

**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, JUNE 16, 2018
ARROWHEAD VOLUNTEER FIRE DEPARTMENT, 1:00 PM**

AIA Board President, Kim Norwood called the meeting to order at 1:00 PM.

PLEDGE OF ALLEGIANCE was led by President Kim Norwood.

CALL TO ORDER AND DETERMINATION OF QUORUM:

Present were: President, Kim Norwood; Secretary, Bridget Isle; Board Member, Patty Greeves; Board Member, Jim Matteson; Board Member, Becky Stilley. Excused Absences included: Treasurer, Dale Breckinridge and Vice President, Dick Bloss. A quorum was determined sufficient to conduct business.

President Norwood reported on the Executive Session and Special Meeting held yesterday, Friday, June 15, 2018. EXECUTIVE SESSION: Covers issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38.33.3.308) (a), (e) and (f).] President Norwood reported that the agenda driven Special Meeting was open to the public and conducted between 1:00 PM and adjourned at 2:00 PM on Friday afternoon for the purpose of discussing the following issues: 1) Arrowhead Fire Prevention District (AFPD)/Arrowhead Volunteer Fire Department (AVFD). (a) Additional site location proposed for use as a medevac helicopter helipad/landing zone (LZ); and (b) AFPD/AVFD development of a 'blast' communication network. 2) Update/discussion regarding Mag Chloride use on Arrowhead filing roads by owners. 3) Discussion regarding the width and weight restrictions for vehicles used on filing roads during winter months.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: President Norwood asked board members to add the following agenda items under New Business: 1) Discussion and vote on approving the proposed additional Arrowhead helipad (LZ) and wind sock installation; 2) Discussion and vote on the additional stipulation to be added regarding Mag Chloride application; 3) Update/discussion (no vote required) reiterating width and weight of vehicles allowed on AH roads during winter months; 4) Report on communication regarding the two Arrowhead Commercial Lots owned by the AIA.

There were no items to be deleted.

Bridget Isle moved to adopt the agenda with additions. The motion was seconded by Patty Greeves and passed unanimously.

APPROVAL OF MINUTES OF SPECIAL AND REGULAR BOARD MEETINGS HELD IN THE MONTH OF MAY 2018:

1) The posted draft minutes for the Special Board Meeting held May 18 2018, were approved as written with no corrections.

2) The posted draft minutes for the Regular Board Meeting held May 19, 2018 were approved as written with one correction.

Board Member, Bridget Isle made a motion to approve both draft minutes as written with one correction to the Saturday May 19 2018 meeting minutes. Jim Matteson seconded and the motion passed unanimously.

REVIEW OF FINANCIAL STATEMENTS: President Kim Norwood read Treasurer, Dale Breckenridge's current association financial status for the month of May 2018. The current treasurer's report will be attached to these minutes.

OWNER COMMENTS: a) Saturday, JULY 7th: The Arrowhead Volunteer Fire Department Picnic is scheduled for Saturday, July 7, 2018. Please call Joanie Aufderheide for more information; b) Saturday, July 28th: The Arrowhead Volunteer Appreciation Luncheon will begin at noon. All who have volunteered their services and given of their time and energy for the betterment of the Arrowhead Community are invited to attend and be recognized.

BOARD COMMENTS: Becky Stilley announced that, regretfully, she has tendered her resignation from the Arrowhead Board of Directors. This term will end on the date of the first board meeting in January, 2020. We thank Becky for her hard work and willingness to serve. Anyone interested in filling this board position, please speak to a board member or look on the AIA website for guidance and Association Bylaws, Article 3, 3.5, addressing filling a board vacancy.

OLD BUSINESS: Items Held over or discussed from May 2018 meeting

1. **Update on the status of the sale of the Arrowhead Water Company** – Kim Norwood reported that the association has furnished a "Letter of Intent" to purchase and that it was currently being reviewed by the Squirrel family and their attorney. No further information to report is available at the current time. The board again highlighted that the board's job is to do due diligence and furnish the property owners with the information necessary to make a sound decision when the time comes for the vote on the possible purchase.
2. **Update on Governing Documents** – Patty Greeves and Becky Stilley will continue their review and complete the updates required by the Colorado Common Interest Ownership Act/CCIOA (governs Colorado HOA's), this summer. Owners can expect to have the opportunity to review the majority of these documents on our Arrowhead website within the next week. Patty and Becky welcome any owner comments.
3. **Update on the sale of Arrowhead Mini Truck** – Jim reported that the dealership from which we purchased the Arrowhead Mini Truck has offered to purchase the mini truck from us for \$3,500.00. This purchase price does not include the winter tracks. Becky Stilley moved we accept the offer of \$3,500.00. Bridget Isle seconded the motion and the motion passed unanimously.

