

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
July 28, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President
Stacey Lippert, Secretary/Treasurer
Jim Taylor

Allison Banner
Ron Dougherty

Directors Excused:

Crystal Upton, Vice President
Jacki Stanfield (leave of absence)

Call to Order: President Scott called the meeting to order at 8:12 a.m.

Approval of Minutes – July 14, 2022 – Mr. Dougherty moved [2nd Ms. Banner] to approve the minutes as written. **Motion Carried.**

Financials – June – Mr. Dougherty moved [2nd Ms. Banner] to accept the financials as submitted. **Motion Carried.**

LACSD/AWAC Update – SB1405, the legislation needed for partnership capabilities has passed three of the four committees and is working its way through the legal process. The Senator pulled this bill because of opposition by the Chamber of Commerce. Ms. Lippert, along with Catherine Cerri, met again with representatives from the Governmental Affairs committee of the Chamber of Commerce. Many questions were asked and answered. The main concern seems to be language about "assessment". Catherine Cerri explained that LACSD cannot just enact a tax which is what an assessment of every property owner would be. If that was something wanted in the future to fund AWAC, a vote would be required by the owners in Arrowhead Woods. The committee wanted to discuss proposed language changes with the Senators office. As noted, this committee does not speak for the property owners of Arrowhead Woods.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners are caught up in their payments and only owe \$750.
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.
- **Hall – Nadelhorn** – Ms. Hall has provided an arborist report. AWAC has hired an arborist to review the information submitted by Ms. Hall's arborist.
- **Zelner – West Shore** -The tree damage assessment has been submitted, this matter is closed.

On-going Issues

- **Ausman - Tirol – Fence** – The owner has provided an alternate plan which is acceptable.
- **Turco – West Shore – Paint** – The owner (new) were sent a notice to complete the project and remove all yellow or red paint.
- **Emerson – Mittry – Decks** – Pending
- **Iglesias – Walnut Hills – fence** – This owner has been assessed \$15,000 for failure to meet the conditions of the hearing results. Portions of this fence are still at the property.
- **Kasbar – Palisades – Sheds** – A letter was sent to the owner giving her 30 days to provide an alternate plan.
- **Harmon – Zermatt – Retaining Walls** – Pending

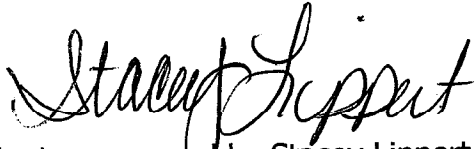
Hearing

- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Mr. LeFevre addressed the Committee. After discussion, the Committee proposed the following:
 - Owner to obtain a topographical survey of the area in question to determine if the shipping container and/or wall is within an easement.
 - If the container and/or wall is in an easement, owner to provide an alternate location for review by the Committee.
 - If the wall location is not within the easement but, traverses onto the neighboring property, owner to obtain approval from the affected owner.
 - If location is approved for container and wall, owner to cover the container with siding and a roof so that it matches the house and blends with the area.
 - The owner has 45-days to bring this property into compliance.

Mr. LeFevre will comply with the direction of the Committee. He left the meeting.

Other Business

Adjourn The meeting adjourned at 9:15 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
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July 14, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President	Ron Dougherty
Crystal Upton, Vice President	Allison Banner
Stacey Lippert, Secretary/Treasurer	

Directors Excused:

Jim Taylor
Jacki Stanfield (leave of absence)

Call to Order: President Scott called the meeting to order at 8:07 a.m.

Approval of Minutes – June 9, 2022 – Mr. Dougherty moved [2nd Mr. Scott] to approve the minutes as written. **Motion Carried.**

LACSD/AWAC Update – SB1405, the legislation needed for partnership capabilities has passed three of the four committees and is working its way through the legal process. The Senator pulled this bill because of opposition by the Chamber of Commerce. Ms. Lippert met with representatives from the Chamber, the Senators office and Catherine Cerri of LACSD to explain the bill. The Chamber members are concerned about language in the bill. Additional meetings will be held so that they have a better understanding of the intent.

Executive Director Discussion – President Scott reported that Stacey Lippert had agreed to continue on as Executive Director on an hourly basis with some hours working remotely to help with the transition. Mr. Scott reported that he is available to and willing to work in the office on an hourly basis after he completes his commitments in August. He would like to focus his efforts on obtaining the required signatures (if the LACSD partnership moves forward) and signatures for the renewal of the 2025 expiring CC&Rs. The Committee concurred with this plan.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners are caught up in their payments and only owe \$750.
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.
- **Hall – Nadelhorn** – Multiple email and in person exchanges with this owner have occurred. The hearing has been scheduled for August. The prior owner was contacted to inquire if she had given permission to Hall to come onto the property prior to the recording of escrow to remove trees. The prior owner did not and AWAC has received correspondence from her attorney to that fact.
- **Zelner – West Shore** -The owner provided a proposed settlement which included a damage assessment of \$600, replanting a tree and a donation to the ALA Tavern Bay garden in his mothers name (Lori Pearson) who owned this home prior to her death. He is adamant that his contractor over trimmed these trees and he is not happy with the outcome. He now sees and hears ALA members walking along the ALA easement. This has taken away his privacy.

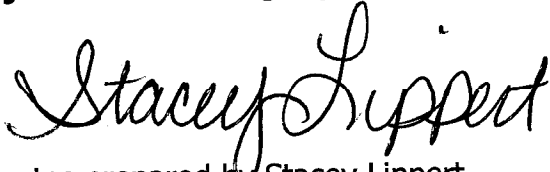
The Committee discussed this settlement offer. Mr. Dougherty moved [2nd Ms. Upton] to accept the settlement offer. **Motion Carried.**

On-going Issues

- **Ausman - Tirol – Fence** – The owner has provided an alternate plan which is acceptable.
- **Turco – West Shore – Paint** – The owner (new) were sent a notice to complete the project and remove all yellow or red paint.
- **Hsu-Chen – St. Bernard – Paint** – This house has been repainted. Although the green is not a color normally chosen, neighbors are pleased that the blue is gone. This matter is closed.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Mr. LeFevre has rescheduled his hearing until June 24th as he has tested positive for Covid. The hearing has been rescheduled for July 28th at 9:30am.
- **Iglesias – Walnut Hills – fence** – This owner has been assessed \$15,000 for failure to meet the conditions of the hearing results. Portions of this fence are still at the property.
- **Kasbar – Palisades – Sheds** – A letter was sent to the owner giving her 30 days to provide an alternate plan.
- **Harmon – Zermatt – Retaining Walls** – Pending

Other Business

Adjourn The meeting adjourned at 9:10 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
June 9, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President	Ron Dougherty
Stacey Lippert, Secretary/Treasurer	Jim Taylor
Allison Banner	

Directors Excused:

Crystal Upton, Vice President
Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:33 a.m.

Approval of Minutes – May 26, 2022 – Mr. Dougherty moved [2nd Ms. Banner] to approve the minutes as written. **Motion Carried.**

Treasurers Report – May 2022 – The Committee reviewed the financials. Ms. Banner moved [2nd Mr. Taylor] to approve the financials as submitted. **Motion Carried.**

LACSD/AWAC Update – SB1405, the legislation needed for partnership capabilities has passed three of the four committees and is working its way through the legal process. Once the legislation passes, LAFCO will need to approve. This process, although moving forward, is still several months away from conclusion.

Tree Cutting Issues

- **Raub – Kings Cr** – The owners have entered into a payment agreement and are paying monthly,
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.

- **Hall – Nadelhorn** - On the day that escrow closed, new owners (Hall) removed or severely trimmed trees on the property for a lakeview. Prior to the complete destruction of these trees, Jim Taylor, acting on behalf of AWAC approached the owner and told her that a permit was required and to stop trimming and cutting trees. The owner Mrs. Hall asked if she could clean up what had already been cut. Mr. Taylor said yes. Once he left, the trimming began again. Upon his return he found that another tree had been destroyed.

The Committee directed Ms. Lippert to schedule a hearing with the owner.

- **Zelner – West Shore** -The Arrowhead Lake Association reported this unpermitted tree topping. The owner has subsequently applied for a permit and has indicated that the tree(s) were dead on the top. It appears these trees were dormant for the winter and not dead. This appears to be a cut for lakeview.

The Committee directed Ms. Lippert to schedule a hearing with the owner.

On-going Issues

- **Ausman - Tirol – Fence** – A letter was sent to the owner giving 30 days to provide an alternate plan for the unapproved fence.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Mr. LeFevre has rescheduled his hearing until June 24th as he has tested positive for Covid. The hearing has been rescheduled for July 28th at 9:30am.
- **Iglesias – Walnut Hills – fence** – This owner has been assessed \$15,000 for failure to meet the conditions of the hearing results. Portions of this fence are still at the property.
- **Kasbar – Palisades – Sheds** – A letter was sent to the owner giving her 30 days to provide an alternate plan.
- **Harmon – Zermatt – Retaining Walls** – The owners left a voicemail during the last meeting requesting another hearing date. The Committee, by consensus, will not schedule another hearing date until or unless, the application, plans and fees are submitted for this non-permitted work. **Motion Carried by consensus.**

Other Business

Ms. Banner has a conflict in scheduling on Thursday. She requested that the Committee meet at 8 am rather than 8:30 am to accommodate her conflict. The members agreed that 8 am would be the new start time.

Adjourn The meeting adjourned at 9:20 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
May 26, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President

Crystal Upton, Vice President

Stacey Lippert, Secretary/Treasurer

Ron Dougherty

Jim Taylor

Directors Excused:

Jacki Stanfield

Allison Banner

Call to Order: President Scott called the meeting to order at 8:40 a.m.

