



**ARROWHEAD WOODS ARCHITECTURAL COMMITTEE (AWAC)  
a California Nonprofit Public Benefit Corporation**

**Regular Meeting of the Board of Directors**

**February 19, 2025  
5:30 p.m.**

**MINUTES**

**27307 St Hwy 189, Suite 103, Blue Jay, CA**

**Zoom Webinar On-Line Access:**

<https://us06web.zoom.us/j/81161215036?pwd=LmxDbdWkUjknMnY8qA0uXFliLk7wW0.1>

**Telephone Access:** 1 (669) 444-9171 **Webinar ID:** 811 6121 5063 **Passcode:** 791678

1. Call to Order 5:30 Gary Clifford
  
2. Roll Call  
Directors Present: Gary Clifford, Brian Hall, Scott Rundle, Michael Schultz  
Directors Present via Zoom: Jennifer Devine and Pablo Tello  
Staff Present: Andrea Hill, Faith McCarroll, and Rich Scott  
In person Guests: 4  
Guests via Zoom: 24
  
3. Approve Meeting Agenda  
Brian Hall motioned to approve the agenda, 2<sup>nd</sup> by Scott Rundle, Motion passes unanimously.
  
4. Approval of January 22, 2025, Minutes  
Motion to approve the Minutes by Brian Hall, 2<sup>nd</sup> by Michael Schultz, Motion passes unanimously.

5. Approval of Financials January 2025

Motion to approve Financials from January 2025 made by Brian Hall, 2<sup>nd</sup> by Scott Rundle

6. Public Comment

-Please complete a *Request to Address the Board* form and hand to staff prior to the commencement of the meeting.

-Virtual Attendees, please use the *Raise Hand* feature on Zoom.

Name: George Hatt

1. April 18<sup>th</sup> 2024 blue print copier was approved in a board meeting, Michelle Kelly motioned to approve and Greg Umbarro seconded. Crystal Upton paid \$3,500 and that printer is not here, is it sold? Who is it sold to? Where is it? Where is the payment check?
  - a. Brian tried to sell it, then donated it to the high school for free, it is old not worth anything.
  - b. Scott Rundle tried to contact 2 people in the printing industry and said it was too old, also agreed that nobody wanted it, it was a bad decision to purchase.

Name: Jennifer Silvestri

- o AWAC proposed fee increases of 300%, while inflation in the U.S. has only risen by 20% over 5 years.
- o Instead of cutting costs, AWAC added staff and raised employee salaries, which goes against its fiduciary duty to property owners.
- o Regardless of whether fees are rescinded, AWAC must undergo an audit due to financial irregularities noted by a CPA in 2024.
- o An audit would also help renew the CCRs by showing transparency and accountability.
- o The current 1-minute review of paint, roof, and siding applications costs \$300, which is excessive and unreasonable.
- o AWAC charges the same fee for applicants wanting to build a 1,200 sq ft cabin as for a 4,000 sq ft mansion.
- o These fees and practices are unacceptable and need improvement to be fairer to property owners.

**Close Public Comment: 5:38**

## 7. Old Business

- a) CCR renewal – Scott Rundle
- We are sending out ballots, tract by tract not all at once, were working on it, we have the envelopes and postage.
    - Gary Clifford: Thanked the staff.
- b) Outlet Valve – Scott Rundle
- Meeting held with experts to discuss last month's issues.
  - Experts connected with James Bellis from Arrowhead Lake Association (ALA), who is seeking RFPs from engineering firms.
  - Jt. Stanton, an engineer, may have a solution and will submit an RFP.
  - Emil, who worked with ALA, emphasized that multiple parties, not just ALA, are involved (downstream water users, LACSD, Lahontan, county, etc.).
  - ALA is just one part of the solution, and many others must contribute financially.
  - Outcome: ALA may not need to take further action, aside from addressing the Senate; the issue is broader than just ALA.
  - Initial belief was that Arrowhead Woods property owners would pay, but it's a larger problem involving many stakeholders.

## 8. New Business

- a) Log 24-255 – Rich Scott – App for addition, given 6 conditions, they accept 5 but wants to repeal the decorative corbels, requesting to waive decorative corbels, the plan committee has reviewed this, we should work in collaboration, and believes it is a reasonable request. Motioned by Brian Hall, 2<sup>nd</sup> by Michael Schultz, Motion passed unanimously.
- b) Proposed Fee Adjustment for Small Additions – Rich Scott  
Received request for a small addition, less than 25 sq feet, under old fee schedule was first 1,000 sq feet was \$1,200 with each additional sq ft being \$0.75 with a deposit. The applicant has asked for relief and I do agree we should adjust the fee schedule for any addition under 250 sq feet for \$250, with an additional deposit of \$250. Motioned by Brian Hall, 2<sup>nd</sup> by Scott Rundle, Motion passes unanimously.
- c) Response to Social Media Claims – Rich Scott
- Statement read by Rich discussing social media claims “ Here it is with respect to AWAC's recent fee adjustments. A recent social media comment claims that the before application fee for a new home was

\$1,200 for the 1st 1,000 square feet and now it is a \$4,000 flat rate. This makes it sound like AWAC has increased the fee for a new home by \$2,800. However, it fails to mention that the before fee also included 75 cents per square foot for the footage, over 1,000 square feet. AWAC recently approved a new home of 4,144 square feet, based on that fee. Here is the calculation: 1st 1,000 square feet, \$1,200, remaining 3,144 square feet at 75 cents per square foot, \$2,358, total application fee \$3,558. Accordingly, the new fixed fee of \$4,000 would result in a \$442 increase over the before fee. Not a \$2,800 increase.

