondence:** Nothing at this time.

**Old Business:** nothing at this time.

**New Business:** 2020-2021 Budgets – Directors have had the opportunity to review proposed budgets and were able to ask questions. Motion by Boening/Bulin to approve East Briar budget as presented. Motion carried. Motion by Benkowski/Wright to approve Lake Arrowhead Association budget as presented. Motion carried.

Fish Stocking – request was made to have monies put in the budget for stocking Lake Arrowhead. At this time, the DNR will not allow stocking in Lake Arrowhead until 2023. Request was made to stock perch in the pond on the Lakes Course in conjunction with Tri-Lakes Management to monitor fish growth versus fish growth in Lakes Sherwood, Camelot, and Arrowhead. Request approved.

**Closed Session:** Motion by Wright/Boening to enter closed session at 8:08 am. Motion carried.

Motion by Bulin/Boening to leave closed session and enter open session at 9:40 a.m. Motion carried.

Next meeting dates: February 28, 2020 @ 8:00 am at the Pines Banquet Room

**Adjourn:** Motion by Wright/Boening to adjourn at 9:42 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**February 28, 2020**

Board Present: Greg Boening, John Halaska, Tom Bulin

Board Excused: Bob Benkowski, Tom Wright

Staff Present: Chris Neidermann, Jill Cavanaugh

Members Present: Four

Meeting called to order by President Greg Boening at 8:01 a.m.

**Minutes:** January 27, 2020 minutes reviewed. Motion by Bulin/Halaska to approve minutes as presented. Motion carried.

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

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Bulin/Halaska at 8:02 a.m. Motion carried.

Respectfully submitted,

Greg Boening  
President

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 28, 2020**

Board Present: John Halaska, Greg Boening, Tom Bulin

Board Excused: Tom Wright, Bob Benkowski

Staff Present: Chris Neidermann, Jill Cavanaugh

Members Present: Four

Meeting called to order by President John Halaska at 8:02 a.m.

**Minutes:** January 27, 2020 minutes reviewed. Motion by Bulin/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** January 2020 unaudited financial reports were reviewed and discussed. Motion by Bulin/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Jill Cavanaugh & Chris Neidermann reported on the following:

Snoblast – Event was very successful. Dollars raised for donation is about \$1,500.00 more than last year. New events were added and very well received. Next year will be the 25<sup>th</sup> anniversary for SnoBlast.

Member mailing – will go out mid-March and will include dues invoice, meeting notice, budgets, and voting information as applicable.

Year-end projections – things look promising to end the fiscal year ahead of budget.

**Committee Reports and Correspondence:** Common areas committee will meet on April 17.

**Old Business:** nothing at this time.

**New Business:** Request received for first right of refusal for certificate #0345. Motion by Boening/Bulin to refuse purchase. Motion carried.

Question received from member on if patio brick will be reused or if it could be purchased for member use. It is too early at this point to answer that question.

**Closed Session:** Motion by Boening/Bulin to enter closed session at 8:07 am. Motion carried.

Motion by Boening/Bulin to leave closed session and enter open session at 8:26 a.m. Motion carried.

Next meeting dates: tentatively April 18, 2020 at the Pines Banquet Room. Time TBA

**Adjourn:** Motion by Boening/Bulin to adjourn at 9:28 a.m. Motion carried.

Respectfully submitted,

John Halaska  
President

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**May 28, 2020**

Board Present: Greg Boening, John Halaska, Tom Bulin, Tom Wright, Bob Benkowski

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Five

Meeting called to order by President Greg Boening at 8:02 a.m.

**Minutes:** February 28, 2020 minutes reviewed. Motion by Bulin/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** February, March, April unaudited financial reports were reviewed. Motion by Benkowski/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Wright/Benkowski at 8:03 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 28, 2020**

Board Present: John Halaska, Greg Boening, Tom Bulin, Tom Wright, Bob Benkowski

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Five

Meeting called to order by President John Halaska at 8:03 a.m.