Approval of Minutes – May 12, 2022 – Mr. Dougherty moved [2nd Ms. Upton] to approve the minutes as written. **Motion Carried.**

Treasurers Report – Year-end 2021/2022 – The Committee reviewed the year-end financials. Ms. Upton moved [2nd Mr. Dougherty] to approve the financials as submitted. **Motion Carried.**

LACSD/AWAC Update – SB1405, the legislation needed for partnership capabilities has passed two (2) committees and is working its way through the legal process. John Wurm is working on documents to secure the required signatures and the ballots for the CC&R renewal.

Discuss Committee Vacancy & Applicants – There are two applicants who have expressed interest in serving on the Committee: Alan Kaitz and Phil Simmons. The letters of interest were reviewed. The Committee is concerned that Alan Kaitz serves as director of ALA. It is the feeling of the Committee that ALA and AWAC keep a distinct separation. The Committee would like to invite Mr. Simmons to attend a meeting prior to any decisions.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are paying monthly,
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.

On-going Issues

- **Ausman - Tirol – Fence** – A letter was sent to the owner giving 30 days to provide an alternate plan for the unapproved fence.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Mr. LeFevre has rescheduled his hearing until June 9th.
- **Iglesias – Walnut Hills – fence** – This owner has been assessed \$15,000 for failure to meet the conditions of the hearing results. Portions of this fence are still at the property.
- **Kasbar – Palisades – Sheds** – A letter was sent to the owner giving her 30 days to provide an alternate plan.
- **Harmon – Zermatt – Retaining Walls** – Hearing 9:30 am
President Scott called the hearing to order at 9:35 am. There were no representatives for this property, and they have not responded to the notice of hearing. Mr. Scott moved [2nd Mr. Taylor] to assess \$25,000 for failure to obtain approval for a retaining wall at this location and refer to John Wurm for compliance and collection. **Motion Carried.**

Other Business

Adjourn The meeting adjourned at 9:43 am.

Minutes prepared by Stacey Lippert.



Minutes of the Arrowhead Woods Architectural Committee
May 26, 2022

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
May 12, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner
Ron Dougherty
Jim Taylor

Directors Excused:

Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:50 a.m.

Approval of Minutes – April 28, 2022 – Mr. Dougherty moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Review and Approve 2022/2023 – Budget – The draft budget was reviewed. Ms. Upton moved [2nd Mr. Taylor] to adopt the budget as presented. Budget is attached for reference. **Motion Carried.**

LACSD/AWAC Update – SB1405, the legislation needed for partnership capabilities has passed two (2) committees and is working its way through the legal process. John Wurm to provide information on obtaining signatures and whether electronic signatures are viable.

Tree Cutting Issues

- **Raub – Kings Cr** – The owners have entered into a payment agreement and are paying monthly,
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.
- **28968 Partridge Pl, LLC – Partridge** – The owners have met the conditions of the agreement. This matter is closed.

On-going Issues

- **Ausman - Tirol – Fence** – A letter was sent to the owner giving 30 days to provide an alternate plan for the unapproved fence.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – A hearing has been scheduled for May 26, 2022
- **Iglesias – Walnut Hills – fence** – This owner has been assessed \$15,000 for failure to meet the conditions of the hearing results. Portions of this fence are still at the property.
- **Kasbar – Palisades – Sheds** – A letter was sent to the owner giving her 30 days to provide an alternate plan.
- **Harmon – Zermatt – Retaining Walls** – A hearing has been scheduled for May 26, 2022.

Other Business

Adjourn The meeting adjourned at 10:20 am.



Minutes prepared by Stacey Lippert.

Draft Budget Fiscal Year 2022/2023

Income	Actual 2019/2020	Actual 2020/2021	Actual 2021/2022	Draft 2022/2023
Additions	16,600.00	17,139.25	13,526.25	13,500.00
Construction Deposit	29,725.00	37,000.00	54,500.00	25,000.00
Damage Assess - Non Compliance	-	225.00	-	1,000.00
Decks	13,100.00	21,850.00	31,200.00	25,000.00
Fences	8,700.00	13,300.00	11,075.00	11,000.00
Inspection & Reinspect	900.00	225.00	-	1,000.00
Misc.	5,050.00	11,325.00	13,150.00	13,000.00
New Home	29,200.00	51,829.25	97,363.75	50,000.00
Outbuilding	3,000.00	5,700.00	5,225.00	5,000.00
Paint	5,150.00	10,060.00	9,450.00	9,000.00
Retaining wall	3,400.00	10,400.00	13,200.00	10,000.00
Roof	3,150.00	3,675.00	3,225.00	3,000.00
Siding	-	1,150.00	500.00	500.00
Tree Damage	-	15,000.00	2,750.00	100,000.00
Tree Permit	15,050.00	21,145.00	18,475.00	18,000.00
Total Income	139,350.00	220,023.50	273,640.00	285,000.00
Expense				
Executive Director	76,100.00	73,800.00	81,352.00	82,000.00
Other Admin	602.00	755.00	1,125.00	1,500.00
Ex Director Car Allowance	-	-	1,500.00	3,600.00
Bank Service Fees	(1.00)	11.00	105.44	40.00
Alarm	496.16	571.16	239.65	-
Community Improvement	-	-	-	30,000.00
Computer Repair/Service	100.00	-	-	1,000.00
Construction Dep Ref	10,800.00	10,000.00	8,500.00	25,000.00
Dues & Subscriptions	269.99	333.74	250.00	350.00
Filing Fees	75.00	40.00	70.00	80.00
Inspection Fees	18,660.00	23,830.00	29,480.00	30,000.00
Car Allowance	2,400.00	2,400.00	3,600.00	3,600.00
Insurance Expense	6,790.45	25,515.22	27,636.92	30,000.00
Marketing & Advertising	2,700.50	2,609.00	2,921.95	10,000.00
Meetings/Board exp	1,504.19	542.67	1,508.85	2,500.00
Office Equipment	-	-	684.29	1,000.00
Office Maint/Move	-	-	818.77	-
Office Supplies	1,566.11	1,993.08	2,031.15	2,100.00
Payroll Taxes	1,305.20	5,618.20	6,166.18	6,200.00
Postage & Delivery	473.78	863.25	865.97	2,000.00
Printing & Reproduction	21.01	881.40	-	1,000.00
Accounting	690.00	750.00	1,310.00	1,800.00
Legal	6,495.85	35,509.83	11,336.24	20,000.00
Rent - Office Storage	8,960.00	9,284.00	10,075.50	9,700.00
Telephone/Internet	2,151.81	2,269.37	2,767.80	3,000.00
Website	325.00	365.00	305.00	1,000.00
Total Expenses	142,486.05	197,941.92	194,650.71	267,470.00
Net Income	(3,136.05)	22,081.58	78,989.29	17,530.00

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April 28, 2022

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Directors Present:

Rich Scott, President
Stacey Lippert, Secretary/Treasurer
Ron Dougherty

Allison Banner
Jim Taylor

Directors Excused:

Crystal Upton, Vice President
Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:50 a.m.

Approval of Minutes – April 14, 2022 (Open and Closed Minutes) – Mr. Dougherty moved [2nd Mr. Taylor] to approve the minutes as written. Motion Carried.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are paying monthly,
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.
- **28968 Partridge Pl, LLC – Partridge** – The owners have provided a plan and will replant accordingly. Mr. Scott will review to see if they have met the requirement of the agreement.

On-going Issues

- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.

- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – John Wurm indicated that a hearing should be scheduled as the next step.
- **Iglesias – Walnut Hills – fence** – The fence was never completely removed and the owners are non-responsive. Mr. Scott moved [2nd Ms. Banner] to assess \$15,000 for failure to comply with the conditions set forth after the initial hearing. **Motion Carried.**
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

Other Business

LACSD/WAC – SB1405 has been approved through one committee and is moving through the State Senate. Legislation has to be obtain prior to any partnership between the agencies.

Adjourn The meeting adjourned at 10:20 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC
a California Non-profit Public Benefit Corporation

BOARD OF DIRECTORS ANNUAL MEETING

The regular annual meeting of the Board of Directors of the Arrowhead Woods Architectural Committee was held on April 28, 2022, at 27307 St Hwy 189, Suite 103, Blue Jay, California.

Rich Scott, President of the Committee presided at the meeting.

Attendees:

Rich Scott, President

Crystal Upton, Vice President

Stacey Lippert, Secretary/Treasurer

Allison Banner

Jim Taylor

President Scott called the meeting to order at 8:40 am.

Nomination of Officers – 2022/2023 Fiscal Year

Mr. Taylor moved [Mr. Dougherty] to nominate the existing officers. There were no further nominations. **Motion Carried.**

Draft Budget 2022/2023 Fiscal Year

The Committee reviewed the draft budget. Some modifications were made. The Committee will review the budget again at the next regular meeting.

There being no further business, the meeting was adjourned.



Minutes prepared by Stacey Lippert

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
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Board of Directors Meeting Minutes
April 14, 2022

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Directors Present:

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

Allison Banner
Ron Dougherty
Jim Taylor

Directors Excused:

Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:41 a.m.

Approval of Minutes – March 24, 2022 – Mr. Dougherty moved [2nd Ms. Upton] to approve the minutes as written. **Motion Carried.**

Financials – March 2022 – The financials were reviewed. Ms. Banner moved [2nd Mr. Dougherty] to approve the financials as presented.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are behind in payments. Ms. Lippert will contact the owner.
- **Hoang/Tran – Crest Cir** – Pending an appeal. The appellate court will be in San Diego, so we will be incurring additional legal fees.
- **28968 Partridge Pl, LLC – Partridge** –Hearing 9:45

Mr. & Mrs. Schwartz along with realtor and contractor, Joe Evans appeared before the Committee for a second hearing to review damages for tree topped and/or removed at this property. Mr. Schwartz has provided additional information for consideration.