- Defensible space: Item 2 is a social media comment that all that suggests that AWAC does not support the creation of defensible space around Arrowhead Wood's Home and that AWAC has a quote "history of prohibiting tree trimming or removal". I have been involved with AWAC since 2011, and I have never seen an instance where AWAC did not approve an application for tree trimming and tree removal to create defensible space. Further AWAC makes the diligent processing of applications of this type of work a priority. For example, at 5, 18 PM. On January 20, 2025, AWAC received an application for tree trimming to comply with fuel, modification, requirements, and fire insurance perimeter clearance requirements. I inspected the site of this proposed work the following morning, and at 2, 44 PM. On January 21, st 2025, I notified the applicant that the application was approved. in my 14 year experience with AWAC their quote history of prohibiting tree trimming or tree removal relates to work that AWAC deems unnecessary, such as the trimming and removal of trees that are not located near a structure, and that would create or enhance a lake view. When reading social media comments regarding AWAC Arrowhead, property owner, Arrowhead woods, property owners should consider the phrase, there are always 2 sides to every story. Thank you.
- Gary: Is there any discussion on that?
- Brian: I just wanted to confirm amongst all the board members, because according to Facebook we (the board) receive pensions. Is anyone receiving pensions? Salaries? Commissions? Not even the staff. Do you receive benefits? (directed at staff)
- Staff: No pensions, no health benefits, no benefits, we just get paid hourly.

- Brian: I wanted to clear the air, nobody receives benefits, and that we are justifying this so-called 300% increase across our fees which is just disingenuous to say, we even lowered some fees, right Rich?
  - Rich: We did lower some, but some technically, mathematically, were a 300% increase and some were lowered. But it is based on the value of the project. The prior Board talked in detail about having a fixed fee for new homes as opposed to this sliding scale. And that's what the latest fee increase did. and it also lowers the fees for larger homes. For example, any home over 5,000 square feet. The new fee schedule results in a lower fee schedule.
  - Scott: There's a couple things we got public comment on that we do want to talk about.
  - Gary: Talk about it in directors comments, and if the audience has any questions hold on to it till after the meeting.
  - George Hatt (audience member): Concerned about the audience via zoom not being able to hear it.
  - Gary: That is correct, we are here to do the business of AWAC transparency and the truth. Gary thanks Rich, for information. We always want to speak with transparency and stewardship.
- d) Staffing Hours- Brian Hall
- We will speak about this in closed, and then will post it on our website, and door for the public to see moving forward into Spring office hours. We always have our document drop off on the front side of the building, so we are really 24 hours.

## 9. Directors Comments

Pablo Tello: None

Jennifer Devine: Regarding paint: painting vs touch up. If property owners are touching up or repainting the same color, it should be the minimal fee.

Gary: We will bring that up on the next agenda

Brian Hall: Just to confirm, we haven't raised the fees in 5 years, staff?

Staff: That is correct



**Brian Hall:** ALA has been raising their fees annually for the past five years. Brian has encouraged more in-person attendance, especially since there's a strong Facebook presence. Since Jennifer's departure, there haven't been any major increases in other line items. The new staff is handling CCR renewals, processing applications, cleaning up bookkeeping, and will soon be doing fieldwork with Rich. The office situation is in good shape.

**Michael Schultz:** Board meeting dates are made public during the previous meeting rather than on Facebook, and half of the properties in Arrowhead Woods are already subject to perpetual CC&Rs. Additionally, mailers will be sent to homeowners next week, and the office is considering extending hours, possibly opening on Saturdays, to better accommodate homeowners.

**Scott Rundle:** The proposal suggests creating a list of approved tree contractors, who would be required to submit their license, OSHA certification, and workers' compensation information. This list would be shared with property owners in need of tree services. Contractors on the list could handle basic jobs that meet safety guidelines (like those approved by the Fire Safety Council), complete the necessary permits, and submit them to AWAC. The goal is to streamline the process and advocate for these trusted contractors within the community.

**Gary Clifford:** Director Heisler's resignation, citing a perceived conflict between his roles at AWAC and ALA. Although the conflict was not seen by AWAC, the decision to honor his request was made. Gary, a volunteer, clarified that his role is to run meetings efficiently and ensure proper agenda management, emphasizing that his involvement is strictly for the benefit of property owners and not for any personal agenda. He mentioned his dislike for Zoom unless necessary and stressed his commitment to helping the organization thrive. Gary also expressed his dedication to being a good steward of the forest and supporting efforts to help people build homes in accordance with the unique challenges of the area. His focus is on assisting with meetings and agendas, and he remains open to making adjustments as needed.

**Brian Hall:** Reflects on a project from seven years ago involving the ALA Forest and Vegetation Committee. Over that time, about \$500,000 was spent on thinning the forest around the lake, improving its health, fire safety, and benefit to wildlife. Mr. Hall served as chair of the committee for several years, highlights the contributions of various contractors and the positive impact of these efforts, emphasizing that ALA should remember the importance of this work.



10. Confirmation of Next Board Meeting Date

- a) Wednesday March 19, 2025 at 5:30 at the AWAC office

11. Adjournment

6:01 Gary Clifford

12. Executive Session Disclosure: *The board will meet in an Executive Session following the Regular Meeting to consider legal matters.*

Minutes Prepared by Staff: Andrea Hill and Faith McCarroll

Minutes Approved by Secretary, Michael Schultz