

**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, AUGUST 18, 2018
ARROWHEAD FIREHOUSE**

Call to Order - AIA Board Vice President, Dick Bloss called the meeting to order at 1:00 PM.

PLEDGE OF ALLEGIANCE was led by Arrowhead owner and US Marine Corp Veteran, Jim Inskeep.

DETERMINATION OF QUORUM:

Present were: Vice President, Dick Bloss; Secretary, Bridget Isle; Board Member, Jim Matteson; Board Member, Patty Greeves; Board Member, Larry Kontz. Excused absences included: President, Kim Norwood and Treasurer, Dale Breckenridge. Also attending this meeting was Jacob With, Legal Counsel from The Law of the Rockies. A quorum was determined sufficient to conduct business.

Vice President Dick Bloss reported on the Executive Session and Special Meeting held yesterday, Friday, August 17, 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).]

Vice President Bloss reported that the agenda driven Special Meeting was open to the public and began at 1:03 PM and adjourned at 2:10 PM on Friday afternoon, August 17, 2018. The following issues were discussed: 1) Governing Documents Review/Design Review Section: Board Member, Patty Greeves, reviewed the work accomplished on this lengthy portion of our Governing Documents. Six (6) Arrowhead property owners were present along with DRC Manager, Earl Fay. The Design Review Section was able to be finished up with suggestions from attendees and board members. The DRC section has now been completely reviewed and will be posted on our AIA site for owners' review.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: Vice President Dick Bloss had no agenda items requiring addition to the official agenda. With no additions or deletions requested, Bridget Isle moved to adopt the posted agenda. The motion was seconded by Patty Greeves and passed unanimously. Approved as posted.

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

- 1) The posted draft minutes for the AIA Special Board Meeting held on Friday, July 20, 2018, were approved as written with no additions or corrections.
- 2) The posted draft minutes for the AIA Regular Board Meeting held on July 21, 2018 were approved with minor corrections noted by Secretary, Bridget Isle.

Bridget Isle made the motion to approve the draft minutes, as posted, for the Special Meeting and, with the minor corrections noted, to approve the minutes for the Regular Meeting. Larry Kontz seconded and the motion passed unanimously.

REVIEW OF FINANCIAL STATEMENTS: With the absence of Treasurer, Dale Breckinridge, the Treasurer's Report prepared by Dale for July 2018 was read by Acting President, Dick Bloss. The Treasurer's Report was accepted as read and will be attached to the August 18th Regular Meeting Minutes.

OWNER COMMENTS: a) Chairman of the Arrowhead Fire Protection Board, Don Koeltzow, presented a certificate of appreciation and a gift certificate for the Arrowhead Mountain Lodge to past AFPD President and Board Member, Nick Garreffa, in appreciation for his many years of service on the Arrowhead Fire Protection Board and Volunteer Fire Department.

BOARD COMMENTS: NONE

OLD BUSINESS: Items Held over for discussion/updating from the July 2018 meeting:

1. **Update on the status of the sale of the Arrowhead Ranch Water Company** – Legal Counsel, Jacob With, from the Law of the Rockies, reported that our Association's "Letter of Intent" to purchase the Arrowhead Ranch Water Company (ARWC), is still being reviewed by the Squirrell's attorney. As of today, there is nothing new to report to the community. The Board will continue working with our legal counsel and committee members to accomplish due diligence and keep property owners informed. When the time comes for a vote, Arrowhead property owners will possess all the information necessary to make a sound decision before voting on the possible purchase. Upon receipt of any new information, the Board of Directors will immediately notify the community. Notification will be at an AIA Regular Board Meeting and/or through a letter posted on our Arrowhead website. President Kim Norwood reported last month at the regular board meeting that the Board has assembled several committees to handle the required actions prior to voting on the purchase. However, our Board will not be able to move forward until we have received the information requested from the ARWC along with a solid agreement on what is included and the terms.
2. **Update on the Arrowhead Forest Refuse Site Relocation and Related Issues** - Jim Matteson reported that he and Jacob With from LOR have received all the necessary permits from Gunnison County and the U.S. Forest Service required to move forward with this project. With the assistance of our AIA employees, trees which needed to be removed have been cut down to make the area ready for the project manager to move towards completion. The Association has had one bid returned with a quote for this project and expects the two (2) remaining bids within the next few days. To expedite project completion, the Board will make the bid selection using an Action Without Meeting (AWM). The new Refuse Site could be ready for use as early as mid-September as that is

the boards goal. Jim reminded the attendee's that the Refuse Site will belong to Arrowhead and the Association will save the money and time used in the past to negotiate and lease property for this purpose. To clarify: The Forest Refuse Site is an additional perk the Association tries to provide our Arrowhead Property Owners. The Refuse Site is not a right or guaranteed by any Arrowhead Regulation or Covenant.