4. **Update on Arrowhead Search for a replacement water truck** – Jim reported that he is working with an individual in Arizona who actually buys and rebuilds trucks/water trucks. When this individual completes the next water truck, he will contact Jim. At that time, Jim and Curt plan to travel to Arizona to check out the refurbished truck and, if a deal is made, Curt will drive from Arizona to Arrowhead. The price will be approximately \$35,000.00
5. **Update on Mag Chloride applications to filing roads by owners** – Jim reported that we currently have between 6 and 7 owners who wish to follow through with this one-time Mag Chloride application. Our Law of the Rockies legal team has drawn up an agreement for the interested property owners to sign. Although the board did vote on this last month, the board wants to ensure everyone involved understands that within the legal agreement is a stipulation that the owners signing the agreement make a \$25.00 donation or two (2) hours of volunteer time to the association for the purpose of compensating for the use of the AIA employee and water truck involved. The Mag Chloride application has been approved for the one-time application during this 2018 trial period. If there is interest, the subject may be addressed again next year. Jim made the formal motion to ask the property owners involved in this Mag Chloride project to donate two hours of volunteer time or donate \$25.00 to the association. Patty Greeves seconded. Yes, votes were 3 and No votes were 1. Motion passed
6. **Update on Arrowhead Refuse Site re-location** – Jim reported that the process of finalizing the new Refuse Site is moving along. The engineering requirements prior to refuse site road construction have been completed and Jim expects the Gunnison County inspector to be coming up to take a look at the proposed new site next week. The association is considering using the services of two local contractors to assist our Arrowhead employees with the construction requirements. We are also waiting on Forest Service approval.

At the completion of the items under Old Business, President Kim Norwood announced he had to leave the meeting early. Secretary Bridget Isle, as a board officer, assumed the duty of presiding over the remainder of the meeting. As a parting thought, Kim expressed his gratitude to the members of our Arrowhead Patrol for their diligence in tracking the status of RV's at Arrowhead this summer. Their efforts have been a great help in compiling information needed for a comprehensive annual report.

NEW BUSINESS

1. **Report and review of Action Without Meetings (AWM).** Bridget Isle reported that no AWM were held between our May 2018 meetings and the current date.
2. **Discussion and vote to add an alternate AH helipad/Landing Zone (LZ).** Bridget reported that at the Special meeting on Friday, Jim Gelsomini requested, on behalf of the AFD and AVFD, to add an alternate helipad/wind sock on Lake Road between Timber Road and the Alpine Plateau Road to serve our community. This location is an additional helipad. Arrowhead will still have the helipad/LZ at the Winter Parking Lot. Jim stated that this would be advantageous in terms of traffic control and that it would be a better LZ for evacuations during winter months. The AVFD will be adding a "Wind Sock" on the north-east side of this area. The final approval will be made by the Care Flight Company upon AH

approval and inspection. Becky Stilley made a motion to approve this additional helipad/LZ contingent upon the approval of the Care Flight Company. Patty Greeves seconded and the motion passed unanimously.

- 3. Discussion on width and weight of vehicles allowed on filing roads during winter months.** Jim and Becky agreed that the overriding concern is the need to reduce the accident risk between vehicles and snowmobiles. Our width restriction is 80 inches and our vehicle weight maximum are 2,500 lbs. Weight concerns are important as weight directly affects the condition of our groomed filing roads. This is an information topic, and no vote was required.
- 4. Arrowhead Commercial Lots:** Patty reported that the association owns lots 3 and 4 in the commercial area. Patty has been approached by a property owner interested in purchasing these two lots. At this point, these lots are not being used by the association and there are no future plans in place for their use. The two association lots are not listed for sale with any Real Estate Agent. The board will look into this more and report back to the community at a future date. The two lots fall under the regulations applicable to the Commercial Lots and do not fall under the AIA Rules and Regulations.

