

DRAFT MINUTES  
ARROWHEAD IMPROVEMENT ASSOCIATION  
SPECIAL BOARD MEETING  
FRIDAY, MAY 18, 2018  
ARROWHEAD VOLUNTEER FIRE DEPARTMENT

**CALL TO ORDER, DETERMINATION OF QUORUM:**

President Kim Norwood called the Special Board Meeting to order at 9:05 AM. Present were: President, Kim Norwood; Vice President, Dick Bloss; Secretary, Bridget Isle; Treasurer, Dale Breckenridge; Member, Jim Matteson; Member, Patty Greeves. Calling into the meeting via conference call was Member, Becky Stilley. Also present was Jacob With, AIA Legal Counsel from the Law of the Rockies.

A quorum was determined.

President Norwood determined the need for an Executive Session. Executive Session was called to order at 9:07 AM.

**EXECUTIVE SESSION: Covering issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38-33.3-308(4) (a), (b), (e) and (f)).**

**ADJOURNMENT:** A vote to adjourn the Executive Session was made by Kim Norwood and seconded by Dick Bloss. All approved and the session was adjourned at 12:25 PM.

President called the Special Board Meeting/Open Session back to order at 1:00 PM. Present were all the AIA board members listed above, along with legal counsel Jacob With. Five (5) Arrowhead property owners were in attendance.

1. RV 2018 Overview - Kim Norwood reported on his meeting with Dave Reddish, lead Patrol spokesperson. He reported on several new requirements for Patrol beginning this summer, to include a requirement for the Patrol Member on duty to drive along each of our Arrowhead filing roads at least once daily. Additionally, Patrol has been asked to make a courtesy visit with each RV owner as they arrive at Arrowhead, establishing contact on behalf of Patrol to ensure they understand the 2018 RV Regulations and answer any questions regarding this regulation. Each RV lot owner or cabin owner who wishes to store their RV on their lot will be asked to be courteous and thoughtful considering the aesthetics to neighbors in adjacent lots when choosing a parking spot for their RV. Keeping the RV as concealed as possible is being thoughtful and respectful of one's neighbors. The board will collect information on how many lots have a second RV and how many home owners have an RV, as well as a compilation of any complaints from Patrol and we will report back to the community at the August 2018 Annual Home Owners Meeting. Kim and Dave have scheduled a meeting with all Patrol Members this coming Sunday, May 20, 2018 to review the 2018 RV Regulations and train each member of Patrol on the additional requirements regarding data collection.

2. Mini-Truck – Board member Jim Matteson reported that our Mini-Truck is non-operable with a blown engine. Jim Matteson and Dick Bloss are researching the best options available to replace the Mini Truck with another year-round vehicle. We do not currently have funds budgeted for this replacement. However, our Patrol snowmobile is repaired and ready for winter use. The board would like to hold off through next winter on the purchase of a Mini-Truck replacement and instead rely on Patrol's use of our snowmobile over the 2018-2019 winter. In the Spring/Summer of 2019, the board will address purchasing a replacement vehicle for the Mini-Truck in early 2019.
3. Mag Chloride request – Board member Jim Matteson reported that there are between 10 to 12 property owners who would like to apply a layer of Mag Chloride to the filing road in front of their residence for approximately 100 yards this summer as part of a group purchase. The issues discussed which require resolution include: a) The liability of the association. b) Appropriateness of an exception allowing property owners to make changes to our filing roads when our regulations and covenants state that property owners cannot alter Common Grounds. c) The issue which will arise when our AIA equipment operators conducting yearly grading and gravel applications to roads destroy this Mag Chloride coating. d) Approval requirement from surrounding neighbors in the immediate area. e) Cost reimbursement for AIA employee requested to assist using the AIA water truck to assist on the day of this Mag Chloride application for the 10+ residents. One idea that makes sense is asking each property owner to pay a share of the cost of the salary of our association employee for the time spent working on the Mag Chloride project. This topic will be on the agenda for Saturdays meeting with a possible vote. This will allow those owners who are requesting the exception and permission to apply the Mag Chloride to address all concerns and allow other property owners to express their thoughts or possible concerns.
4. Report on search for new water truck – Jim Matteson reported that he continues to actively search for a replacement to our association's current water truck. To purchase an appropriate, used water truck in good condition, the cost is expected to be between \$45,000 to \$50,000. We are in a great need of a new water truck as our current truck is 30+ years old and has several serious safety issues. The new water truck issue will be discussed at the Saturday meeting with a possible vote to continue with this search and make a purchase. There are currently funds set aside for this purchase in our Arrowhead Reserve Fund.
5. 2018 Budget Issues – Dale reported there is a need to make an adjustment to the 2018 Budget tomorrow at the Regular Meeting. Currently we have spent a couple hundred dollars over the allotted monies budgeted for Heavy Equipment Maintenance. Dale has several areas where funds can be moved from to add the funds needed for Heavy Equipment Maintenance for the remainder of the 2018 season. Dale will explain this proposed adjustment tomorrow to the attendees and provide a brief update on the Reserve Fund before we vote on accepting/approving the 2018 budget.

6. Before adjournment and not on the agenda, Bridget asked Patty if she had had time to check into having Curt Strange accomplish the required noxious weed spraying at Arrowhead this summer rather than hiring it out. Patty reported that although we do plan on sending Curt or another Arrowhead employee to be certified, Patty planned on following through this summer with the hiring out of this noxious weed spraying service as we have done in past years and planned to do this within the budget allowed.

**ADJOURNMENT:** A move to adjourn was made by Bridget Isle and seconded by Dick Bloss. All approved and the Special Meeting was adjourned at 2:40 PM.

Submitted by Bridget Isle, Secretary/Member, AIA Board of Directors

Bridget Isle  
Secretary/Member  
AIA Board of Directors

05/20/2018