

**ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, JUNE 18, 2016, 2:00 PM  
ARROWHEAD FIRE HOUSE**

**PLEDGE OF ALLEGIANCE:** Veteran Jim Inskeep led the audience with reciting of Pledge of Allegiance.

**CALL TO ORDER AND DETERMINATION OF QUORUM:** President Mike Wigent called the regular board meeting to order at 2:00 PM. A quorum was determined. Present were Vice-President-John Moseman, Secretary-Bridget Isle, Treasurer-Al Hale, Member Dale Breckenridge, Member Jim Matteson, and Member Curt Treichel.

**ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS:**

Additions: New business: lease management, dumpster (trash compactor), family reunion  
Deletions: CD interest rate, findings from last winter, AIA database, patrol operational management plan, driveway checking, packing, cleaning, assisting with disabled/stuck vehicles, guest parking and winter parking lot expansion.

A motion was made to adopt the agenda with changes. Motion seconded. Motion carried unanimously.

**APPROVAL OF MINUTES OF SPECIAL MEETING HELD FRIDAY, MAY 20, 2016:**

Curt made a motion to accept the special meeting minutes as written. There are two corrections to be made: 1: The "R" in realtor needs to be capitalized, 2: The word "outlines" should be "outlined," in the paragraph 'Snowmobiling fine issue update.' Curt revised his motion to include the corrections. Motion seconded. Motion carried unanimously.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD SATURDAY, MAY 21, 2016**

Curt made a motion to accept the minutes of the regular meeting. Hearing no corrections, motion was seconded. Motion carried unanimously.

**REPORT ON SPECIAL MEETING HELD JUNE 17, 2016:**

The BOD discussed during executive session personnel issues, delinquencies, legal matters. The BOD discussed yesterday all the items that are listed on today's agenda.

**REVIEW OF FINANCIAL STATEMENTS:**

Al reported because Alpine bank does not have a presence in Gunnison he opened an account with Bank of the West so that LOR can make deposits. Income and expenses are flowing fine. #568 is a new account line to show management fees for Law of the Rockies (LOR).

**OWNER COMMENTS:** No comments at this time.

**OLD BUSINESS:**

**Progress report/discussion regarding transition of Office Management function to Law of the Rockies:**

All equipment, file cabinets, paperwork have been moved out of the Montrose office and delivered to LOR.

**Progress report/discussion regarding transition of Law of the Rockies from Office Management role to Full Service Property Management role:**

An owner asked if eventually we will be able to pay dues, etc. with a credit card. That process is still being worked on. Agnes will become more involved in the management process as time goes on.

**Findings from last winter's research regarding our ADA and FFHA obligations:**

AIA is following procedures.

**Real estate foreclosure acquisitions and plans to sell:**

Dale has been working with two Realtors to sell the two lots Arrowhead foreclosed on. Lots are listed with Arrowhead Real Estate and Tamarack Realty.

**Owner hearing and decision regarding alleged violation:**

Postponed.

**Boy Scout campout results:**

This event went well. Patrol reported no problems. The scouts did community service by cleaning along the roads.

**Fire house camera:**

Bob Hernandez has the new firehouse camera up and running.

**CD interest rate review:**

Postponed until July.

**NNTC internet improvement status:**

Ron Treche continues to keep Century Link and NNTC moving towards getting better internet service at Arrowhead. Internet is no longer on a T1 line. It now comes to Arrowhead via a Microwave link.

**Water pipeline to Arrowhead Lake:**

The Hazel Lake improvement effort is a four-year project.

Phase 1: The installation of pipe from Pipe Spring to Arrowhead Lake. Work to be done this summer.

Phase 2: Repairing Hazel Lake so that it will hold water. Approximate cost projected to be \$50,000 plus another \$10,000 in labor cost.

Phase 3: Beautification of the surrounding land at Hazel Lake. Project is expected to be completed by 2019.

John made a motion to purchase 2100 ft. of pipe for \$21,847 plus insurance. Motion was seconded and passed. 6 votes in favor and Curt abstained. Pipe will be stored on Squirrel's Ranch until needed.

The AIA has an agreement with Donny Squirrel to have first right of refusal on the water company if and when Donny decides to sell company.

**Design Review issues:**

**Building garage before house:** Design Review Committee recommended not to change the regulation. The BOD agreed with the recommendation.

