

**ARROWHEAD IMPROVEMENTS ASSOCIATION, INC**  
**SPECIAL BOARD MEETING MINUTES**  
**SEPTEMBER 19, 2014 - 9:00 AM**  
**ARROWHEAD FIREHOUSE**

**Call to Order, Determination of Quorum, Adoption of Agenda with Any Changes:**

President Mike Wigent called the meeting to order at 9:00 a.m. In addition to the President, Board members in attendance were Vice President John Moseman, Treasurer Al Hale, Member Sharon Pugh, Member Tim Carlson and Secretary Linda Squirrel. A quorum was present. Mike reviewed suggested items to be added to the agenda which were: Robbins Lease, Website, Repairs for the Firehouse. All agreed to add these items to the Work Session discussions.

**Possible Executive Session:**

On motion of John, seconded by Sharon and passed unanimously, the Board voted to go into Executive Session to discuss personnel, privacy & legal matters under C.R.S. Section 38-33.3-308 (4) (a), (e) and (f). The Board concluded their executive session, and recessed for lunch at 11:50 p.m.

President Mike Wigent reconvened the special meeting for the Work Session at 1:00 PM. Mike thanked Briget Isle for picking up the pizzas the Board had ordered for lunch and bringing them to the firehouse.

**Report on Executive Session:** Mike reported that the items covered in executive session were legal issues, personnel issues, and collections/delinquencies in compliance with CCIOA.

He reminded the audience that Work Sessions are to allow the Board to do the AIA's business. They may solicit input from the audience if needed. Otherwise, there is time under the Owners Comments section of the agenda for owners to speak.

**Review of Draft 2015 budget:**

Al provided the Board with a 5 year projection for income and assumptions regarding future expenses. The Board discussed in length many of the categories for the 2015 budget and added funds for a second delivery of fish and a dedicated radio unit for the Patrol vehicle. The Board decided to discontinue aerating Hazel Lake until it can be repaired for recreation, water storage and fire protection and to look into any grants possible for this work.

Tim Carlson had to leave the meeting at this point.

**2014 Reserve Study:**

This study has been completed and John had nothing new to report but did suggest that this would be a good topic for owner education so that all understand it.

**Groomer:**

John has done extensive research on Arrowhead's groomer needs, our roads/trails, appropriate equipment and the differences among types of groomers in order to determine what would best suit our needs. John, Mike, Al, Will Hobson and Ron Corder went to Loma last Friday to inspect a 2008 Prinoth groomer that John had located. John prepared and reviewed a detailed report on this groomer for the benefit of all the Board members. The cost would be \$55,000 including a full service on the

groomer. He also explained the need for a tiller (which is included with this proposed machine) in order to break up moguls. He will create a shop manual as well as a laminated service and operations checklist for the groomer from the computer manual. Ron Corder will be the lead groomer and will train backup personnel as needed.

Mike will talk with the snowmobile club about parking for their groomer if the AIA approves buying its own groomer.

John also reported that he and his son-in-law will build covers for the steel sign-in boxes he has obtained for the Association to replace our old ones. He suggested removing them from Lake Road and Ute Drive in winter but setting up one in the winter parking lot for use then.

#### **Discussion of Directors' Oath:**

Mike proposed that all Board members sign the oath (Board member's pledge) each year. John handed out an expanded oath which detailed a director's obligations. Mike will make a modification to one paragraph for the Board's review in October.

#### **Opening Driveways:**

John proposed to let nature do some of the opening of the subdivision and driveways. For many years, the standard opening date was Memorial Day weekend. If an owner wants their driveway opened, they will need to let Arrowhead Patrol know well in advance. The request will be entered into the computer and Will Hobson notified. The owner needs to make sure there are no obstacles that can be damaged from plowing or can damage the loader. Typically the opening of driveways will not be the whole driveway, just enough to get vehicles off the filing roads. But Will ultimately has the discretion as to how far he can safely go into a driveway. A new waiver will need to be signed by owners. The waiver will be finalized by the October meeting and put on the website thereafter.

#### **Discussion of Regulations Work:**

Kathy and Linda have been working on ministerial changes and some updates. The format has been adjusted to make it easier to follow. Legal counsel will be asked to review the draft, which will be posted on the website prior to the October board meetings. The Board hopes to approve the revisions at the October Board meeting. Kathy will send Joyce Boulter the changes in wording pertaining to Design Review for her review.

#### **Review of Work Plan:**

John has made a few changes to the work plan. He will distribute copies to the Board on Saturday.

#### **Firehouse:**

John proposed putting metal along the bottom of the west outside wall of the firehouse to prevent snow and ice damage to the siding. He will obtain cost figures for the Board. Al, John, Dave and Mike are working with the fire district on formalizing fuel reimbursement. New Fire Chief Jim Gelsomini talked about updating paperwork on maintenance, fuel recording, safety and training. He is looking for winter storage for the white truck and has found a winter storage location for the EMS vehicle. He will talk to the community during the Saturday Board meeting.

#### **Robbins Lease:**

Rob Robbins wants to continue his lease in the winter parking lot. Dave Tobler will check to make sure AIA is named on Rob's insurance policy. Mike will meet with Rob to discuss hazmat rules and to review

where Rob would like to locate his van for the coming season.

**Website traffic:** The website was down for less than 2 days at the end of August because it had reached its traffic limit. (This has never happened before). Now it appears that this could happen again this month due to a high number of downloads of the Smoke Signals and the new high resolution webcam at the firehouse. Bob Hernandez has adjusted the webcam resolution and update time and Robb will show Cappi how to compress Smoke Signals which was very large this last time primarily due to all the mock evacuation photos. To add more data download capacity, it was agreed to increase our data plan at an annual additional cost of \$50.

**Winter Logging:**

There will be no winter logging on Forest Service lands for the 2014-2015 winter. However, Bill Conway pointed out that there could be logging on BLM or private lands.

**Mitigation Grants:**

As part of their mitigation grant applications, some owners are willing to pay to mitigate the common land around their lot. But since the common land is owned by AIA, the grant application for the common land needs to be submitted and paid for by AIA. A process needs to be developed for prepayment of that fee by an owner to AIA so that AIA could pay that if the grant is approved without any out-of-pocket cost to AIA. John suggested drafting a procedure for this.

The meeting was adjourned at 5:09 p.m.

Linda Squirrell, Secretary