3. **Update on Noxious Weed Spraying** – Patty reported the first phase of weed spraying has been completed and the second and final phase of weed spraying will be accomplished before fall. Patty hired Mike Berry from Remote Weeds Company to accomplish the spraying needed during the 2018 Summer Season. The areas identified to spray included our winter parking lot and large common areas. Patty thanked all our Arrowhead volunteers who also assisted with this project so vitally important to our community.
4. **Update on draft/changes/additions to Regulations** – Patty reported that the portions of our Regulations which have completed the review are posted on our Arrowhead website. The just completed DRC Regulations will be posted in the next week or two. Patty stated that due to the length of this section, she will have this posted for review for two months. Please e-mail Patty if you have any questions regarding these Regulations.
5. **Update on the possible sale of Arrowhead Commercial Lots** – Patty reported that, as reported at the last meeting, the Association had been asked by a property owner to purchase lots 3 and 4 in the Arrowhead Commercial Area, which are owned by the Association. These lots have not been offered for sale and, to date, we have not received any written purchase offer. At the AIA Regular Meeting last month, we learned that these two lots are smaller than the two lots on which the Arrowhead Real Estate Office was built. Arrowhead property owner, Keith Dalton, asked to report on some relevant issues he has discovered in researching these two commercial lots. There are restrictions currently prohibiting the installation of a septic systems in that location. Keith reported that the State of Colorado's EPA and not Gunnison County now issues permits and has oversight for septic systems on commercial property. Any commercial property must have a minimum of one acre to be able to install a septic system. The two Association owned commercial lots together do not meet that requirement. If and when the BOD receives a written offer, it will be considered by the Board and the community will be informed on any action taken. The Board hopes to have more information on this subject available at the September AIA Regular Board Meeting. Patty provided the website information where owners can research the information on these commercial lots.

NEW BUSINESS:

1. **Review of Action Without Meetings (AWM).** Dick Bloss reported that the following AWM were held between our July 2018 AIA Regular Meeting and today's meeting:
 - a) AWM held August 3, 2018, for the purpose of hiring Jeff Gird on Arrowhead Patrol.

2. **Discussion/preparation regarding items for the 2019 Arrowhead Budget** – Dick Bloss reported that the BOD is working on the draft 2019 Arrowhead Budget to present to the community at the October, 2018 AIA Regular Board Meeting. The vote to adopt the 2019 Budget will be taken at that time.
3. **Report on 2018 Temporary Arrowhead RV Regulations and Vote** - As promised, the Association asked the Arrowhead Patrol to compile statistics on the number of RV's at Arrowhead thus far this summer, to include the number of 2nd RV requests received by the Association. Dick read the RV Report given to the BOD by Patrol to all present at the meeting. Highlights included: a) Patrol logged a total of 164 sites with one or more RV's on the site. b) A total of 22 sites had asked for a 2nd RV at some point during the summer months. Leonard was present during this discussion and stated that there were only 3 issues, and two of the three issues were addressed and resolved immediately. On the 3rd issue, the Board issued an exception to the time limit due to illness because the owner was in the hospital and unable to move the RV at that time. A brief discussion followed which included responding to several questions from new Arrowhead property owners who were not aware of what the old rules were prior to the new 2018 RV Regulation. This is a change to the Regulations and does not affect our covenants on this subject. Upon completely answering all questions, Vice President Dick Bloss read the RV Report a SECOND time for all attendees to make sure the statistics reported were clearly understood. Jim Matteson moved to adopt the 2018 Temporary RV Regulation as a Permanent Regulation. Bridget Isle seconded the motion. It was approved unanimously by all board members. See the attached report by the Arrowhead Patrol to these minutes.
4. **Boundary line adjustment on Arrowhead lot.** Jacob With reported to the community that the plot map is complete and needs approval from the BOD for recording with respect to the property on Crest Road. It was brought to the Board's attention that our filing road was partly on this Arrowhead lot. President Kim Norwood will need to sign this boundary adjustment before recording. Bridget Isle's move to accept the new boundary line adjustment was seconded by Jim Matteson. The Board voted unanimously to approve.

COMMITTEE REPORTS:

1. **Communications** – **Lisa Ditmore** reported to the attendees that the new "Living in Arrowhead" booklet has now been completed and is on our website for viewing. She showed the community a hard copy that she had printed, and again encouraged residents to review and learn more about our community by reading the book. Lisa reminded the community that she and webmaster, Robb Penny, will be starting to upgrade our website to make it more user-friendly in the near future. Lisa also stated she is starting work on the next issue of "Smoke Signals" and the deadline for the receipt of all advertisements will be September 20, 2018. The deadline for the receipt of all articles is five days later on September 25th. Lisa's complete report will be attached to these minutes.

