

**ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.**  
**a California Nonprofit Public Benefit Corporation**  
**Board of Directors Meeting Minutes**  
**February 27, 2020**

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at Fire Station 91, 301 S. State Hwy 173 in Lake Arrowhead, Ca. Rich Scott, President of the Corporation, presided at the meeting.

**Directors Present:**

Rich Scott, President  
Crystal Upton, Vice President  
Stacey Lippert, Secretary/Treasurer

Jim Taylor  
Jacki Stanfield  
Allison Banner

**Directors Excused:**

Alan Reilly  
Bob Parkinson

**Others Present:** Matt Wadalawala

**Call to Order:** President Scott called the meeting to order at 8:35 am.

**Approval of Minutes – February 13, 2020 –** Mrs. Stanfield moved [2<sup>nd</sup> Ms. Upton] to approve the minutes as written. **Motion Carried.**

**Tree Cutting Issues**

- **Hoang/Tran – Crest Cir** – A Settlement Conference is scheduled for March 12<sup>th</sup>. In the interim, the plaintiff has requested additional information through the discovery procedure. The Committee adjourned to Closed Session to discuss matters related to the lawsuit that are attorney/client privilege.

9AM – Called back to order

## **On-going Issues**

- **Clerie (Esparza) – E Lane – Treehouse** – The new owners were notified of what was required to retain this structure.
- **Hill – Peninsula – Garage and Gazebo** – Boyer is working on the plans for the garage for this property.
- **Alex – Alpen – Fence** – The Committee reaffirmed that this fence is not in harmony with the surrounding area and must be removed in its entirety. Additionally, the owners must also apply for the structure that was recently placed.

## **Other Business**

**Request for tree removal 359 Golf Course Rd** – The Committee reviewed documentation and photographs for a request for tree removal. This request was denied by inspector, Bob Parkinson and now before the Committee for review. The owner has stated that this tree is located at the edge of the asphalt driveway and causing damage to the driveway. Additionally, due to the location, he keeps backing into it. He has offered to plant another tree in the same location but, a few feet away from the driveway, if necessary. Mr. Taylor moved [2<sup>nd</sup> Ms. Upton] to approve this tree for removal. **Motion Carried**

**Matt Wadalawala – Owner and Representative of 24 homeowners in Tract 53 plus additional residents within Arrowhead Woods** – Mr. Wadalawala read a prepared statement, which was later emailed to the office and is now attached to these minutes. Owners in tract 53 area are concerned with activity at 28101 Lakes Edge Rd. Specifically, new construction/modifications including a new front deck, plumbing, new asphalt driveway, exterior door removal, scraping, priming and painting and trees marked for removal. Of utmost concern is the possible removal of five (5) healthy trees for parking. The owners within the tract are willing to appoint a certified arborist to assess the health and vitality of all five trees.

Ms. Lippert reported that the office has received numerous phone calls, emails and walk-in property owners concerned about this property. The initial concern was that this property will be used as a Short-Term Rental (STR) property. A check with the County indicates that no application for STR has been submitted; however, AWAC does not take into consideration the usage of a property as a STR when reviewing tree removal and other modifications, including driveway improvements. She reported that the contractor representing the property owner has been informed that no decision on the proposed tree removal will be made unless/until plans indicating the proposed modifications are submitted and reviewed by AWAC. She will also notify him that any and all modifications previously made must be applied for with AWAC including, the proposed painting.

Mr. Wadalawala asked what recourse AWAC has against the property owner for failure to comply.

Ms. Lippert responded (as well as Committee members) that AWAC is not here to be punitive but to ensure that compliance is met. Unfortunately, she explained that not every owner seeks permission prior to beginning work. When this occurs, the owner is notified that an application, review and approval is required. There have been some instances where lawsuits have been filed for non-compliance but, AWAC would prefer to gain compliance amicably.

The Committee and Mr. Wadalawala also discussed the current lawsuit wherein, an owner in Tract 53 is suing AWAC to have the CC&Rs for this tract nullified. Mr. Wadalawala, speaking on behalf of several owners, does not want the CC&Rs to be removed from this tract. He will speak with the owners in the tract and seek support for AWAC and the continuation of the CCRs.

**Adjourn** The meeting adjourned at 10:35 a.m.

A handwritten signature in black ink that reads "Stacey Lippert". The signature is written in a cursive, flowing style.

Minutes prepared by Stacey Lippert

Subject **28101 Lakes Edges Rd.**  
From Matthew Wadalawala <mw@sensipack.com>  
To Arrowhead Woods Architectural Committee <info@awac.biz>  
Date 2020-02-27 02:14 PM



Speaking on behalf and representing 24 home owners from tract 53 plus additional residents within Arrowhead Woods (outside Tract 53).

Construction activity was recently brought to our attention by neighbors walking in our neighborhood. (Reference attached pictures taken 27Feb from the Sole Residence next door. Permission was granted to take the photos from the Sole property.)

Some of the activity observed includes:

- New Front Deck
- Plumbing (new piping/plumbing supplies seen outside on the yard from road)
- New Asphalt Driveway
  - Driveway and Garage Accommodating Up to 4 – 6 Cars
- Exterior Door Removal (and Closed Off)
- Scraping, Priming, and Painting (possibly lead based paint)
- Trees Marked for Removal

There are established rules and regs to address safety issues and ultimately prevent hazards such as painting without a permit. The hazards of today are shaped by the decisions of the past. There are no existing or past permits for any of the work listed above on this property with the exception of a meter swap permit issued Jan2020. In addition to the missing permits, AWAC requires said property owner to submit a written statement accepting responsibility for maintenance of the road, Holiday Dr.

Now there is a request to cut down 5 healthy trees (reference attached pictures of tree tops - no browning and trunks taken 27Feb) to create space for parking off our private road. AWAC doesn't allow trees to be cut or removed for parking. Has an arborist assessed the health of the trees to determine justification for removal? We are willing to appoint a certified arborist to assess the health and vitality of all 5 trees considered for removal. A new precedent will be set if this permit is approved of the removal of these 5 healthy trees for additional parking for a property which already has parking driveway and a garage on the property for 4 - 6 vehicles. Others will request and expect permit approvals for the same or similar reasons.

We understand AWAC's utmost concern is maintaining a consistent standard of uniform procedures when addressing proposed changes to individual properties within Arrowhead Woods. It is our hope AWAC will abide and enforce those guidelines, especially with regard to our native habit.

Thank you,