

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
May 30, 2024

A meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at San Bernardino County Fire Station 91, 301 CA-173, Lake Arrowhead, CA. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Michelle Kelly
Greg Amparano
Michael Schultz
Patti McGonigle

Staff Present:

Jennifer Silvestri

Call to Order: Jennifer Silvestri called the meeting to order at 5:30 pm.

Election Of Officers: 2024/2025 AWAC Officers were elected by written ballot and announced by Jennifer Silvestri. Officers for 2024/25 are:

Michelle, Kelly, President
Greg Amparano, Vice President
Micheal Schults, Secretary
Patti McGonigle, Treasurer

Announcement: President Michelle Kelly announced by mutual agreement, Richard Scott has tendered his resignation as the President of the AWAC Board of Directors and from the AWAC Board. Rich Scott will remain as the AWAC Inspector. President Kelly thanked Rich for his service to AWAC and the Arrowhead Woods Community.

Approve Meeting Agenda: The meeting agenda was reviewed. Director Patti McGonigle motioned to approve the agenda; the motion was seconded by Director Greg Amparano. The Meeting Agenda was approved.

Approval of May 9, 2024 Board Meeting Minutes: The minutes were reviewed. Director Greg Amparano moved to accept; the motion was seconded by Director Michael Schultz. Director Patti McGonigle abstained. The Minutes were approved.

Approval of May 2024 Financials: The May 2024 AWAC Profit and Loss and Balance Sheet Summary were reviewed. Director Greg Amparano moved to approve the Financials; Director Michael Schultz seconded the motion. The Financials were approved.

Public Comments: Public Comment was provided. Attendees commented on the tree application methods, plan check fees, Staff Report from May 9 Board meeting, purported inaccurate financials, construction deposits, lack of board members, legitimacy of board as appointees, 2010 CCR renewal ballots as power of attorney documents that need notarization.

Old Business:

A. SB 1405

An update on the redaction of AWAC language in SB 1405 was provided; the new bill will likely be heard in early August.

B. 2010 CCR Renewal Ballots:

President Michelle Kelly announced that the 2010 CCR Renewal ballots were recently located by staff in the AWAC storeroom and brought to the attention of this current board. We acknowledge that individuals who formerly held leadership positions within AWAC publicly stated several times that the ballots could not be located. We cannot address those misstatements, as we too understood the ballots to be missing. Moving forward, several tracts that cast ballots in 2010 are not among those that were found. If an Arrowhead Woods Property Owner wants to review their ballot, they may make an appointment to do so. Ballot review appointment information will be posted on the AWAC website within the next two weeks. Please note that the 2010 CCR Renewal process closed 14 years ago and cannot be reopened. We will set in motion a CCR Renewal Process for 2025 that will serve our Property Owners well. We welcome your advice, suggestions and of course, engagement in that process.

New Business:

A. President Michelle Kelly - Due to several factors that have come to light since January 2024, AWAC is in discussions with an Auditor/CPA to conduct a forensic audit of AWAC financials over the previous 5 to 6 years. Currently, we are engaging in a cost/benefit analysis of this potential forensic audit. President Kelly entertained a motion to accept proposals for a forensic audit of AWAC financials. Director Greg Amparano motioned to approve proposals from forensic auditors. Director Patti McGonigle seconded the motion. The motion was approved.

Staff Report: The May 2024 Staff Report was read by Jennifer Silvestri, staff member. The report is attached to these minutes.

Director Comments:

President Kelly read a Statement to the Community which is attached to these minutes.

Staff Jennifer Silvestri lauded the board for their willing acceptance of the workload involved in rebuilding AWAC.

Confirmation of Next Board Meeting:

The next AWAC Board meeting will be June 20, 2024 at San Bernardino County Fire Station 91, 301 CA-173 Lake Arrowhead at 5:30 pm.

Adjournment: There being no further business on the public portion of AWAC Board Meeting Agenda, President Kelly entertained a motion to adjourn the public portion of the meeting. Director Patti McGonigle moved to adjourn the public portion; Director Greg Amparano seconded the motion. The public portion of the meeting adjourned at 6:33 pm.

Closed Session:

The AWAC Board entered a closed session at 6:30 pm. The Closed Session concluded at 7:40pm. There was no report out of Closed Session.

Minutes respectfully submitted by Jennifer Silvestri, AWAC Staff, June 3, 2024

A handwritten signature in cursive script that reads "Jennifer Silvestri". The signature is written in black ink and is positioned in the lower-left quadrant of the page.