COMMITTEE REPORTS:

- 1. Communications – Lisa Ditmore** In Lisa's absents, Bridget presented Lisa's monthly report. As a reminder, the deadline for articles/ads in the upcoming Smoke Signals is Tuesday, July 24th. Lisa has worked with several property owner volunteers to update a new "Living in Arrowhead" booklet. Bridget asked Bobbie Kerns, one of the volunteers, if she would give a brief update regarding this new "Living in Arrowhead" booklet. Bobbie reported the updated book will soon be posted on our Arrowhead1.Org website for review. Once finalized it will remain on the site for anyone to use or print. The association will not be printing copies of the booklet. A major announcement related to the updating of our Arrowhead Website. Due to the extreme fire danger and dangerous weather conditions, Lisa and our webmaster have decided to delay the implementation of the approved update plans to ensure they will be able to keep the community updated at all times. The web site update is now planned for implementation at the end of the year when the fire danger is at its lowest and we are not under any Fire Alerts. Lisa's complete Communication Report will be attached to these minutes.
- 2. Design Review Committee – Earl Fay** In Earl's absence, Jeff Wolkart, committee member, gave a brief report. Jeff reported we currently have 8 ongoing projects which include new houses, remodels, driveways and RV pads. Earl's complete report will be attached to these minutes.
- 3. Election Committee – Lindy Linder** reported that we have added two new members to the Election Committee. Diana Soong and Bonnie Martineau have both volunteered their time. Lindy reminded the attendees that in order to run for one of the board vacancies, you must have a letter of intent mailed or faxed to the Associations office in Gunnison by July 19, 2018. Ballots will be mailed out by September 27th. As a reminder, all association dues must be current and there must be no outstanding fines on the books to receive a ballot

and be able to vote. If you own your property in an LLC, or in a group of some kind, you must notify the Arrowhead Business office as to who in your party will be voting and signing your ballot. If you have already done so in years past, you need not do this again, only if you have made any changes on how you hold title.

4. **Forest Management – Bill Conway** showed those present a bag full of bark beetles that have been captured recently by one of the Arrowhead Bug Traps. Bill stated he has passed out most of the MCH packs, and only a few owners have not yet picked up the MCH packs which they purchased. Bill has had volunteers who have helped put up MCH pack around the community and on lots which owners have requested assistance. Bill read a list of names of owners who have assisted. The association and the community would like to express our gratitude for their time and help on this project. Bill asked that property owners who notice any changes in trees on their lots, to contact him. Bill will be happy to come check out and assess the condition of the tree(s). Additionally, if you have any trees that you feel might be a hazard to your property or driveway, please contact him and he will add you to his list to make a check on those trees.
5. **Heavy Equipment/Maintenance** - Jim reported that in the last month a couple of hoses were replaced on the grader and the injection pump was replaced on the loader. The snow groomer deficiencies have been repaired to the best allowed by our budget and it is fully operational and ready for winter use. Currently, our Patrol vehicle is out of service and undergoing repairs.
6. **Fire Protection District – Don Koeltzow** announced that the Fire Protection Board is currently looking for a board replacement for the seat vacated by Vice Chair, Toby Ezell. He explained that the AFD has 9 regular meetings per year with an occasional special meeting. Board members do not have to be present at every meeting, as they can call into them to participate. Don also announced the AFD/AVFD needs a volunteer to help organize and oversee the installation of the now completed address signs which now need to be erected at the entrance to Arrowhead property. One of the requirements for this volunteer is to check with the utility companies to ensure we do not do any damage to their lines while installing the address signs. Any interested person, please contact Don and he will help you get started with this project. The AVFD would like to see this potentially lifesaving project completed before this winter. Don reminded all that of the heightened fire danger this summer and the importance of everyone keeping their eyes open for violations or situations which should be reported to the fire department for resolution. It's very important for each property owner to keep themselves informed on the current Fire Stage and restrictions in effect within Gunnison County. Several questions arose from the attendees as to how to better post and notify our community of any changes of our fire conditions. All questions and concerns not resolved will be forwarded on to Arrowhead Fire Chief Jim Gelsomini. Don emphasized how important it is for each Arrowhead owner to be the eyes and ears of our community. If you see or hear of a concern, please take action and contact Patrol or our Fire Chief. Better SAFE than SORRY!
7. **Patrol – Dave Reddish** with the absence of Dave, Patrol Officer Leonard Wasilewski briefly reported that Patrol is maintaining a running report on summer RV usage at Arrowhead, and that all was going well at the current time.

OWNER ANNOUNCEMENTS AND COMMENTS:

- a) Tuesday, June 26th at 6:00 PM - Pot Luck Dinner at the Fire House will be a Memorial Dinner for Arrowhead resident/owner Don Bumgarner.
- b) Saturday, July 7, 2018 - AVFD Annual Fourth of July Picnic. Please contact Joanie if you would like a booth spot or if you wish to volunteer your time helping.
- c) Curt again reminded the community of what items are NOT allowed to be placed into the community dumpster. Please follow the rules of "Household Garbage" only. No cardboard or constructions materials of any kind.

