



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

**Regular Meeting of the Board of Directors**

**January 22, 2026  
5:30 p.m.**

**MINUTES**

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

1. Call to Order  
Called to Order by Gary Clifford at 5:31 p.m
  
2. Roll Call  
Directors Present: Gary Clifford, Brian Hall, Scott Rundle, Michael Schultz  
Staff Present: Andrea Hill, Faith McCarroll, Rich Scott  
In person Guests: 18
  
3. Approve Meeting Agenda  
Scott Rundle motioned to approve the Agenda, 2<sup>nd</sup> by Brian Hall,  
Motion passed unanimously.
  
4. Approval of August 20, 2025, Minutes  
Scott Rundle motioned to approve the Minutes from August 20, 2025, 2<sup>nd</sup> by  
Michael Schultz, Motion passes unanimously.
  
5. Approval of Financials December 2025  
Brian Hall motioned to approve December 2025 Financials, 2<sup>nd</sup> by  
Scott Rundle, Motion passes unanimously.

## 6. Board of Director Statements

Scott Rundle read a prepared Statement.

Michael Schultz read a prepared statement regarding Realtors' concerns about the Living Forest no longer being protected in the 24 tracts that did not renew. Realtors are concerned that they may now be held legally liable for failing to disclose that the 100-year-old CC&Rs in the expired tracts are no longer in effect. As a result, properties adjacent to one another may no longer share the same protection. For example, the neighboring homes on either side currently with mature, living forest trees, could remove those trees as soon as the following day without repercussion.

Brian Hall: No Comment

Gary Clifford: President Clifford reiterated his role and responsibilities as President of AWAC, which include approving finances, approving agendas, and helping ensure Board meetings run smoothly. Clifford apologized for missing several recent meetings.

Mr. Clifford stated that he is committed to helping AWAC move forward regardless of whether the recent vote was successful. Clifford acknowledged that achieving a 55% approval threshold is difficult for any vote. He reminded attendees that whether AWAC oversees 100 tracts or 15, AWAC will continue to exist. Mr. Clifford explained that AWAC is a nonprofit organization and does not have a strong or consistent revenue stream. Income is generated primarily through fees and fines, while expenses include payroll, rent, utilities, and other standard business costs. He noted that there is a need for a formal procedure for electing board members; however, the process is costly. He emphasized that recruiting volunteers would be highly beneficial to the organization. Mr. Clifford stated that AWAC will look different following the removal of the 24 tracts, and that leadership is currently working to determine the best path forward. He asked for patience during this transition.

In closing, he thanked everyone for attending and expressed appreciation for the comments and concerns shared.

## 7. Public Comment

Michelle DiSimone: DiSimone had questions regarding painting a home and paint touch-up. Inspector Rich Scott said there is no fee for touch-up or repainting your house the same color, but we would like an Application on file.

Mark Miles: Miles was curious as to why his Tract was perpetual. Inspector Rich Scott responded and shared that most CC&R's in the State of California are perpetual and that the other approx. 53 Tracts that weren't up for renewal are perpetual (lake fronts).

Mark Tito: Tito was curious if AWAC will be cutting the Operating Budget due to the 24 Tracts expiring, Mr. Clifford responded said the Board and Staff will be looking at expenses; the Board could look different, and the Staff could look different. Clifford asked for patience as we move forward.

Wayne Cole: A long-term resident shared a branch hanging onto his dock about a foot away from the water, and asked what to do about it. Mr. Clifford encouraged this audience member to call ALA, specifically David Kelly and they will help him out, AWAC does not have jurisdiction on ALA Trees. Cole went on to talk about pine needles in his yard and Homeowners Insurance. President Clifford and Inspector Rich both agreed that any Insurance Letters that demand the removal or trimming of trees are prioritized.

## 8. Old Business

## 9. New Business

### a) CC&R 2025 Outcome – Scott Rundle

- 24 Tracts that were up for renewal in 2025 did not pass, and there is an updated map to show which Tracts have AWAC protection. Rundle asked the audience to be patient as we are working on getting this update on our Website.

b) Bylaws

- Bylaws will be posted as a Draft for the community to give us any input/feedback within 60 days (Tuesday March 24<sup>th</sup> 2026). Please email our team with any changes you think are necessary and they will be reviewed/considered by our Board.

10. Directors Comments

None

11. Confirmation of Next Board Meeting Date

- a) The next AWAC Board Meeting will be held at the AWAC Office, date and time to be determined. Please see website for updates.

12. Adjournment

The January 22<sup>nd</sup> 2026 Board Meeting was adjourned by Gary Clifford at 6:05 p.m

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

Minutes Prepared by Staff 1.23.26

Minutes Approved by Secretary Michael Schultz