- 2. Design Review Committee – Earl Fay** reported that DRC has been very busy this summer with 34 projects in addition to tracking several incomplete projects carried over from the last several years. There is a total of 55 active projects DRC is now tracking. Currently DRC has 6 active board members who share the workload. Earl welcomes all e-mail with any questions regarding DRC Regulations. Earl’s complete report will be attached to these minutes.
- 3. Election Committee – Bridget Isle**, Board Liaison to the Arrowhead Election Committee, reported that there are two candidates for the two open seats on the AIA Board of Directors for 2019. Each open seat has a 3-year term. Bridget thanked committee members, Lindy Linder, Chairperson for the committee, Linda Dysart, Kathy Koeltzow, Bonnie Martineau and Dianna Soong, for their willingness to serve the community on this committee. We currently have two candidates for the two openings and so this year our community will save the money usually needed to conduct an open election when there are more candidates than positions. Our two new board members, Keith Dalton and Lowell Kindschy, will be sworn into office and become Board Members at the first AIA Board Meeting in January 2019.
- 4. Forest Management – Bill Conway** reported that they had a good trip upcountry with the USFS a few weeks ago. Over the next few years, the USFS expects to continue with their winter logging operations and will be logging approximately 3,000 acres of this land upcountry. This should start in late fall of 2019 and will continue through the next 3 winters. Bill reported that our Arrowhead community can expect to see more logging trucks on the Alpine Plateau Road than we have had to deal with in past years.
- 5. Heavy Equipment/Maintenance - Jim** reported that that they have been trying to keep the cost down on equipment repairs and replacements. Right now, he feels that most of our equipment is holding solid and we should be fine for the remainder of this year’s budget. We do currently need new tires on Patrol’s Explorer. Patrol plans to purchase used tires in good condition. Jim briefly addressed the federal contract that the county will let to a contractor to cover the repairs and road work required on the Alpine Road. This is a complete rebuild with new culverts and grading, so this will be an ongoing project that will last awhile. Jim also reported that there will be work on Hwy 50, widening the road in the canyon leading into Arrowhead. As more information on this becomes available, Jim will inform Arrowhead of dates for public meetings that will be held in Montrose and in Gunnison. Jim recommended that we work to get as many Arrowhead property owners as possible to participate in these meetings once we have the dates.
- 6. Fire Protection District – Don Koeltzow**, reported that they have currently about halfway completed with the installation of the address signs showing lots now in use. This is a huge help for first responders during medical and fire emergencies and UPS/Fed Ex are pretty happy about the signs as well. Don welcomes all help from the community and thanked all the owners who have already assisted in getting these signs up and installed on our properties.

7. **Patrol** – In the absence of Dave Reddish, Leonard Wasilewski made the report for Patrol. Leonard thanked all owners for being so cooperative this summer with trailers and following our 2018 RV Regulations. Leonard introduced those Patrol members who were present at the meeting.

OWNER ANNOUNCEMENTS AND COMMENTS:

- a) Property owner Tim Carlson asked if the association was going to continue having the horse corrals for the community. Patty Greeves stated that the Association owns all the panels and since the corrals are on our Association property, that there is no money that needed to be budgeted or spent for this service at this time. Patty reminded all present that our Covenants obligate us to furnish an equestrian area for the use of Arrowhead property owners and their guests. There are requirements, and any owner wishing to use this area needs to contact the Arrowhead Patrol for more information and necessary forms to fill out prior to use.

BOARD ANNOUNCEMENTS: a) Dick Bloss reminded the attendees that the Annual Home Owners Meeting will be held immediately following this AIA Regular Board Meeting with refreshments to be served. He also stated that any property owners interested in a general presentation following the Annual Home Owners Meeting, please remain and he will give the presentation at the front table. Jacob With from the Law of the Rockies also stated he would stay after the meeting to answer questions from property owners.

b) Dick Bloss announced that the Board is moving the September 2018 meeting back one week to September 21st and 22nd, 2018. This date change will be posted on our website as a reminder.

ADJOURNMENT: With no further announcements or business, a motion to adjourn was made by Jim Matteson, seconded by Patty Greeves, and passed unanimously. The meeting adjourned at 2:40 PM.

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

**Bridget Isle
Secretary/Member
AIA Board of Directors**

08/23/2018

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.

Attachments:

Treasurer's Report

DRC Report

Communications Report

Patrol's RV Report

Attachment 1: Treasurer's Report

Treasurers Report

For the month of July,2018 we had \$94,313 of income and expenditures of \$34,293 plus \$436 of capital expenditures for the water truck and the new forest refuse site for a net income of \$59,585.