**Minutes:** February 28, 2020 minutes reviewed. Motion by Boening/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** February, March, April 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

Memorial Day Weekend Recap – this was very much a questionable weekend based on current world events, but golf and pool business went well. Food & Beverage did well on curbside but inside dining and bar service were very low.

Hours & Operations – this will change weekly depending on customer demand. Same with staffing. It is so difficult to schedule, specifically food and beverage, because we just don't know demand or customer comfort level right now. Everything is much more labor intensive with COVID-19 guidelines.

Golf – public memberships are almost even with this time last year with member passes down roughly \$20,00.00. Some of this is due to members not coming back from winter destination because of current events.

Events – most events of any type have cancelled and moved to later in the year. The first tunes on the turn is scheduled for June 25 but that may change as we get closer.

**Committee Reports and Correspondence:** Common areas committee will meet on June 19. Security Committee needs committee members if anyone is interested.

**Old Business:** nothing at this time.

**New Business:** Request received for first right of refusal for certificate #0169. Motion by Benkwoski/Boening to refuse purchase. Motion carried.

Geese eradication – Tri-Lakes is going to pay to eradicate geese on all three lakes.

Annual Meeting – need to reschedule as previous May date could not be held because of COVID-19 restrictions. Rescheduled date is Saturday, June 27, 2020 at 1:00 pm in the Pines Clubhouse.



Clubhouse – things are still progressing with subcommittees meeting for specific areas of the building.

**Closed Session:** Motion by Benkowski/Boening to enter closed session at 8:20 am. Motion carried.

Motion by Benkowski/Wright to leave closed session and enter open session at 10:00 a.m. Motion carried.

Next meeting date: June 27, 2020 at the Pines Banquet Room immediately following annual meeting.

**Adjourn:** Motion by Bulin/Boening to adjourn at 10:05 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**July 28, 2020**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski  
Board Present by Phone: Greg Boening

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Three

Meeting called to order by Vice-President Tom Bulin at 8:00 a.m.

**Minutes:** June 27, 2020 minutes reviewed. Motion by Halaska/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** June unaudited financial reports were reviewed. Motion by Wright/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Wright/Benkowski at 8:01 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**July 28, 2020**

Board Present: John Halaska, Greg Boening, Tom Bulin, Tom Wright, Bob Benkowski

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Three

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** June 27, 2020 minutes reviewed. Motion by Wright/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** June 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

July Business Projects – golf is going to be very close to last year without a couple major outings. Food & Beverage is down as would be expected.

Golf Outing Status – Some of our early season outings that pushed back to the fall are now cancelling include the Cheesemakers. They have committed to July 21, 2021.

Home & Property Sales – In 2019 we had 112 property transfers, 2020 is already at 99.

Labor Day Festivities – all events except fireworks are cancelled for this year. Thank you to Al Schmidt and Rome Realty for sponsoring the fireworks that will go off on Sunday, September 6.

Tunes on the Turn – cancelled for the season

**Committee Reports and Correspondence:** Common areas committee – completed review of amenities and most areas of need were already on maintenance's list. South Lake Center kitchen updates are progressing as possible around rentals. Chalet kitchen is next on the list. Geese at the lake centers have been causing many problems including swim rafts and shore areas.

**Old Business:** Geese Eradication – was not able to occur at Lake Arrowhead this year. Bob will let Tri-Lakes know that we do want this to happen next year and be first on the list.

**New Business:** New Clubhouse – Motion made by Halaska to authorize Boson construction to proceed with the construction of the new clubhouse project as designed by Excel Architects and recommended to us by the Building Focus Group. This motion approves Boson's bid of \$5,612,956 as well as an additional \$350,000 in contingency funds for additional costs associated with the project. The Project will be funded by a combination of Capital funds, replacement reserve funds and association cash, and a mortgage from NPESB in the amount of \$3,975,000. With what we have already paid towards the design fees, surveying, and testing, the remaining cost to complete the project is approximately \$5,719,200. Motion seconded by Wright. Due to the significance of this project, a roll call vote was called – Benkowski, yes;

Boening, yes; Bulin, yes; Wright, yes; Halaska, yes. Discussion held on point person for construction – decision made that this person will be Joel with assistance coming from the board as needed.