President Scott opened the hearing to session at 9:58AM. He explained that the damages have been assessed at \$280,000; however, the Committee will reduce the assessment \$40,000 to reflect two (2) dead trees. These two dead trees may be

removed. An additional deduction of \$70,000 was granted for 7 trees not specifically topped for a lake view. These trees were assessed at \$10,000 each not \$20,000 each. The updated damage assessment is \$170,000. Additionally, it was noted that the area has been disturbed with heavy equipment and tree and ground cover removal and they slope is no longer stable. Mitigation is required.

Mr. Martin reported that mitigation efforts were underway and that the ruts have been graded and the slope cleaned up. He is willing to install jute or ground cover to stabilize the slope, plant 5 to 7 20-gallon trees and plant vinca or another ground cover. He would like to negotiate a mitigation and damage assessment plan.

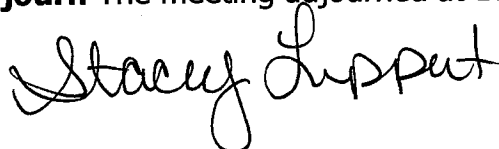
The Committee closed the open portion of the meeting at 10:08 to proceed in Closed Session.

On-going Issues

- **Ausman - Tirol - Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Consensus to forward to John Wurm for filing of a lawsuit.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

Other Business

Adjourn The meeting adjourned at 10:08 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
March 10, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner
Ron Dougherty
Jim Taylor

Directors Excused:

Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:39 a.m.

Approval of Minutes – February 10, 2022 – Ms. Banner moved [2nd Mr. Dougherty] to approve the minutes as written. **Motion Carried.**

Financials – January 2022 – The financials were reviewed. Ms. Banner moved [2nd Mr. Scott] to approve the financials as presented.

Building Stats 2021 – Ms. Lippert provided the building statistics for 2021. A total of 623 permits were applied for which was up 8 from the year before. The full report is attached to these minutes.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **28968 Partridge Pl, LLC – Partridge – Hearing 9AM**
Bob Malone, President of the Cedar Ridge HOA addressed the Committee. He explained that Jeff Bixel of JB Industries had contacted him regarding the request for tree trimming at the subject property. Upon inspections, several

trees were marked and after discussion and inspection, he approved the trimming as requested. Sometime later, he received a phone call from who he assumed was Jeff Bixel inquiring about the status of approval and inquiring if anything was needed. Mr. Malone, believing he was speaking to Jeff Bixel stated, "just trim trees the way they were marked for trimming". Later, he received another call from Jeff Bixel to report that the owner had gone with another contractor and that contractor had topped many trees. He wanted to make sure that he was not associated with project. It was only then that Mr. Malone surmised that he had spoken with the new contractor and not Jeff prior to the trimming. Upon inspection, Mr. Malone was shocked to see the damage and believes that it was a cut for view. He then called the property owner to express his disappointment and told him that he would be hearing from the Architectural Committee. Mr. Malone indicated that the HOA is deferring this matter to AWAC for action.

Martin and Suzanne Schwartz entered the hearing at 9:05 am.

Mr. Schwartz addressed the Committee and apologized for causing an issue where a hearing was required. He bought the property in late 2021 and received notice from his insurance company that the trees had to be trimmed 15-feet from the structure to retain insurance. He contacted JB Industries who tagged the trees and obtained approval from both the HOA and AWAC. After receiving the bid from JB Industries, he obtained another bid from HLI Tree Experts out of Riverside. He was told that this company is a third-generation tree company. He met with the contractor three different times to review the project and ultimately decided to go with HLI instead of JB industries. The crew came on site right before a storm. For whatever reason, the foreman left the project and when he (Mr. Schwartz) reviewed the work that had been done, he was devastated to see how the trees had been butchered. It was at that time; Mr. Schwartz told the contractor to remove 4 to 6 trees because the trees were so damaged (the contractor did not charge more to remove because they wanted to "make it right"). He stated that there are damaged trees which he believes may be dead, still standing on the property. He had no intention of removing any trees at the back of the property. He apologized again and said he would do whatever is necessary to make it right, including planting trees.

Mr. Schwartz provided photos of the trees which had been topped and subsequently removed. He stated that he had to make a choice when he saw the devastation to the trees, and he chose for them to be removed. He apologized again and stated that the contractor would no longer be working at this property. He stated that he loves trees and is extremely upset over the damage that has been caused but did acknowledge that he has a lakeview now.

Mr. & Mrs. Schwartz and Mr. Malone left the meeting.

The Committee discussed this matter in length. It appears that the 4 to 6 trees removed were in the direct line of sight for a lakeview. Why were those trees chosen for removal when all the trees were topped and looked the same as far as damage? It was also noted that the 11 trees in the front or side of the property were trimmed properly and not topped. Again, why were the trees in the back topped when the company obviously trimmed the non-view trees correctly. Mr. Scott and Mr. Taylor would like to review the property again to review the damage. A damage assessment will not be reviewed until additional questions are answered (are the standing trees dead, were the trees removed in the line of sight for lakeview), and an additional site inspection occurs. Mr. Scott also reported that the house has scaffolding, has any further approvals been sought, if not, contact the owner for that as well.

On-going Issues

- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

Other Business

Adjourn The meeting adjourned at 10:26 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
February 10, 2022

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner
Ron Dougherty
Jim Taylor

Directors Excused:

Alan Reilly
Allison Banner

Call to Order: President Scott called the meeting to order at 8:42 a.m.

Review Applications for Vacancy – The Committee only received one application. They directed Ms. Lippert to post another ad to fill the position.

Ms. Lippert reported that Alan Reilly has officially resigned from the Committee after many years. A letter of appreciation will be sent to him for his years of dedication to AWAC. He will be missed.

Financials – November and December 2021 – The financials were reviewed. Mr. Taylor moved [2nd Mr. Dougherty] to approve the financials as presented.

Approval of Minutes – December 9, 2021 – Mr. Taylor moved [2nd Mr. Dougherty] to approve the minutes as written. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.

- **28968 Partridge Pl, LLC – Partridge** – Tree contractor JB Industries obtained a permit for tree trimming for this property. The owners decided to use an alternate contractor who topped many Oak trees for a lakeview. The owner has been notified and a hearing is scheduled for March 10th at 9AM. This was a clear cut for view; however, the owner stated that he was shocked at what the contractor had done and that was not approved by him. Bob Malone, President of the Cedar Ridge HOA will also be present at the hearing.
- **Jordan – Alpen** – The office received a complaint of tree trimming for view. After an onsite review, it was noted that several trees had been trimmed. The owner was notified and promptly provided documentation that these trees had been severely damaged in the snow and ice storm. The trimming was only to remedy the broken limbs as result of the storm. Photos were reviewed and no new view was obtained; the trimming was below the deck line. No further information needed; this matter is closed.

LACSD/AWAC Partnership - Seline Karakaya (St Hwy 173) joined the meeting via phone to listen in and ask questions about this proposition.

Ms. Lippert reported that a couple of years ago, AWAC approached LACSD regarding a partnership between the two organizations. The rationale for this was: impending CC&R renewal and cross over between agencies. LACSD has a data base of owners within the expiring tracts for ease in communication with owners regarding the CC&R renewal efforts. Both entities work with property owners for new construction and additions and this partnership would help facilitate many projects and clarify easement concerns, water and sewer connection locations and much more. A couple of months ago, she reached out to LACSD to see if they would still be interested in pursuing this partnership. They answer was yes, and since then LACSD has had one public meeting regarding the prospect.

Ms. Karakaya stated that she is in support of such a partnership but, is concerned other Arrowhead organizations may want the CC&Rs under their control. She spoke briefly of her supports and concerns and then left the meeting.

Ms. Lippert will provide an update on the website so that property owners can obtain information rather than relying on the newspaper or other outlets to report correctly.

On-going Issues

- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.

- **Emerson – Mittry – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

Other Business

Adjourn The meeting adjourned at 10:21 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
December 9, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President
Stacey Lippert, Secretary/Treasurer
Jim Taylor

Jacki Stanfield
Ron Dougherty

Directors Excused:

Crystal Upton, Vice President
Alan Reilly
Allison Banner

Call to Order: President Scott called the meeting to order at 8:31 a.m.

Approval of Minutes – November 11, 2021 – Mr. Taylor moved [2nd Mrs. Stanfield] to approve the minutes as written. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.

On-going Issues

- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.

- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

Other Business

Mrs. Stanfield has agreed to stay on the Committee until a replacement is found.

LACSD/AWAC The LACSD is moving forward to reviewing the concept of AWAC partnering and merging with LACSD. This will help facilitate the CC&R renewals in 2025 and provide sustainability to AWAC for the future.

Adjourn The meeting adjourned at 9:42 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
November 11, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at 27307 St. Hwy 189, Suite 103, Blue Jay. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

Rich Scott, President
Stacey Lippert, Secretary/Treasurer
Jim Taylor

Jacki Stanfield
Ron Dougherty

Directors Excused:

Crystal Upton, Vice President
Alan Reilly
Allison Banner

Call to Order: President Scott called the meeting to order at 8:32 a.m.

Approval of Minutes – October 14, 2021 – Mrs. Stanfield moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Treasurers Report – September and October – The reports were reviewed and approved as submitted.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Edison removal, close file.
- **Vides – Fremont Rd.** – The owner paid \$500. This matter is now closed and can be removed from the agenda. **On-going Issues**
- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.

- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending
- **Harmon – Zermatt – Retaining Walls** – Owners have been notified twice that approval for these walls was not sought or granted. A hearing will be scheduled.

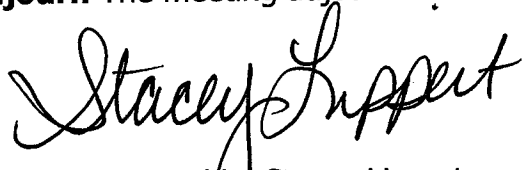
Other Business

Mrs. Stanfield announced her resignation effective the first of the year 2022. Her resignation was accepted.

The Committee directed Ms. Lipper to place an advertisement in the Mountain News for vacancy on the Committee. Due to the upcoming holidays, interviews will take place next year.

The next meeting will be on December 9, 2021 at the new offices in Blue Jay.

Adjourn The meeting adjourned at 9:48 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
October 14, 2021

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, Lake Arrowhead. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Jacki Stanfield
Ron Dougherty
Jim Taylor

Directors Excused:

Alan Reilly

Call to Order: President Scott called the meeting to order at 8:32 a.m.

Approval of Minutes – August 26, 2021 – Mrs. Stanfield moved [2nd Mr. Dougherty] to approve the minutes as written. **Motion Carried.**

Treasurers Report – August 2021 – The reports were reviewed and approved as submitted.

Office Relocation – Ms. Lippert reported that she has secured an alternate location for the office, the Ice Castle Business Center. The Committee was in favor of this move and directed Ms. Lippert to move forward with the lease. Move date, not later than December 1, 2021.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Edison removal, close file.
- **Vides – Fremont Rd.** – Owner appeared before the Committee. He is a new owner and admits that he removed branches for a lakeview. However, another tree had also been trimmed for a lakeview (prior to him purchasing the property)

so, he didn't think it was against any rules. He apologized and took responsibility for the trimming and vowed to never do it again. After discussion, Mr. Taylor moved [2nd Mrs. Stanfield] to assess damages in the amount of \$1,500; however, if owner acknowledges AWACs powers to enforce the CC&Rs and ensures that no further tree trimming or removal will occur without prior AWAC approval and pays within thirty (30) days – the assessment will be reduced to \$500. **Motion Carried.**

On-going Issues

- **Hall – St. Bernard – Paint**– Close file – color is acceptable.
- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – Repaint has occurred on the trim, still needs the garage door completed.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending

Other Business

The next meeting will be on November 11, 2021 at the new offices in Blue Jay.

Adjourn The meeting adjourned at 10:12 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
August 26, 2021

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, Lake Arrowhead. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Jacki Stanfield
Ron Dougherty
Jim Taylor via phone

Directors Excused:

Alan Reilly
Allison Banner

Call to Order: President Scott called the meeting to order at 8:44 a.m.

Approval of Minutes – August 12, 2021 – Mr. Dougherty moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Treasurers Report – July 2021 – The reports were reviewed. Mr. Taylor moved [2nd. Mrs. Stanfield] to approve the reports as presented.

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.

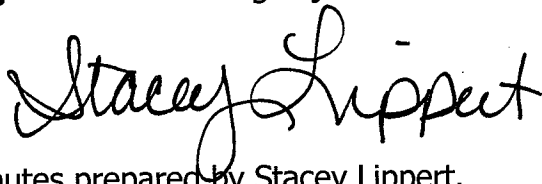
On-going Issues

- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – Pending.

- **Turco – West Shore – Paint** – The new owners have advised that the repaint will occur shortly.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved. Mr. Hsu is now waiting on the availability of his painter.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Referred to John Wurm.
- **Iglesias – Walnut Hills – fence** – Owner was notified of the decision; however, they have not made contact or paid the fine.
- **Kasbar – Palisades – Sheds** – Pending

Other Business

Adjourn The meeting adjourned at 10:22 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
August 12, 2021

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, Lake Arrowhead. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner
Ron Dougherty

Directors Excused:

Alan Reilly
Jim Taylor
Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:46 am.

Approval of Minutes – July 22, 2021 – Mr. Dougherty moved [2nd Ms. Banner] to approve the minutes as written. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.

On-going Issues

- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – Pending.
- **Turco – West Shore – Paint** – The real estate agent for the new owners was contacted and stated that Z Painting has this on the schedule to repaint the trim and door.
- **Hsu-Chen – St. Bernard – Paint** – An alternate color has been approved.

- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Owner provided a haphazard application with rudimentary plans for the retaining walls without an application fee. He was contacted but, has provided nothing further. On a recent inspection, the shipping container is still on the property. Refer again to John Wurm.
- **Iglesias – Walnut Hills – fence** – Mr. Doug Malo, renter at this address appeared before the Committee. He constructed a 6-foot-high chain link fence and didn't know he needed approval from AWAC. He is willing to pay a fine. He requested keeping the fence on the property until November 1, 2021, when he will be moving. He left the meeting.

After discussion, Mr. Dougherty moved [2nd Ms. Banner] to assess \$950 (which is double the permit fee) and allow the fence to remain until 11/1/21. Notify owner of the decision and if the fence is not removed, owner will be assessed \$15,000 for non-compliance. **Motion Carried.**

- **Kasbar – Palisades – Sheds** – Ms. Upton moved [2nd Mr. Banner] to allow the owner to relocate the sheds to clear the violation with the County; however, the shed location is not approved. Owner to provide an alternate location for committee consideration – they cannot be in the building setbacks. **Motion Carried.**

Other Business

Adjourn The meeting adjourned at 10:07 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
July 22, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at the LACSD offices in Blue Jay, California. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner
Jacki Stanfield
Ron Dougherty

Directors Excused:

Alan Reilly
Jim Taylor

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

Approval of Minutes – June 24, 2021 – Mr. Scott moved [2nd Mr. Dougherty] to approve the minutes as written. **Motion Carried.**

Treasurers Report – June 2021 – The Committee reviewed the financial reports. Mr. Scott moved [2nd Mr. Dougherty] to approved as submitted. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.
- **Wyka – Cumberland** – The owners have sold – this matter is removed.

On-going Issues

- **Alex – Alpen – Fence** – This property has sold. The fence has been removed. Remove this matter from the agenda.
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.

- **Ausman - Tirol – Fence** – Mr. & Mrs. Ausman appeared before the Committee to discuss options regarding the fence which is not in compliance with the approved plans. Ms. Lippert to provide the County ordinance regarding the line of sight for the fence line across the driveway. Owners to provide a new plan and provide the proposed "grey" color for the fence. Owners stated they needed more time to comply and work out solutions. They were assured that as long as there was an open line of communication, an extension would be granted.
- **Turco – West Shore – Paint** – The real estate agent for the new owners was contacted and stated that Z Painting has this on the schedule to repaint the trim and door.
- **Hsu-Chen – St. Bernard – Paint** – Mr. Hsu is searching for an alternate color.
- **Emerson – Mitty – Decks** – Pending
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Owner provided a haphazard application with rudimentary plans for the retaining walls without an application fee. He was contacted but, has provided nothing further. On a recent inspection, the shipping container is still on the property. Refer again to John Wurm.

Other Business

Adjourn The meeting adjourned at 10:15 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
June 24, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at the LACSD offices in Blue Jay, California. Rich Scott, President of the Corporation, presided at the meeting.

Directors Present:

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

Allison Banner (via phone)
Bob Parkinson
Ron Dougherty

Directors Excused:

Alan Reilly
Jim Taylor
Jacki Stanfield

Call to Order: President Scott called the meeting to order at 8:37. He welcomed Ron Dougherty, long time property owner, contractor and previous Committee member. By unanimous vote, Mr. Dougherty was appointed to the Committee by the members present. **Motion Carried.**

Approval of Minutes – June 10, 2021 – Ms. Upton moved [2nd Mr. Scott] to approve the minutes as written. **Motion Carried.**

Treasurers Report – May 2021 – The Committee reviewed the financial reports. Ms. Upton moved [2nd Mr. Scott] to approved as submitted. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.
- **Wyka – Cumberland** – This is a new issue. Wyka is the previous owner who had the trees trimmed. We are moving forward with the hearing process.

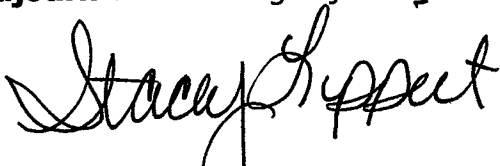
On-going Issues

- **Alex – Alpen – Fence** – This property has sold. The new owners will be notified that there are modifications to the property which have not been approved.
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – A hearing is scheduled for July 22, 2021.
- **Turco – West Shore – Paint** – The real estate agent for the new owners was contacted and stated that Z Painting has this on the schedule to repaint the trim and door.
- **Hsu-Chen – St. Bernard – Paint** – Mr. Hsu is searching for an alternate color.
- **Emerson – Mitty – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance. Owner is attempting to comply. He hired a contractor to handle all of the permitting; however, he did not follow through and did not finish the job.
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Owner provided a haphazard application with rudimentary plans for the retaining walls without an application fee. He was contacted but, has provided nothing further. On a recent inspection, the shipping container is still on the property. Refer again to John Wurm.
- **Anderson – Golden Rule – Paint** – The owner provided an alternate paint color which has been approved. Once repainted, this matter is closed.

Other Business

At the close of the meeting, Bob Parkinson gave his official resignation to the Committee. He is moving to Montana. Mr. Parkinson will be missed and welcome back any time.

