

**ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS WORKSHOP**  
**FRIDAY, MAY 16, 2014 – 2:00 p.m.**  
**ARROWHEAD FIREHOUSE**

**Call to Order, Determination of Quorum, Adoption of Agenda with any Changes:** Vice-President John Moseman called the meeting to order at 2:03 p.m. Board members present were John Moseman, Al Hale, Linda Squirrel, Tim Carlson and, via Internet, Mike Wigent. This constituted more than a quorum. The following agenda items were tabled until the June Workshop: proposed records policy discussion and changeover of security to courtesy patrol discussion.

John reminded the audience that workshops are to allow the Board to work on the Association's business. Property owners are invited to attend and listen to those deliberations. Owner comments are invited prior to any vote by the Board at a regular or special Board Meeting.

**Fish Order and Possible Fish Stocking Liaison:** John Moseman volunteered to serve as the Fish Stocking Liaison for the Board. He has recruited Jim Squirrel, who will help him on this. There have been suggestions for making one of the Flint Lakes catch-and-release only, setting up different fish per day limits, and evaluating stocking results for Hazel Lake. John will report back on this in June.

**Design Review Guidelines Revision Recommendation:** Committee Chairwoman Joyce Boulter suggested that the Board might want to eliminate the \$250 utilities fee (formerly called "road cut fee") since we now have standards in the Regulations. The fee was originally adopted because road cuts made to reach utilities often sunk within a year after the work was done, requiring the Association to then repair the road again at Association cost. After some discussion, it was decided that the Board should look at new wording to, perhaps, provide for a refundable bond for this possibility if the road repair from the cut for utilities had not sunken within a year after the work was completed. That would require a provision for Design Review to check the road cuts.

**2<sup>nd</sup> Snowmobile for Courtesy Patrol:** This is needed to replace the Arctic Cat powder machine which is mostly used for breaking open a trail into a property to provide access. John pointed out that we need to have owners who request this stake the trail for the safety of our Courtesy Patrol personnel. This practice originally began for fire protection purposes. We really have to consider the safety issue as the top priority on this.

The projected costs of available machines, still in their original boxes, were: 2011 Arctic Cat M-8, 153 or 162 track – base cost \$8500; 2012 Arctic Cat, 153 track – standard, \$9300, Snowpro, \$10,492; 2013, 153 track - \$11,000+. There were also used machines available but those did not include a warranty. Courtesy Patrol averages 1700 miles/year on its powder machine. Warranties are typically 1 year from receipt of machine and we would need an accessory bag for \$100 for Courtesy Patrol gear. John will look into whether the company offering the 2011 - 153 track machine would be willing to hold it and include the warranty until after our June Board meeting.

He will also clarify whether warranty work has to be done by the dealer. Al will look at the budget for funds for this.

**Corral Lease:** Sharon had sent the lease to Masters and Sellars for review and any needed revisions. Sharon pointed out that the release and waiver being used by the lessor does cover AIA as well.

Property owners using the AIA leased corral facility as well as any of their guests must sign the waiver and release of liability as well as the lessors' boarding agreement.

Colorado law requires posting of the law at the facility and Sharon will make sure this is being done and will ask the lessors to forward copies of the boarding agreement and the waiver to the AIA office.

Linda did not participate in this discussion but only took notes for the minutes.

**Volunteer Release and Waiver of Liability Implementation:** John explained that this is the new form our insurer requires for volunteer work done for the community. He had it reviewed and rewritten by David Masters' office. Each volunteer only needs to sign one release and waiver form each year. This form will be available on the website as well as from Dave.

**Suggestions for Election Deadline Dates:** Linda reported that the suggested deadline for mailing out ballots is September 30 and the deadline for return is November 14. An announcement will be made at tomorrow's Board meeting of these dates and the need for candidates to file a letter of intent along with qualifications to the AIA office by July 17. She recommended using Dalby, Wendland again to handle the election since they've done it at least twice for AIA and are a very highly regarded accounting firm.

**Waste Disposal Contractors:** Will Hobson met with the Board to present information on the trash compactor. John Moseman donated it to the Association in 2006. We average 7 loads per year that have to be taken to Waste Management. It handles 30 cubic yards of trash. Many companies will not come up to Arrowhead to haul it down to Montrose to empty it. Major repairs have only totaled about \$2200. We pay \$977/load to empty the compactor.

Under the company's current proposal for a 2 year contract, which is subject to any change in landfill fees, we would use a compactor owned by the company at an emptying cost of \$675 each time. Their compactor could hold 40 cubic yards. The savings anticipated would be about \$2,000-\$3,000 per year. If we got above 7 tons of trash, then there would be a surcharge. (We currently run 5-6 tons of trash.) The Board asked Will to look into any electrical costs involved in changing compactors. Will did believe the company's compactor would fit on the current concrete pad. He recommended that we retain our existing compactor for at least a year, if not longer, to make sure the new arrangement (if the Board decided to go with it), worked out. He will find out whether the company would consider a 3 year contract instead of 2 years so that we could keep rates the same for our users for the 3 year period. The Board will plan to work on this again at the June meetings.

**Discussion of Appointment Suggestions for Weed Spraying, John Krall Award, Annual Reserve Study Review Chairmen and Courtesy patrol Liaison:** Tim offered to take on weed spraying, Bob Hernandez had volunteered to continue chairing the John Krall Award Committee, John volunteered to chair the Reserve Study Review again and John offered to be the Courtesy Patrol Liaison in cooperation with Mike Wigent.

**Work Plan Review:** For June, the Board would like to work on the AIA records policy, discuss the groomer, work on the Hazel Lake agreement, work on fish stocking, work on any exception requests, the Board Handbook, the Employee Handbook, possible camera security and some guidelines for communications.

The workshop was adjourned at 3:35 p.m.

Linda Squirrell, Board Secretary