**Closed Session:** Motion by Benkowski/Bulin to enter closed session at 8:21 a.m. Motion carried.

Motion by Bulin/Benkowski to leave closed session and re-enter open session at 9:09 a.m. Motion carried.

Next meeting date: August 25, 2020 at the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Benkowski/Bulin to adjourn at 9:10 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**August 25, 2020**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: One

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

**Minutes:** July 28, 2020 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

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

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Wright/Benkowski at 8:01 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**August 25, 2020**

Board Present: John Halaska, Greg Boening, Tom Bulin, Tom Wright, Bob Benkowski

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: One

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** July 25, 2020 minutes reviewed. Motion by Boening/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** July 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

Groundbreaking ceremony for new clubhouse is today at 9:00 am. Construction completion date is set for April 30<sup>th</sup>.

August business – golf is fantastic and both courses should exceed August 2019. Swimming pool is open this week normally but will close next Mon-Fri for guards to attend school and will open back up Labor Day weekend.

Food and Beverage – both areas (Lakes & Pines) opened for in person dining August 24.

Property sales/transfers – to date we have had 115 property sales with Lake Arrowhead which surpasses the total amount of sales from 2019.

**Committee Reports and Correspondence:** Common areas committee – Lynn was not able to be here but did provide a write up for the board on what the committee has done and things they are still working on. (See attachment #1)

A&E Committee – discussion on areas with violations of covenants and how things could be handled. This discussion will also be held at the A&E meeting on Friday, August 28. Item will be held over until September meeting to allow for additional discussion/research.

**Old Business:** nothing to discuss.

**New Business:** Signs regarding pets at lake centers at lake centers are not effective – do we need to change where our signs are and how they read? Also, discussion on parking at South Lake Center marina. These items will be held over until the next meeting so further research can be looked at.

**Closed Session:** Motion by Halaska/Boening to enter closed session at 8:38 a.m. Motion carried.

Motion by Boening/Benkowski to leave closed session and re-enter open session at 8:50 a.m. Motion carried.

Next meeting date: September 28, 2020 at the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Benkowski/Boening to adjourn at 8:55 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**September 28, 2020**

Board Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening

Board Excused: Tom Bulin

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Two

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

**Minutes:** August 25, 2020 minutes reviewed. Motion by Benkowski/Halaska to approve minutes as presented. Motion carried.

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

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Halaska/Wright at 8:01 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary



**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 28, 2020**

Board Present: John Halaska, Greg Boening, Tom Wright, Bob Benkowski

Board Excused: Tom Bulin

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: One

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** August 25, 2020 minutes reviewed. Motion by Wright/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** August 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

September business projections – golf is up 11% over September 2019; food and beverage continue to remain profitable

Building update – contractors are a little ahead of schedule, exterior wall panels will go up in the next week

Course closings – Pines will close October 11. Lakes course will close October 31.

Winter hours – Thursday, Friday, Saturday at 3:00 pm and Sunday at 11:00 am.

Property Sales – 145 sales through September 23.

**Committee Reports and Correspondence:** Common areas committee – Fridge/Freezer is order for the Chalet kitchen. South Lake kitchen project is moving forward. Last committee meeting is in October.

A&E Committee – two members are requesting to have the right to camp on their mobile home lots. Motion by Boening/Wright to deny these requests based on covenant language. Motion carried.

**Old Business:** Covenant enforcement – deferred to next meeting for a discussion to happen directly with A&E committee. Discussion held on different infractions occurring. John will contact the association attorney regarding what might be able to be done.

**New Business:** Jami Gebert, Town of Rome administrator, presented an update on the short-term rentals within Rome. There are thirty-one rentals in the Town of Rome. Questions were asked and answered regarding non-compliance, noise issues, and vehicle limitations.

Political signs – Discussion on size, location, and the proliferation of political signs, especially those posted around the golf courses. Further consideration will be given when the by-laws and covenants are reviewed.