Adjourn The meeting adjourned at 9:35 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
June 10, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held via Zoom. 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

Directors Excused:

Alan Reilly
Bob Parkinson
Allison Banner

Call to Order: President Scott called the meeting to order at 8:40 am and explained that due to a COVID exposure and the upmost caution, the meeting was held via Zoom.

Approval of Minutes – May 13, 2021 – Mrs. Stanfield moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Treasurers Report – Fiscal Year End 20/21 – The Committee reviewed the year-end financial reports. Mr. Taylor moved [2nd Mrs. Stanfield] to approved as submitted. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners have entered into a payment agreement and are current.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.
- **Wyka – Cumberland** – This is a new issue. Wyka is the previous owner who had the trees trimmed. We are moving forward with the hearing process.

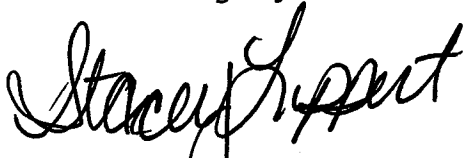
On-going Issues

- **Alex – Alpen – Fence** – This property has sold. The new owners will be notified that there are modifications to the property which have not been approved.
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – A hearing is scheduled for July 22, 2021.
- **Turco – West Shore – Paint** – The real estate agent for the new owners was contacted and stated that Z Painting has this on the schedule to repaint the trim and door.
- **Hsu-Chen – St. Bernard – Paint** – Mr. Hsu contacted the office and provided alternate blue samples for the trim color. All colors were rejected because there is too much trim (or blue) color. It is not just on the trim but, the deck floors, railing, stairs and garage door. The white house and stark bright blue are just too much bright of a color combination are not acceptable. Remind owner of guidelines and suggest alternate color (like stain or the body color) for the decks, rails, garage door, etc. The color combination and large amount of the bright blue (or any blue) is not acceptable.
- **Emerson – Mittry – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance. Owner is attempting to comply. He hired a contractor to handle all of the permitting; however, he did follow through and did not finish the job.
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Owner provided a haphazard application with rudimentary plans for the retaining walls without an application fee. He was contacted but, has provided nothing further. On a recent inspection, the shipping container is still on the property. Refer again to John Wurm.
- **Anderson – Golden Rule – Paint** – The owner has been in contact and will comply.

Other Business

Ms. Lippert spoke with Ron Dougherty, past AWAC member, contractor and long time Arrowhead Woods property owner regarding the possibility of serving on the Committee. He is interested and will attend the next meeting.

Adjourn The meeting adjourned at 9:25 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
May 13, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at the LACSD Offices. 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

Call to Order: President Scott called the meeting to order at 8:58 am.

Approval of Minutes – April 22, 2021 – Mr. Taylor moved [2nd Mrs. Stanfield] to approve the minutes as written. **Motion Carried.**

Tree Cutting Issues

- **Raub – Kings Crt** – The owners were given 30 days to pay the damage assessment of \$4,000.
- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.

On-going Issues

- **Alex – Alpen – Fence** – Refer to John Wurm for compliance
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – Some modifications have been made to this fence; however, it is still not in compliance. Another letter to the owner.
- **Turco – West Shore – Paint** – The real estate agent for the new owners was contacted and stated that Z Painting has this on the schedule to repaint the trim and door.

- **Hsu-Chen – St. Bernard – Paint** – Mr. Hsu contacted the office and provided alternate blue samples for the trim color. All colors were rejected because there is too much trim (or blue) color. It is not just on the trim but, the deck floors, railing, stairs and garage door. The white house and stark bright blue are just too much bright of a color combination are not acceptable. Remind owner of guidelines and suggest alternate color (like stain or the body color) for the decks, rails, garage door, etc. The color combination and large amount of the bright blue (or any blue) is not acceptable.
- **Williamson – Golden Rule – Multiple Sheds** – The sheds were removed. This matter can be removed from the agenda.
- **Emerson – Mitty – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance. Owner is attempting to comply. He hired a contractor to handle all of the permitting; however, he did follow through and did not finish the job.
- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – Owner provided a haphazard application with rudimentary plans for the retaining walls without an application fee. He was contacted but, has provided nothing further. On a recent inspection, the shipping container is still on the property. Refer again to John Wurm.

Adjourn The meeting adjourned at 10:27 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC
a California Non-profit Public Benefit Corporation

BOARD OF DIRECTORS ANNUAL MEETING

The regular annual meeting of the Board of Directors of the Arrowhead Woods Architectural Committee was held on May 13, 2021 at the LACSD Board Room in Blue Jay, California.

Rich Scott, President of the Committee presided at the meeting.

Attendees:

Rich Scott, President	Jacki Stanfield
Crystal Upton, Vice President	Allison Banner
Stacey Lippert, Secretary/Treasurer	Jim Taylor

President Scott called the meeting to order at 8:36 am.

Nomination of Officers – 2021/2022 Fiscal Year

Mr. Taylor moved [2nd Ms. Banner] to nominate the existing officers. There were no further nominations. **Motion Carried.**

Draft Budget 2021/2022 Fiscal Year


The Committee reviewed the draft budget, which is attached.

Mr. Taylor moved [2nd Mrs. Stanfield] to approve the budget as submitted. **Motion Carried**

Bylaw Amendments

The Committee reviewed Bylaw amendments to include sections for Property Modification (Section X) and Property Care and Maintenance (Section XI) along with minor grammatical and other changes. The Committee made changes to the draft. Ms. Banner moved [2nd Mr. Taylor] to approve and accept the Bylaws as amended. These Bylaws are attached to the minutes. **Motion Carried.**

There being no further business, the meeting was adjourned.


Minutes prepared by Stacey Lippert

Draft Budget Fiscal Year 2021/2022

Income	Actual 2018/2019	Actual 2019/2020	Actual 2020/2021	Draft 2021/2022
Additions	13,600.00	16,600.00	17,139.25	17,000.00
Construction Deposit		29,725.00	37,000.00	33,000.00
Damage Assess - Non Compliance	550.00	-	225.00	10,000.00
Decks	10,000.00	13,100.00	21,850.00	21,000.00
Fences	11,025.00	8,700.00	13,300.00	13,000.00
Inspection & Reinspect	400.00	900.00	225.00	1,000.00
Misc.	10,925.00	5,050.00	11,325.00	11,000.00
New Home	29,000.00	29,200.00	51,829.25	45,000.00
Outbuilding	1,800.00	3,000.00	5,700.00	5,000.00
Paint	4,650.00	5,150.00	10,060.00	10,000.00
Retaining wall	9,800.00	3,400.00	10,400.00	8,000.00
Roof	2,750.00	3,150.00	3,675.00	3,600.00
Siding			1,150.00	1,000.00
Tree Damage	11,500.00	-	15,000.00	4,000.00
Tree Permit	13,820.00	15,050.00	21,145.00	21,000.00
Total Income	153,320.00	139,350.00	220,023.50	203,600.00
Expense				
Executive Director	72,352.00	76,100.00	73,800.00	79,352.00
Other Admin	556.00	602.00	755.00	1,500.00
Bank Service Fees	25.00	(1.00)	11.00	168.00
Alarm	433.34	496.16	571.16	600.00
Community Improvement				5,000.00
Computer Repair/Service	-	100.00	-	500.00
Construction Dep Ref		10,800.00	10,000.00	18,000.00
Dues & Subscriptions	242.99	269.99	333.74	350.00
Filing Fees	80.00	75.00	40.00	80.00
Inspection Fees	18,735.00	18,660.00	23,830.00	30,000.00
Car Allowance	2,400.00	2,400.00	2,400.00	3,600.00
Insurance Expense	5,553.08	6,790.45	25,515.22	26,000.00
Marketing & Advertising	3,150.00	2,700.50	2,609.00	3,000.00
Meetings/Board exp	1,534.06	1,504.19	542.67	1,600.00
Office Equipment	1,378.97	-	-	1,000.00
Office Supplies	1,854.31	1,566.11	1,993.08	1,900.00
Payroll Taxes	5,095.34	1,305.20	5,618.20	6,000.00
Postage & Delivery	369.50	473.78	863.25	1,000.00
Printing & Reproduction	371.37	21.01	881.40	500.00
Accounting	650.00	690.00	750.00	750.00
Legal	21,715.37	6,495.85	35,509.83	10,000.00
Rent - Office Storage	8,471.00	8,960.00	9,284.00	9,700.00
Telephone/Internet	2,072.31	2,151.81	2,269.37	2,500.00
Website	315.00	325.00	365.00	500.00
Total Expenses	147,354.64	142,486.05	197,941.92	203,600.00
Net Income	5,965.36	(3,136.05)	22,081.58	-

**BYLAWS OF
ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
A California Nonprofit Public Benefit Corporation**

**ARTICLE I
NAME**

The name of this corporation is ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.

**ARTICLE II
OFFICES OF THE CORPORATION**

The principal office for the transaction of affairs and business is 318 S. State Hwy 173, Suite C, P.O. Box 2026, Lake Arrowhead, San Bernardino County, California, 92352. The board of directors of the corporation may change the principal office from one location to another. Any change in location of the principal office shall be noted by the secretary on these bylaws, or this section may be amended to state the new location.

**ARTICLE III
PURPOSE OF THE CORPORATION**

The corporation was formed to preserve and protect the interest of property owners at Lake Arrowhead in that area commonly referred to as Arrowhead Woods. To preserve and protect that portion of the Covenants, Conditions and Restrictions (CC&Rs) for having to do with new construction, remodeling, outbuildings, fences or other structures, trees, and all of the roots, branches and parts thereof, and other matters referred to in the CC&Rs.