For year to date we have a total income \$305,579 and total expenditures of \$237,430 plus \$436 in capital expenditures. The net income for 2018 through July is \$67,713.

The \$29,997 that was withdrawn from our checking account to pay for a replacement water truck has been deposited back into our checking account. The income statement, line item 852, shows a lesser amount of \$29,591 being returned. This is because the expenses to inspect the water truck in person in California in the amount of \$405 were charged to this line item and reduced the amount returned to the value shown for line item 852 on our income statement.

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 August 12, 2018

There are 15 lots more than 180 days overdue in paying dues for a total amount due of \$14,094 with one of these delinquent lots owing less than one years worth of dues (\$480).

One of our top delinquent lots has been claimed by a treasurers deed for unpaid taxes in early July and is no longer delinquent and we have had to write off the delinquent dues for this lot.

Monetary Assets as of July 31, 2018

Checking/Savings

101 - Checking	\$156,335
106 - Money Market Funds	\$565,142

Total	\$721,477

Attachment 2: DRC Report

DRC report to the board August 2018

- Projects submitted for 2018 building season.
34 projects
- Total Projects for 2018
 - House - 5
 - Garage - 2
 - Structural Remodel – 2
 - Utilities - 4
 - Driveway – 7
 - RV Pad - 4
 - Shed - 8
 - Dog Runs – 2
- 21 projects from prior years for a total of 55 projects being followed at this time.

- Active DRC members 6
 - Earl Fay Joanie Aufderheide
 - Bill Bensley Bill Morris
 - Jeff Wolkart Jennifer Thomas
- 2 members of the committee have resigned health issues and no time to commit to the DRC.

Attachment 3: Communications Report

Communications – August 2018 Report:

SMOKE SIGNALS:

- All articles for the **October/November 2018** edition of Smoke Signals will be **due no later than**

Tuesday, Sept. 25th.

- All advertising is due **no later than Thursday, August 20th.**

(AIA) Facebook Page:

- Our page has **953 “Likes”** and is **followed by 937 people.**

AIA WEBSITE: Robb Pennie and I will begin upgrading the website during this Fall season.

NEW “Living in Arrowhead” booklet:

Is now posted on our website. Owners have two ways to view this booklet. We offer the Online Publication or they print of the PDF version.

Lisa Ditmore

AIA Communication Manager

AIA Website: www.arrowhead1.org

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

Smoke Signals: aiasmokesignals@gmail.com

AIA Blast Email: arrowheadblast@gmail.com

2018 Annual Report for Communications

by Lisa Ditmore

(AIA) Facebook Page:

	2017	2018	
Likes	850	953	+103
Followed by	803	937	+134

*During last weekend’s **Russell Fire emergency**, our Facebook page was an exceptional and useful tool for getting the critical and urgent communications from Gunnison Emergency Management and the Regional 911 center, out to our owners, family members and friends. Our viewership was “off the charts,” averaging over 3500 views per post during the fire’s activity.*

AIA WEBSITE: Our Webmaster, Robb Pennie and I will begin working on a timeline for upgrading our web site during the Fall season. During this upgrade, we asks that everyone please be patient during this period of minor interruptions and we will do our best to keep everyone informed of our progress. We will utilize our Facebook page to provide important and timely information as much as possible.

BLAST EMAIL LIST: If you want to receive important messages and community updates in the form of an email, I encourage owners to be added to our Arrowhead Blast Email listing at arrowheadblast@gmail.com This list is confidential and a “post only” email account.

The NEW “2018 Living in Arrowhead” booklet is now published online. This booklet is a great reference guide that provides a tremendous amount of information about our Arrowhead community. Owners are encouraged to visit our website to read and/or print off this booklet and share it with their guests and/or visitors.

Lisa Ditmore

AIA Communication Mgr.

Smoke Signals: aiasmokesignals@gmail.com

Facebook: aiafacebook1@gmail.com

Blast Email: arrowheadblast@gmail.com

Attachment 4: Patrol’s RV Report to the BOD

Subject: 2nd RV Data

Gentlemen

Attached is the last revised spreadsheet of our 2nd RV log.

Patrol logged 164 sites with one or more RVs visible.

We were unable to meet with owners of 46 sites - 72% of owners were contacted
22 sites indicated that a 2nd RV would be present on an RV site or occupied on a cabin site

Attached is the latest Excel spreadsheet. The pink indicates owners not contacted.

The log book with hard copies will be turned over to Kim.

Send questions my way. Please be aware that I will be practicing/performing with bands in Silverton all next week and Lake City during the August board meeting.

Sincerely,

David Reddish

(970) 497-6993

t.reddish@bresnan.net