Lot consolidation – member approached the board and asked if it is possible to move the common area between him and the lot next to him so he can consolidate them together. Moving of common area would require 90% agreement by the membership, and this is not something that has been achieved on previous issues.

Certificate 0831 – request received by member for first right/refusal for certificate. Motion made by Benkowski/Boening to deny. Motion carried.

Director Wright asked to address an additional item not on the agenda. The loss of Range Balls – every year we lose between 2,500-3,000 range balls. Discussion held on where balls are going and how to stem the loss. Suggestions to counteract problem include - getting rid of range pass and have individuals pay each time they use range, limit the amount of balls you can take each time, or putting a deposit down on bags for return. Decision will be made next spring as to how to move forward.

**Closed Session:** Motion by Boening/Benkowski to enter closed session to discuss personnel issues at 9:11 a.m. Motion carried.

Motion by Boening/Benkowski to leave closed session and return to open session at 9:22 a.m. Motion carried.

Next meeting date: October 28, 2020 in the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Boening/Wright to adjourn at 9:31 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**October 28, 2020**

Board Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening

Board Excused: Tom Bulin

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Two

Meeting called to order by President Greg Boening at 7:30 a.m.

**Minutes:** September 28, 2020 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** September unaudited financial reports were reviewed. Motion by Wright/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Wright/Halaska at 7:31 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**October 28, 2020**

Board Present: John Halaska, Greg Boening, Tom Wright, Bob Benkowski

Board Excused: Tom Bulin

Staff Present: Chris Neidermann, Jill Cavanaugh, Joel Barth

Members Present: Two

Meeting called to order by President John Halaska at 7:31 a.m.

**Minutes:** September 28, 2020 minutes reviewed. Motion by Wright/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** September 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

Pines Course closed on October 11 and the Lakes Course will close October 31. Irrigation at both courses were blown out this week with winterization happening next week.

October golf – things were very good through mid-month.

2021 golf rates are being looked at now and will come before the board at the November meeting.

Budgeting process – will begin shortly and will probably be the most challenging budgeting process to complete with the new building and COVID.

Building update – things are moving along well, and the building should be fully enclosed within the next two weeks.

**Committee Reports and Correspondence:** Common areas committee – work is almost done at South Lake Center. New fridge for Chalet should be in by the end of November.

**Old Business:** Covenant enforcement – information received from attorney that seems favorable for us to fine for infractions. A&E committee has given their concerns for areas that need to be addressed. This will be an ongoing project during the off season and will continue to be addressed as old business at board meetings until completed.

**New Business:** none at this time

**Closed Session:** Motion by Boening/Benkowski to enter closed session to discuss personnel issues at 7:52 a.m. Motion carried.

Motion by Boening/Wright to leave closed session and return to open session at 8:46 a.m.  
Motion carried.

Motion from Halaska/Boening to approve Oliphant's contract for the next three years. Motion carried.

Next meeting date: November 18, 2020 in the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Boening/Halaska to adjourn at 8:48 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**November 18, 2020**

Board Present: John Halaska, Tom Wright, Tom Bulin Greg Boening

Board Excused: Bob Benkowski

Staff Present: Chris Neidermann, Joel Barth

Members Present: Four

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

**Minutes:** October 28, 2020 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** October unaudited financial reports were reviewed. Motion by Wright/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** 2021 Golf Rates. Because this relates to both courses, we will wait and discuss in the Lake Arrowhead meeting.

**Adjourn:** Motion to adjourn by Bulin/Halaska at 8:02 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**November 18, 2020**

Board Present: John Halaska, Greg Boening, Tom Wright, Tom Bulin

Board Excused: Bob Benkowski

Staff Present: Chris Neidermann, Joel Barth

Members Present: Four

Meeting called to order by President John Halaska at 8:03 a.m.

**Minutes:** October 28, 2020 minutes reviewed. Motion by Bulin/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** October 2020 unaudited financial reports were reviewed and discussed. Motion by Bulin/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

Building update – Things are moving very nicely as everything is on schedule or a little ahead of schedule. Underground work is almost done in the clubhouse and plumbing will start the first week of December.