BOARD ANNOUNCEMENTS: Jim Matteson answered a question regarding the proposed work this summer on the Alpine Plateau Road. Jim explained that although he understands there is a contractor, his understanding is that not all the different agencies have signed off at this time. We are hoping that the delays are resolved quickly so the Alpine Plateau Road can receive the attention and much-needed repairs. More to follow.

ADJOURNMENT: With no further announcements or business, a motion to adjourn was made by Jim Matteson, seconded by Bridget Isle, and passed unanimously. The meeting adjourned at 2:58 PM.

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

Bridget Isle
Secretary/Member
AIA Board of Directors

06/20/2018

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.

Attachment 1: Treasurer's Report
Attachment 2: DRC Report
Attachment 3: Communication Report

Attachment 1: Treasurer's Report

Treasurer's Report

For the month of May we had \$15,784 of income and total expenditures of \$28,432 for a net income deficit of \$12,648.

For year to date we have a total income \$203,638 and total expenditures of \$166,076. The net income for 2018 through May is \$37,562.

Our balance sheet shows our member contribution (reserve funding) at \$542,436 and \$100,000 in operational reserves. We are in the process of purchasing a replacement water truck with up to \$50,000 from our reserve funds which is shown as a capital expenditure on our income statement.

Delinquencies in Dues as of June 11, 2018

There are 30 lots more than 180 days overdue in paying dues for a total amount due of \$15,128. 15 of these delinquent lots owe less than one years worth of dues (\$480). The number of delinquent lots has increased from the previous month. However the total amount delinquent has decreased.

Monetary Assets as of April 30, 2017

Checking/Savings	
101 - Checking	\$131,921
106 - Money Market Funds	\$564,985

Total	\$696,907

Attachment 2: DRC Report

DRC report to the board June 16th, 2018

- Projects submitted for 2018 building season.
Shaded Blue is the newest approved projects for June.
- Total Projects for 2018
 - House - 5
 - Garage - 2
 - Structural Remodel – 1
 - Utilities - 2
 - Driveway – 3
 - RV Pad - 2

Stewart, Collin & Sherida	2	11	3	1204 Hazel Lake Drive	Drive/RV Pad
Miller, Devin & Ashley	1	21	4	325 Ponderosa Way	Garage/Porch Covering
Sohayda, Mile & Traci	2	2	36	355 Aspen Drive	Utilities/Driveway
Strible, Robert & Sandy	3	5	9	220 Crest Drive	Garage
Flynn, Gary & Christi	3	5	23	340 Rim Rd	Deck Extension & Covered
Alton, Mark & Jen	3	8	10	593 Crest Drive	House
Crawford, Doug & Carol	2	16	14	352 Hazel Lake DR	RV Pad Extension
Holzmeister, Bob & Julie	2	5	16	410 Aspen Trail	House
Jaeger, Larry	3	4	21	541 Crest Drive	House
Green, Drew	1	10	1	1155 Spruce RD	House
OVERMYER, DAVID MICHAEL	2	8	10	1502 Hazel Lake	Utilities/House
Bond, Carol	1	18	4	97 Aspen Trail	Driveway
Bond, Carol	2	19	2	275 Aspen Trail	Driveway

- Active DRC members
 - Earl Fay
 - Joanie Aufderheide
 - Julie Nauyokas
 - Wayne Flick
 - Bill Bensley
 - Bill Morris
 - Jeff Wolkart
 - Jennifer Thomas

Attachment 3: Communication Report

Communications – June 2018 Report:

SMOKE SIGNALS:

- All advertising & articles for the August/September 2018 edition of Smoke Signals will be due no later than Tuesday, July 24th

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(AIA) Facebook Page:

- Our page has 912 “Likes” and is Followed by 889 people.

AIA WEBSITE:

Because of the EXTREME FIRE and weather conditions, we are holding off doing any web site platform upgrades until the weather activity/conditions improve. We want our website to be accessible for any important notifications or alerts during this critical time.

NEW “Living in Arrowhead” booklet:

- I have received all the BOD and Dept. Head edits from the 1st Draft and will begin working on the 2nd draft in the next few weeks.

Lisa Ditmore

AIA Communication Manager

AIA Website: www.arrowhead1.org

AIA Facebook page: <https://www.facebook.com/ArrowheadinColorado.AIA/>

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