

**ARROWHEAD IMPROVEMENT ASSOCIATION  
BOARD MEETING  
August 20, 2011  
Approved September 17, 2011**

The August 20, 2011, meeting of the AIA Board of Directors was called to order at 2:00 p.m. on Saturday, August 20, 2011, at the Arrowhead Inn with President Bob Hernandez presiding. The following Board members were present: Diane Benson, Bob Hernandez, Paul McDermott, Rich Ostrom, Carol Flick, and Donald Koeltzow. Bing Carlson was not present. Approximately 60 association members attended the meeting. President Hernandez determined that a quorum was present.

Bob opened the meeting by thanking the owners who participated in the town hall meeting on Friday. He stated that the Board had heard their concerns and would be posting a new draft of the proposed amendments to the covenants on the web site.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the draft of the July 16, 2011, minutes and annual report was distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Paul McDermott and the motion carried.
2. Financial reports: Diane Benson began the July financials report by reminding attendees of the dollar value of volunteer labor at Arrowhead. She assumed that approximately 100 people at Arrowhead volunteered their time on a regular basis. She used an average of 4 hours per week at \$25 per hour to calculate a dollar value of over \$500,000 per year. She felt that it was important for the community not to squander these dollars because they were just as important as the dollars in the budget. She stated that the income and expenses to date for the year were in line with the budget. Deviations could be explained by the fact that the bills for the road materials and the mitigation had not been paid in July. She pointed out that the Hazel Lake project was accomplished for \$3,000 under budget. She then moved that the financial reports for June be approved. The motion was seconded by Rich Ostrom and the motion carried.
3. Management Annual Reports:
  - a. Communications: Melissa Hernandez reported that there had been two issues of mountain living this month. She wants to highlight people who are only here in the summer so that we can get to know them better. She also asked for more photos of events that owners are

- b. Design Review: Bob Hernandez reported that there was only one house approved this summer.
- c. Forest Management: Bob Rosenbaum reported that the bark beetle flights were over for the year and that he was investigating the beetles caught in the various traps to determine what was present in Arrowhead. He is sending samples to the entomologist in Gunnison for verification of species. Later this year, he will announce how individual owners can purchase MCH packs at the much reduced bulk price. When asked, he stated that MCH packs were small packets that could be attached to fir trees that send out a scent telling bark beetles in the area that this tree is full and that they should go else where. He asked owners to be alert for the two signs of bark beetle attack – namely sap tubes running down the trunks of Douglas firs and needle fade to a red color at the top of the tree. If owners see such signs, they should contact Bob immediately.
- d. Security: Leonard Wasilewski reported that the trash dumpster would be closed for repairs from Monday, August 21, through Wednesday, August 23. He reported that this year's final stocking of the Flint Lakes and the stocking of Hazel Lake with fingerlings had been completed. He reminded owners that hunting season was about to start and to use necessary precautions. He complemented owners on their following the new regulation limiting drivers to 10 years and older and for providing adult supervision when needed. He noted that there had been a couple of instances with bears near Crest and Hazel Lake Drives. He cautioned owners keep food and trash in safe containers because not doing so can serve as an attractant to bears. There was discussion about what could be done about vehicle speeding on the Alpine Road. Arrowhead security does not have jurisdiction over activities on this road. He asked that drivers use caution and slow down when approaching pedestrians in the subdivision.
- e. Maintenance and Facilities: Don Koeltzow reported that the installation of the new culvert had been completed and that the graveling of filing roads had been completed for the summer. He also noted that Will had found what we think is the problem with the septic system for the winter parking lot bathroom. A distribution box was located between the septic tank and the laterals. This box is only approximately 18 inches below the ground and so has probably been

#### 4. Committee Reports:

- a. Fire Department: Ron Benson stated that the Arrowhead Fire Protection District was in the process of preparing their budget for 2012. He reported that they had trained 17 new first responders and provided wilderness first aide training to 9 individuals.

The preplanning surveys for homes in Arrowhead are completed for approximately 25% of the structures. As a part of the survey, homeowners are being given a list of things that they can do to ensure that their homes survives a wild fire. He stated that survey information is being computerized along with GPS coordinates for each home so that, if a wildfire occurs, fire fighters can be given specific information about how to defend each home.

The first draft of the AFD budget for 2012 will be available at their next meeting on October 14 and is open to the public. The meeting will be held at the firehouse beginning at 1:00 p.m.