Budgeting process – has started with some projections after the October financials. We will work through this in the upcoming weeks.

SnoBlast – A list of outdoor events was presented if the event is held. Discussion resulted in deferring the item, looking for alternatives, or cancelling altogether.

New Year's Eve – this is something that needs to be addressed as well and a decision will be made shortly.

Member Christmas social has been cancelled for this year.

**Committee Reports and Correspondence:** Common areas committee – South Lake Center is done for this year with two days or so needed in the spring for completion. Requests for the 2021/2022 budget was submitted to the board from the committee and includes an electrical panel at the Chalet and lighthouse repairs at the marina at South Lake Center.

**Old Business:** Covenant enforcement – Director Wright will take the lead on this.

**New Business:** 2021 golf rates – recommendations for staff were given to the board. Minimal increases were done in a few areas. Discussion on adding disclaimers for a few sections. Motion to approve updates by Wright/Boening. Motion carried.

**Closed Session:** Motion by Boening/Bulin to enter closed session to discuss personnel issues at 8:16 a.m. Motion carried.

Motion by Boening/Bulin to leave closed session and return to open session at 8:46 a.m. Motion carried.

Next meeting date: December 18, 2020 in the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Wright/Boening to adjourn at 8:48 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary



**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**December 18, 2020**

Board Present: John Halaska, Tom Wright, Bob Benkowski,  
Board Excused: Tom Bulin, Greg Boening

Staff Present: Jill Cavanaugh, Joel Barth

Members Present: Eight

Meeting called to order by John Halaska at 8:00 a.m.

**Minutes:** November 18, 2020 minutes reviewed. Motion by Benkowski/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** November 2020 unaudited financial reports were reviewed. Motion by Wright/Benkowski to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss

**Adjourn:** Motion to adjourn by Wright/Benkowski at 8:01 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**December 18, 2020**

Board Present: John Halaska, Greg Boening, Tom Wright, Bob Benkowski  
Board Excused: Tom Bulin

Staff Present: Jill Cavanaugh, Joel Barth

Members Present: Eight

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** November 18, 2020 minutes reviewed. Motion by Wright/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** November 2020 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** Joel Barth reported on the following:

Building update – things remain on schedule or ahead of schedule. Masonry work will be completed by the end of next week, windows will follow closely after that, and siding will start to go up in the next couple weeks.

SnoBlast – will not happen this year. Serious consideration was given to holding outdoor events but without knowing what temperatures might be, the decision was made to cancel this year.

New Year's Eve – This will be by reservation only this year. Reservations are about ½ full. If you are interested in dining in, please call Lukki to make a reservation.

**Committee Reports and Correspondence:** Common areas – refrigerator/freezer was delivered to Chalet to replace what was there. Committee will not meet in person again until the spring.

**Old Business:** Covenant enforcement – Directors Wright & Benkowski have spoken with individuals from the A&E committee and general membership about items that need to be addressed. Recommendation for enforcement could include – loss of member privileges, loss of pier permits, and fines for continued non-compliance. We will proceed by having members of the A&E committee and board meet to discuss how this would be handled and what steps to take moving forward.

**New Business:** question from a member as to if it is possible to broadcast board meetings through an option like Zoom for anyone not able to attend the meeting in person. Suggestion from Director Benkowski to move this item to closed session to discuss legal ramifications of this since we are not a government entity. Item will be moved to closed session.

Feedback – Director Benkowski no longer needs this to be on the agenda.

**Closed Session:** Motion by Boening/Benkowski to enter closed session to discuss personnel issues at 8:14 a.m. Motion carried.

Motion by Wright/Boening to leave closed session and return to open session at 9:28 a.m.  
Motion carried.

Next meeting date: January 22, 2021 in the Pines Banquet Room at 8:00 am.

**Adjourn:** Motion by Boening/Benkowski to adjourn at 9:30 a.m. Motion carried.

Respectfully submitted,

Tom Wright  
Secretary