**Maximum height of garage from 32 ft. to 24 ft.:** The BOD discussed and agreed not to change the regulations.

**AIA database****Patrol Operational Management Plan:****Driveway checking, packing, clearing:****Assisting with disabled/stuck vehicles on common lands versus private lands:****Guest parking in winter, trailer parking in winter:****Winter parking lot expansion:**

The above items have been postponed until July when the BOD will discuss each topic at length and come up with solutions.

**Patrol vehicle upgrades for summer and winter:**

The BOD are still considering buying a mini truck that meets our winter road widths and will provide a much safer environment for Arrowhead Patrol. The cost of the truck is around \$21,000. This price includes tracks, winch and a lift kit. The current car will either be sold or kept. One snowmobile will be sold and the other kept to provide another effective means of winter transportation around the subdivision as needed.

**Patrol staffing:**

There are two new applicants.

**NEW BUSINESS:**

There is a request for a family reunion July 22-25, 2016. A motion was made to approve the request. Motion seconded and carried unanimously.

**Lease management:**

There is a need to have a central place to store our five leases. This will include a tickler to be reminded of the renewal dates. LOR will handle this.

**Dumpster (Trash Compactor):**

The BOD discussed in length a solution to prosecute owners/contractors dumping trash other than household trash into the trash compactor. The BOD are looking into installing cameras. John and Jim will contact security companies and get price quotes. Bob Hernandez has also provided costs.

**REPORTS:****Communications:**

Mike reported for Cappi, the AIA Communications Manager. The AIA Web page is being updated.

**Welcome Committee:**

Cappi is working on it.

**Design Review:**

Joyce-Summer construction going smoothly. There are 4 houses being built and 4 foundations being laid.

**Elections:**

Lindy- There are 3 openings. Please let Agnes, at LOR, know of your intent by July 11<sup>th</sup>. Ballots are mailed to property owners on September 30<sup>th</sup> and the ballots will need to be returned in 45 days. AIA address at LOR is: AIA, PO Box 83, Gunnison, CO 81230. Telephone: 970-642-4232

**Fire Protection District:**

No report

**Forest Management:**

Bill- MCH packs are almost all put up on common ground. 12,000 packs were ordered. There is an increased Doug fir beetle epidemic but where MCH packs are being used it seems to be preventing beetle damage. Spruce beetle infestation is not as bad. Spruce Bud Worm are out again this year eating the new growth.

**Heavy Equipment/Maintenance:**

Jim reported the equipment made it through winter in good shape. AIA needs to buy blades for the blade edge. Maintenance (oil change, oil filters) can be bought in packets to save money. The AIA Snow cat is working well.

**Patrol:**

No report.

**BOARD ANNOUNCEMENTS:**

Gunnison County Sheriff and Deputies are fully staffed now and will patrol Arrowhead now and then.

An owner who was working on their lot and dumped their debris on private property. That has been resolved.

Thank you Nancy Hale for helping with notes.

Al Hale reported for Tim Carlson on weed control. Tim and other volunteers will spray filing roads. Larger areas needing attention will be contracted out. There was a drawing held at the meeting for three sprayers/chemical. Winners were-Joyce Boulter, Kathy Koeltzow and Carla Vavrik

John Moseman reminded the audience that the AIA BOD are all volunteers elected by the community to support our governing documents while working together in a fair and impartial manner to accomplish what is best for the good of our unique mountain community.

**OWNER ANNOUNCEMENTS:**

Clean up next Saturday 25<sup>th</sup>, 9-12. Meet at firehouse for assignment. Bring trailers, loppers, saws and gloves. If you can't make it and have a trailer that we can use, call Carla at 862-8440 to arrange to have it picked up.

Billie: Two weeks left before the Saturday, July 2, 2016 picnic. Volunteers needed. If interested contact Annie Grace or Kathy Koeltzow. Contact Billie Ellis if you can help in the kitchen.

**OWNER COMMENTS:**

An owner read a letter concerning a recent hearing.

CPR class this coming Tuesday, June 21, 2016, at the firehouse from 9-12. There is a small fee.

ADJOURNMENT: 4:20 PM

Approved as corrected at the September 16, 2016 AIA Special Board Meeting.

*Bridget Isle*

Bridget Isle

Secretary

AIA Board of Directors