Bob Hernandez commented that the special meeting held on July 30<sup>th</sup> by the AFD and led by Brent Mims was very informative to homeowners and he thanked the members of the AFD and the Vavriks for providing this information to the community.

- b. Hazel Lake Aeration. Linda Dysart reported that the Hazel Lake Aeration Project is completed and thanked all who helped with the project.
- c. Noxious Weeds. Linda Dysart informed attendees that spraying of noxious weeds on filing roads in Filling 1 was completed and that it was nearly completed in Filling 2. She reported that the Association had saved nearly \$1,200 by using volunteers to do this work. Finally, she reminded owners that they are responsible for controlling the noxious weeds on their lots.
- d. Clean-up Days. Carla Vavrik announced that the summer clean-up day held on July 23 was a huge success with over 30 participants and approximately 25 loads of slash taken to the burn dump. She stated that the next cleanup day will be held on Saturday, August 27. This

project will involve two areas. One group will be working on Balsam and the other will be working behind the maintenance shed. Participants should meet at the firehouse or go directly to the sites by 9:00 a.m. and the work will continue until noon. The final cleanup day will be held on September 24.

4. Action Items:

- a. Modification of Bylaws to Establish Board Attendance Requirement. Paul McDermott stated that the Bylaws needed to be changed to cover problems with lack of attendance by elected Board members. He moved that the Bylaws of the Arrowhead Improvements Association, Article 3. Board of Directors, Paragraph 3.5 Vacancies on the Board of Directors, be amended to add the following: 3.5.1 Failure of Directors to attend meetings. A director's office shall be deemed to be vacant if the person who was duly elected or appointed fails to attend three consecutive regular meetings of the Board without the Board having entered upon its minutes an approval for additional absence or absences; except that such additional absence or absences shall be excused for temporary mental or physical disability or illness. Attending meetings via electronic means may be acceptable with prior approval. The motion was seconded by Rich Ostrom and the motion carried.
- b. Change the Chairperson of the Election Committee. Diane Benson stated that, according to our Bylaws the Secretary of the AIA Board of Directors will act as the chairperson of the Voting Committee. However, our Board Policy Handbook states that no one standing for election shall participate in administering that election. Therefore, she moved that Rich Ostrom be appointed as chairperson of the Election Committee in place of our Secretary, Don Koeltzow, since Don is running for re-election on the Board. The motion was seconded by Paul McDermott and the motion carried.
- c. Place a new Cold Roof on the Firehouse. Don Koeltzow stated that bids had been received for repairing the firehouse roof. The Board had decided to go with the plan that involved placing 2 x 4 stringers on the top of the current roof deck after the old tin has been removed, placing a new deck and water proofing on top of that followed by new roofing tin. He moved that we contract with Greatland Log Homes for the replacement of the roof for the amount of \$27,003 pending final engineering approval. After the insurance funds of \$10,860 have been applied to the bill, the remainder of the bill will be shared equally between the Association and the Fire Protection District.

5. Announcements from the Board.

- a. Bob Hernandez thanked Diane and Ron Benson for their very faithful service to Arrowhead.
- b. Bob Hernandez announced that, in order to select a replacement for the remainder of Diane's term on the Board, letters of intent would be accepted from owners who would like to be considered for the position until September 10<sup>th</sup>. These letters should be sent to Don Koeltzow at 503 Crest Drive, Cimarron, CO 81220 or via email at [dkandkk@fone.net](mailto:dkandkk@fone.net). The Board will interview candidates on Friday, September 16, and have an election via secret ballot on September 17.
- b. Bob Hernandez reminded attendees the Winter Residents Meeting will be held on October 15, 2011, after the regular Board meeting. This is when suggestions and rules for survival of the winter at Arrowhead are covered.
- c. Don Koeltzow announced that, since three persons had submitted their letters of intent for two Board openings, a formal election would be held. This election will take place in October. The candidates are Barrie Riddoch, Sharon Pugh, and Don Koeltzow. Notices will be placed on the web site and in the Smoke Signals.

6. Announcements from the Audience:

- a. Joanie Aufderheide thanked all of the participants in the Arrowhead riders fund raiser and she especially thanked all of those who donated services and gifts for the silent auction.
- b. Dee Dee Mace thanked the Board for all of their hard work..

7. Adjournment: Diane Benson moved that the meeting be adjourned. Rich Ostrom seconded the motion and the motion carried. The meeting was adjourned at 2:50 p.m. The next meeting will be held on September 17th.