ARTICLE IV DIRECTORS OF THE CORPORATION

Section 1. General Corporate Powers

Subject to the provisions and limitations of the California Nonprofit Public Benefit Corporation Law and any other applicable laws, and subject to any limitations in the articles of incorporation and bylaws regarding actions that require approval of the directors, the corporation's activities and affairs shall be managed, and all corporate powers shall be exercised, by and under the board's direction.

Section 2. Number and Qualifications

The corporation shall consist of at least seven, but no more than nine members of the board of directors all willing to conform to the bylaws of this corporation and dedicated to the purpose of this corporation.

Section 3. Selection of Board of Directors

Prospective directors shall submit to the secretary a written request detailing their interest to serve. The current sitting directors shall review requests and conduct a personal interview. A majority vote by the then sitting directors shall constitute approval.

Section 4. Vacancies on the Board of Directors of the Corporation

A vacancy on the board shall exist on the occurrence of the following (a) death or resignation of any director, (b) vote by the majority of the board of directors to remove any director of the corporation for reasons given in Section 6, at a regular meeting.

Section 5. Resignations

Any director of the corporation may resign by giving written notice to the President, or to the secretary.

Section 6. Termination of a Board of Director of the Corporation

Any member of the board of directors of the corporation may be terminated who has failed to observe the rules of conduct of the corporation or has engaged in conduct materially and seriously prejudicial to the purposes and interest of the corporation or has missed an excessive number of meetings without an excuse.

ARTICLE V
MEETING OF THE BOARD OF DIRECTORS OF THE CORPORATION

Section 1. Annual Meetings of the Board of Directors of the Corporation

The annual meeting of the corporation shall be held within forty-five days of the end of fiscal year. The specific date, time and location shall be designated by the board of directors. At this meeting officers will be elected, and any other proper business may be transacted.

Section 2. Special Meeting of the Board of Directors of the Corporation

A special meeting of the corporation may be called at any time by the President or any board of director of the corporation.

Section 3. Regular Meetings of the Board of Directors of the Corporation

Regular meeting of the board of directors of the corporation shall be held the second and fourth Thursday of each calendar month preceding the meeting of the Arrowhead Woods Architectural Committee, except November and December which will only meet on the second Thursday of the month.

Section 4. Notice of Meetings

Notice of special and annual meetings shall be in writing to the board of directors of the corporation and shall be given at least ten days before the meeting date. The notice shall specify the place, date and hour of the meeting, and shall give the general nature of the business to be transacted.

ARTICLE VI
VOTING

Section 1. Quorum

Four directors shall constitute a quorum for the transaction of business at any meeting of the board of directors of the corporation.

Section 2. Eligibility to Vote

Each board of director shall be entitled to one vote on each matter submitted to a vote.

Section 3. Manner of Casting Votes

Voting may be by voice or ballot, except that any election of directors must be by ballot.

Section 4. Approval by Majority Vote

The affirmative vote of the majority of the voting directors shall constitute approval.

**ARTICLE VII
OFFICERS OF THE CORPORATION**

Section 1. Officers of the Corporation shall be as follow.

- President
- Vice President
- Secretary/Treasurer

Section 2. Selection of corporate officers.

Officers shall be elected by the majority of the then sitting board of directors at the annual meeting of the corporation and shall serve at the pleasure of the board of directors of the corporation.

Section 3. Vacancies in office.

Any officer may resign at any time by giving written notice to the corporation. A vacancy in any office because of death, resignation or any other cause shall be filled in the manner prescribed in the selection of officers.

**ARTICLE VIII
DUTIES OF OFFICERS OF THE CORPORATION**

Section 1. President

The president shall preside over all meetings of the board of directors. The president shall have such other powers and duties as the board or bylaws may prescribe. The president will act as chairperson of the Arrowhead Woods Architectural Committee.

Section 2. Vice-President

In the absence of the president, the vice president shall perform all duties of the president. The vice president shall have such other powers and duties as the board or bylaws may prescribe.

Section 3. Secretary/Treasurer

The secretary/treasurer shall keep at the corporation's principal office, a book of minutes of all meetings, proceedings, and actions of the board of directors of the corporation, and committees of the board. The secretary/treasurer shall keep at the principal office, a copy of the articles of incorporation and bylaws. The secretary/treasurer shall keep and maintain adequate and correct books and accounts of the corporation, shall deposit all monies in the name and to the credit of the corporation, shall disburse the corporation's funds as the board may order, shall give the board an accounting of all transactions and the financial condition of the corporation. The secretary/treasurer shall have such other powers and duties as the board or bylaws may prescribe.

ARTICLE IX
COMMITTEE OF THE CORPORATION

Section 1. Name of the Committee

The Committee shall be known as the Arrowhead Woods Architectural Committee commonly referred to as A.W.A.C.

Section 2. Purpose of the Committee

The Arrowhead Woods Architectural Committee functions to uphold the purposes of the Arrowhead Woods Architectural Committee, Inc. and is empowered to act in matters relating to all manner of construction and the trees, roots, branches and parts thereof, and other matters referred to in the Covenants, Conditions and Restrictions (CC&Rs) established for Arrowhead Woods.

Section 3. Members of the Committee

The members of the committee will be comprised of members of the Arrowhead Woods Architectural Committee, Inc. board of directors.

Section 4. Chairperson and Duties of the Chairperson

The chairman shall be the current president of the board of directors of the corporation. In the absence of the president the duty shall be assumed by the vice-president. The chairperson shall have a vote.

Section 5. Plan and Application Submittal

Property owners or their agents shall submit the required applications, plans and fees eight (8) days prior to the schedule meeting for their item to be placed on the agenda.

Section 6. Meetings of the Arrowhead Woods Architectural Committee

The Committee shall hold meetings on the second and fourth Thursday of each calendar month (except November and December – meeting will be on the second Thursday only) at 9:00 a.m. at the meeting room of Fire Station 91, Lake Arrowhead, California, San Bernardino County for the purposes of reviewing construction plans placed on the agenda, and other related business to come before the Committee. If Fire Station 91 is not available, a location to be determined will be used to accommodate the meeting for that date.

Section 7. Meeting Agenda

The agenda will be prepared by the secretary and provided to members of the Committee five days before the scheduled meeting.

Section 8. Meeting Procedure

1. Review Procedures

The committee will review each set of plans using due caution and care to consider the needs of the property owner, and the construction standards for Arrowhead Woods as set forth in the CC&Rs.

2. Voting Procedures

A. *After review and discussion by committee members. A motion shall be made and seconded for action on the plans as submitted for approval, conditional approval, or rejection. The chairperson calls for a vote. Affirmation is by a majority voice vote of voting members.*

- B. Minutes of each action shall be taken by the recording secretary and made a part of the committee's records.

Section 9. Notification of Property Owner or Their Agent

Following each meeting the recording secretary will notify the property owner or their agent in writing of the decision of the committee.

ARTICLE X PROPERTY MODIFICATIONS

The developers recorded Covenants, Conditions and Restrictions (CC&Rs) for properties within a particular tract. Thus, no single declaration applies to all properties in Arrowhead Woods. CC&Rs are filed, become part of the county records, and establish restrictions on properties within the tract. These may include building setbacks, minimum house size, utility easements, private road easements, and other restrictions intended to prevent unattractive dwellings or offensive conditions which might diminish the value of properties within the tract. All exterior modifications, including but not limited to, new houses, additions, remodels, carports, garages, fences, sheds, gazebos, hardscape, retaining walls, decks, stairs, painting, roofing, solar panels and tree trimming or removal require PRIOR approval from AWAC.

The uniqueness of the area can be contributed to the original developers and early CC&Rs recorded on properties within Arrowhead Woods. These CC&Rs described permissible site development, architectural standards, building size and provided for enforcement by an architectural committee. AWAC holds this legacy of the responsibility and authority and has developed Construction Guidelines to ensure conformity and set standards which make our community more desirable than neighboring areas. It is for this reason that it is imperative that all property owners follow the procedures set forth for property modifications.

Section 1. Property Modifications

All exterior modifications require prior approval by the Architectural Committee to ensure compliance to the standards for construction and guidelines for our area. Property owners, or their agents, must provide the required applications, plans, drawings, etc. and applicable fees at least eight (8) days prior to the scheduled meeting to be included on the Committee agenda. Permit fees are subject to change by the then seated Committee and based on budgetary requirements.

Applications for painting and roofing are typically reviewed in the office and do not require Committee review provided the color and/or material has been regularly approved in the area.

Section 2. Unauthorized Property Modifications

Property owners who fail to obtain approval prior to construction, painting, roofing, fencing, and any other modifications will be subject to damage assessments and other costs incurred by the Architectural Committee for non-compliance which will be in addition to the applicable permit fee.

Section 3. Hearing for Non-Compliance

The owner of said property will be given at least (15) fifteen days written notice of (i) the hearing date set for consideration by AWAC of imposing damage assessments for non-compliance. The owner or counsel for the owner may appear at said hearing and provide a defense and/or evidence regarding the matters resulting in the notice of the hearing.

Section 4. Damage Assessments and Costs Associated with Non-Compliance.

1. New Construction	\$50,000
2. Additions	\$25,000
3. Build-up Conversions	\$5,000
4. Carports	\$15,000
5. Decks	\$15,000
6. Fences	\$15,000
7. Hardscape	\$15,000
8. Outbuilding	\$15,000
9. Painting	\$25,000
10. Retaining Walls	\$25,000
11. Roofing	\$25,000
12. Siding	\$25,000
13. Solar Panels	\$10,000
14. Stairs	\$10,000
15. Windows/Doors	\$5,000

The Committee reserves the right to lower these amounts based on circumstances and willingness to correct and rectify the situation and bring the project into compliance.

Section 4. Expenditure for Damage Assessments and Fees Recovered

1. Correction and mitigation of modification.
2. Education for property owners in the tract to avoid additional non-compliance.
3. Protection and enforcement of CC&Rs in Arrowhead Woods
4. Reimbursement to committee for costs incurred.

ARTICLE XI PROPERTY CARE AND MAINTENANCE

Properties within Arrowhead Woods are in a high fire danger area. It is imperative that property owners in Arrowhead Woods keep lots free and clear of all weeds and rubbish and do all other things necessary or desirable to keep the premises neat and in good order. Rubbish and weeds create visual blight which detracts from the desirability and value of properties within Arrowhead Woods. Property owners that are in non-compliance of CC&Rs regarding the care and maintenance of their property, will be issued a Notice of Violation. The violation must be remedied within fifteen (15) days of the violation. Damage assessments, costs, and/or reinspection fees will be assessed for failure to remedy the situation.

First Notice of Violation	\$200
Second Notice of Violation	\$500

Section 1. Hearing for Non-Compliance

The owner of said property will be given at least (15) fifteen days written notice of the hearing date set for consideration by AWAC of imposing additional damage assessment and fees for non-compliance. The owner or counsel for the owner may appear at said hearing and provide a defense and/or evidence regarding the matters resulting in the notice of the hearing.

Section 2. Damage Assessments and Costs Associated with Non-Compliance.

Owners who fail to remedy the situation after the second notice (30) days from the first notice, will be referred to our legal counsel for court proceedings to obtain compliance. In addition, the property owner will be subject to a \$750 damage assessment and daily non-compliance fees of up to \$100 per day.

Section 4. Expenditure for Damage Assessments and Fees Recovered

1. Correction and mitigation of the conditions.
2. Coordination of neighborhood clean-up projects, specifically for the tract for which the violation occurred.
3. Education for property owners in the tract to avoid additional non-compliance.
4. Protection and enforcement of CC&Rs in Arrowhead Woods
5. Reimbursement to committee for costs incurred.

ARTICLE XII TREES

Trees are a vital part of the flora, fauna, and beauty of the Arrowhead Woods area. Trees provide shelter and food for wildlife, including, insects, birds and mammals. Trees provide shade, oxygen, conserve energy, and help to prevent water pollution and soil erosion. Trees muffle sounds, mask unsightly views, absorb dust and wind, and reduces glare and UV-B exposure. Trees increase property values. It is for these reasons that AWAC is committed to preserving the forest of Arrowhead Woods.

Subject to the provisions of the Covenants, Conditions & Restrictions (CC&Rs) and the Corporation Quitclaim Deed, prior consent of the committee is required before property owners remove, prune, shape or in any way alter trees within Arrowhead Woods. The committee may impose a damage assessment for any unapproved removal, pruning, shaping or in any way altering trees within Arrowhead Woods.

Due to the wide variety of trees, location, conditions and other mitigating factors, determining a damage assessment for unapproved tree trimming or removal may be difficult to assess. Therefore, the following procedure is implemented to calculate the damage assessment in a fair and reasonable manner giving the property owner every opportunity to defend their actions.

Section 1. Hearing

The owner of said property will be given at least (15) fifteen days written notice of (i) the hearing date set for consideration by AWAC of imposing a damage assessment and (ii) reasons therefor. The owner or counsel for the owner may appear at said hearing and provide a defense and/or evidence regarding the matters resulting in the notice of the hearing.

Section 2. Damage Assessment

The following guidelines are established for damages assessed for trees which have been removed, pruned, shaped or in any way altered without prior consent. The following amounts are the maximum amount that can be imposed. The committee may impose a lesser assessment taking into consideration the health of the tree, the location, hazards presented by the tree, requirements or recommendations by insurance carriers and/or government entities, in writing, and defense and/or evidence provided by the owner.

1. Unauthorized Tree Removal

The diameter of the tree is measured at 4 ½ feet above the ground from the lowest point of the exposed trunk. In instances where the tree has been removed completely, the diameter of the remaining stump will be used to determine the size.

<u>Size in Diameter</u>	<u>Amount Per Tree</u>
6 to 12 inches	\$5,000
13 to 24 inches	\$10,000
25 inches or more	\$20,000

Assessed Damages will be doubled for any tree removed to enhance or create a lake view.

2. Trees pruned, shaped or in any way altered without AWAC approval.

Assessed damages will be calculated by the number of branches pruned, shaped or altered on a per branch basis. The tree will be assessed for the number of branches removed and an assessed damage will be given to each branch as follows:

\$100 per branch or
\$500 per branch if the pruning, shaping or altering was done to enhance or create a lake view.

Section 3. Expenditure for Damages Recovered

6. Expended for restoration of trees on the specific property if possible.
7. Education, reforestation and forest protection of the forest in the tract where the damage occurred.
8. Protection of forest in Arrowhead Woods
9. Reimbursement to committee for costs incurred.

ARTICLE XIII
MISCELLANEOUS

Section 1. Fiscal year

The fiscal year of this corporation shall end on April thirtieth.

Section 2. Indemnification

To the fullest extent permitted by law and the California Corporations Code, this corporation shall indemnify its directors, officers and employees.

Section 3. Insurance

The corporation shall purchase and maintain insurance to the full extent permitted by law on behalf of its directors, officers, and employees against any liability asserted against or incurred in such capacity.

Section 4. Books and Record

A. The corporation shall keep

1. Adequate and correct books and records of account.
2. Minutes of all meetings.

Section 5. Inspection by Directors

Any director of the corporation shall have the right to inspect the corporation's books, records, or any other documents of the corporation.

Section 6. Annual Report

An annual report shall be prepared and distributed to the board of directors of the corporation within forty-five days of the end of the fiscal year. This report shall contain a balance sheet, and an income and expense statement. The annual report shall be prepared and distributed to all board of directors of the corporation ten days prior to the annual meeting.

Section 7. Bylaws

New bylaws may be adopted, or these bylaws may be amended or repealed by approval of the majority of the then sitting board of directors of the Corporation. The original shall be maintained and open to inspection at the principal office.

CERTIFICATION OF SECRETARY

I certify that I am the duly elected and acting Secretary of Arrowhead Woods Architectural Committee, Inc., a California nonprofit mutual benefit corporation, that the above bylaws consisting of 13 pages, are the bylaws of this corporation as amended by the board of directors on May 13, 2021.

Executed on May 13, 2021 at Blue Jay California

By:



Stacey Lippert, Secretary of the Corporation

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
April 22, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at the LACSD Offices. 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

Call to Order: President Scott called the meeting to order at 8:40 am.

Approval of Minutes – March 25, 2021 – Mrs. Stanfield moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Treasurers Report – March 2021 – The Committee reviewed and approved the reports as presented.

Budget, Fee Schedule and Fine Discussion – The Committee reviewed a draft budget and decided that there would be no fee increase for this fiscal year. Additionally, a review of the Bylaws will be done to include a fee schedule for fines for non-compliance. This will assist with preserving the character of the Arrowhead Woods and ensuring the CC&Rs are adhered to. The Committee will review the Budget and Proposed Bylaw change in the near future.

Tree Cutting Issues

- **Alcantara – Yukon** – The owners have paid the fine of \$225 for not obtaining a permit. They have chosen not to have an additional hearing. This matter is closed.
- **Raub – Kings Crt** – Hearing – 9:15AM – Mr. Raub attended the hearing to discuss the proposed damage assessment of \$10,000. He explained that his wife purchased a motorhome and proceeded to cut trees and pave a portion of their

lot to accommodate the motorhome. He indicated that there was a total of four (4) trees removed; however, stated they have been previously topped for the service wires for the house. These trees were removed to accommodate the concrete driveway. He provided some photos (on his phone) for Committee review. He apologized to the Committee and indicated that the motorhome will not be used for camping (as was previously noted by neighbors). He left the meeting.

The Committee reviewed photos, Google earth photos and photos from the MLS when the house was listed for sale. Additionally, Jim Taylor has done work in the area and is familiar with this property. After considerable discussion, the Committee concurred that there was no evidence to justify removal of these trees. They did not have to be removed to construct the parking area, they did not appear to have been topped or appear to be in any distress. Mr. Taylor moved [2nd Mr. Scott] to assess damages at \$1,000 per tree for a total due of \$4,000. **Motion Carried.** The Committee further noted that although not malicious, these trees have been removed and cannot be replaced.

- **Hoang/Tran – Crest Cir** – Pending an appeal.
- **Andersen – West Shore** – Pending.

On-going Issues

- **Alex – Alpen – Fence** – Refer to John Wurm for compliance
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – Some modifications have been made to this fence; however, it is still not in compliance. Another letter to the owner.
- **Turco – West Shore – Paint** – Owners painted the house black with bright red trim and a yellow door. Trim and door color were not approved. There are multiple complaints on this property, which is now in escrow. Referred this matter to John Wurm. New owners have agreed to repaint and will provide a formal letter for compliance.
- **Hsu-Chen – St. Bernard – Paint** - New owners painted the house without AWAC approval. White body color with a very bright blue trim (and a lot of trim color). John Wurm sent another notice.
- **Williamson – Golden Rule – Multiple Sheds** – Complaints received over the summer of multiple sheds in the rear yard, with the newest shed being built on the property line. John Wurm sent a second notice. Yesterday the owner phoned and stated that the shed would be removed.
- **Emerson – Mittry – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance. Owner is attempting to comply. He hired a contractor to handle all of the permitting; however, he did follow through and did not finish the job.

- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – This has been an ongoing issue which was forward to John Wurm for compliance. Owner contacted the office and stated that the shipping container would be removed by April 15th and that he is working on the plans for the retaining walls. There has been no change or application as of today.

Adjourn The meeting adjourned at 10:12 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
March 25, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held at the LACSD Offices. 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
Bob Parkinson

Directors Excused:

Alan Reilly
Allison Banner

Call to Order: President Scott called the meeting to order at 8:34 am.

Approval of Minutes – February 25, 2021 – Mrs. Stanfield moved [2nd Ms. Upton] to approve the minutes as written. **Motion Carried.**

Treasurers Report – February 2021 – The Committee reviewed and approved the reports as presented.

Tree Cutting Issues

- **Hoang/Tran – Crest Cir –** Judge Garza has reversed his decision to award legal fees; however, has awarded costs of approximately \$2,800. The Hoang/Tran party has appealed the ruling; however, the court is backed up 18 to 24 months so, this matter will be pending for a while.
- **Raub – Kings Crt –** Hearing – 9:00AM – This party has not responded; therefore, the hearing will move forward without them present. Photos of the tree in question were reviewed. It appears that the dba is 20+ inches and without additional information as to why this tree was removed, the Committee has no choice but to find damages in the amount of \$10,000. This tree appears to be healthy, not close to the structure and doesn't appear removal was required to construct a concrete parking pad. The Committee directed Ms. Lippert to notify the owners that a damage assessment of \$10,000 has been assessed and is due and payable.

- **Andersen – West Shore** – The hearing scheduled for today at 9:15AM has been canceled because the owners have submitted an application for tree removal for review. The application was accompanied by an Abatement Notice from the County of San Bernardino; however, the County does not require removal of live trees. After reviewing the location of the removed trees, the Committee determined that had a permit been filed, these trees would have been approved for removal and therefore there are no damages. Mr. Parkinson moved [2nd Mr. Taylor] to assess a reinspection fee of \$75 and a fine of treble the permit fee (\$225) for failure to obtain AWAC approval. **Motion Carried.** It was noted that this property owner was sent two notices regarding this issue and multiple letters regarding on-going issues at the property. They have not been responsive or compliant.
- **Alcantara – Yukon** – This owner responded very quickly and has since applied for removal of these trees. Photos from the owner were received indicating that these trees were within 10-feet of the house and were leaning over the walkway during the heavy snowstorms. Ms. Stanfield moved [2nd Mr. Parkinson] to assess a fine of treble the permit fee (\$225) for failure to obtain AWAC approval. **Motion Carried.** The owners to be notified and told that trees often lean during heavy snowstorms but, then spring back. Trimming these trees may have mitigated any issues.

On-going Issues

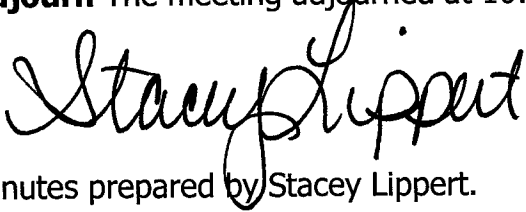
- **Alex – Alpen – Fence** – Refer to John Wurm for compliance
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
- **Ausman - Tirol – Fence** – Some modifications have been made to this fence; however, it is still not in compliance. Another letter to the owner.
- **Turco – West Shore – Paint** – Owners painted the house black with bright red trim and a yellow door. Trim and door color were not approved. There are multiple complaints on this property, which is now in escrow. Referred this matter to John Wurm. New owners have agreed to repaint and will provide a formal letter for compliance.
- **Hsu-Chen – St. Bernard – Paint** - New owners painted the house without AWAC approval. White body color with a very bright blue trim (and a lot of trim color). John Wurm sent another notice.
- **Williamson – Golden Rule – Multiple Sheds** – Complaints received over the summer of multiple sheds in the rear yard, with the newest shed being built on the property line. John Wurm sent a second notice. Yesterday the owner phoned and stated that the shed would be removed.
- **Emerson – Mitty – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance. Owner is attempting to comply. He hired a contractor to handle all of the permitting; however, he did follow through and did not finish the job.

- **LeFevre – Brentwood – Shipping Container/Retaining Walls** – This has been an ongoing issue which was forward to John Wurm for compliance. Owner contacted the office and stated that the shipping container would be removed by April 15th and that he is working on the plans for the retaining walls.

Other Business

Ms. Lippert was directed to draft changes in the handbook to allow for a flat fine for failure to apply for a permit. There are too many people doing work and then asking for permission. Permission must be obtained prior to the work. Perhaps a fine would prompt owners to comply without being reminded.

Adjourn The meeting adjourned at 10:45 am.

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

Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
February 25, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held via Zoom. 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
Bob Parkinson

Directors Excused:

Alan Reilly
Allison Banner

Due to continued Covid-19 restrictions, the Committee met via Zoom.

Call to Order: President Scott called the meeting to order at 8:33 am.

Approval of Minutes – January 28, 2021 – Mrs. Stanfield moved [2nd Mr. Taylor] to approve the minutes as written. **Motion Carried.**

Treasurers Report – January 2021 – The Committee reviewed and approved the reports as presented.

Tree Cutting Issues

- **Hoang/Tran – Crest Cir** – Judge Garza rejected the Hoang/Tran argument and upheld his previous ruling in favor of AWAC and awarded attorney fees. Mr. Wurm has submitted the required documentation for the hearing regarding attorney fees. The total AWAC is seeking is approximately \$37,000.
- **Raub – Kings Crt** – There was no response to the initial letter regarding tree removal at this location; therefore, a hearing has been scheduled on March 25th to assess damages for this unpermitted tree removal.
- **Andersen – West Shore** – There was no response to the initial letter regarding tree removal at this location; therefore, a hearing has been scheduled on March 25th to assess damages for this unpermitted tree removal.

- **Alcantara – Yukon** – This is a new cut. A letter was just sent to the owners requesting an explanation as to why two healthy looking Blue Spruce trees had been removed. A hearing may be scheduled later. This is a new property owner.

On-going Issues

- **Alex – Alpen – Fence** – Refer to John Wurm for compliance
- **Hall – St. Bernard – Paint**– Owner has removed the fence but painted and perhaps added hardscape. Owner has been notified again.
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- **Williamson – Golden Rule – Multiple Sheds** – Complaints received over the summer of multiple sheds in the rear yard, with the newest shed being built on the property line. Multiple letters to owners; however, they have neither responded nor applied for approval. Referred to John Wurm for compliance.
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Other Business

Adjourn The meeting adjourned at 9:12 am.



Minutes prepared by Stacey Lippert.

ARROWHEAD WOODS ARCHITECTURAL COMMITTEE, INC.
a California Nonprofit Public Benefit Corporation
Board of Directors Meeting Minutes
January 28, 2021

The regular meeting of the Board of Directors of the Arrowhead Woods Architectural Committee, Inc. was held via Zoom. 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
Bob Parkinson

Directors Excused:

Alan Reilly
Allison Banner

Due to continued Covid-19 restrictions, the Committee met via Zoom.

Call to Order: President Scott called the meeting to order at 8:36 am.

Ms. Lippert indicated that she had sent the link to a few property owners in Arrowhead Woods who had requested interest in attending the meeting (two are fighting Short Term Rental in our area); however, no one has entered the meeting yet.

Approval of Minutes – December 10, 2020 – Mr. Taylor moved [2nd Mrs. Stanfield] to approve the minutes as written. **Motion Carried.**

Calendar Year-End Stats – Ms. Lippert provided the calendar year-end stats for review. AWAC processed 615 applications in 2020 which was up from 564 applications for the prior year. This report is attached to the minutes.

Treasurers Report – November & December 2020 – The Committee reviewed and approved the reports as presented.

Tree Cutting Issues

- **Hoang/Tran – Crest Cir** – As reported via email, AWAC prevailed in the action brought about by the Hoang/Tran party. AWAC was also awarded legal fees.

The Hoang/Trans party has challenged the judge's decision and filed a motion which is to be heard tomorrow. Mr. Wurm will make an appearance tomorrow for the hearing.

On-going Issues

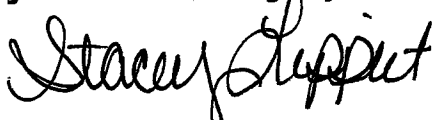
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- **Emerson – Mittry – Decks** – New deck observed being built last summer. Multiple letters to the owners to provide plans to AWAC; however, no response. Referred to John Wurm for compliance.

Other Business

MAC Meeting – Ms. Lippert stated that she had received a request from Scott Rundle, property owner, for AWAC to attend the MAC meetings to provide input on Short Term Rentals. The Committee discussed this matter and once again stated that AWAC does not have jurisdiction over the Short-Term Rentals and that all inquiries and complaints should be forwarded to the County. Ms. Lippert was advised that attendance by a representative of AWAC is not warranted at this time.

No one else joined the meeting.

Adjourn The meeting adjourned at 8:58 am.



Minutes prepared by Stacey Lippert.

	2014	2015	2016	2017	2018	2019	2020
New Homes	12	13	7	13	17	16	16
Additions	28	25	22	25	20	16	14
Decks(Retaining Walls) Were combined	56	40	46	43	32	29	38
Retaining Walls	22	28	17	38	36	7	9
Fences	5	6	9	2	7	30	32
Outbuildings						7	11
Misc (solar, hardscape, build up conversion, etc)	22	15	30	18	40	29	26
Paint/Siding	99	82	95	135	97	107	137
Roof	71	103	75	92	52	61	52
Trees	156	227	277	265	259	262	280
Total applications	471	539	578	631	570	564	615