DRAFT MINUTES
ARROWHEAD IMPROVEMENT ASSOCIATION
SPECIAL BOARD MEETING
FRIDAY, SEPTEMBER 21, 2018
ARROWHEAD FIRE DEPARTMENT

CALL TO ORDER, DETERMINATION OF QUORUM:

President Kim Norwood called the Special Board Meeting to order at 9:00 AM. Present were: Kim Norwood, President; Dick Bloss, Vice President; Dale Breckenridge, Treasurer; Bridget Isle, Secretary; Jim Matteson, Member; Patty Greeves, Member; and Larry Kontz, Member.   Also present was Jacob With, AIA Legal Counsel from the Law of the Rockies.

A quorum was determined.

President Kim Norwood determined the need for an Executive Session. Patty Greeves moved to enter into Executive Session. Dick Bloss seconded and all approved. Executive Session was called to order at 9:04 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 Jim Matteson and seconded by Dick Bloss. All approved and the session was adjourned at 12:18 PM.

President Kim Norwood 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 Jacob With. Four (4) Arrowhead property owners along were in attendance. The following items were on the agenda:

1. **Update on Design Review Regulations – Patty Greeves**   Patty reminded the board that Earl would be taking a "Medical Leave" starting October1, 2018 to February 29, 2019. Patty will be the Liaison for DR for the remaining of 2018. Currently, the DRC suggested revisions to the Regulations are posted on the website for owner review. There may be further recommendations/revisions from the DRC which will be discussed at the October board meeting and these will be posted for owner review after the meeting.

2. **Discussion on Fines and Enforcement Sections of Regulations - Patty Greeves**   Patty brought before the board of directors the idea of having one board member to be assigned to handle fines, infractions and/or complaints that might be brought to the board to better keep track of problems and the history of that property/owners. The majority of the board of directors were not in favor of this idea. Our legal council pointed out that any fine or problem brought to the board that he has any dealing with can be easily found in his filing system. The board of directors will continue to share any violations brought to their attention along with the appropriate liaison related to that area. As a courtesy to Arrowhead owners, any owner can request to have a sit-down meeting with the BOD to discuss issues/violations which will be scheduled for the beginning of one of our scheduled Executive Sessions. Additionally, it was noted, that any owner

may request a hearing regarding any issue or fine and/or an arbitrator may be requested at the owner's expense.

3. **Discussion on Sections of the General Regulations – Patty Greeves** (Held over to October Meeting, not discussed).
4. **Discussion on Forestry – Dick Bloss** (Held over to October meeting, not discussed).
5. **Discussion on 2019 Arrowhead Budget – Dale Breckenridge** - The board went through all line items proposed for the 2019 Arrowhead Budget. With input and suggestions from board members and additional comments from attending property owners, the board was able to finalize the 2019 Budget items and have them ready to present to the property owners at the Saturday, September 22, 2018 AIA Regular Board Meeting. The proposed 2019 Budget will be mailed out with the owner October HOA billings and will also be posted on our Arrowhead website. A final vote to approve the 2019 Budget will take place at the October 20, 2018 Special Budget Meeting scheduled to follow the AIA Regular Board Meeting.

A motion to adjourn the meeting was made by Larry Kontz and seconded by Dick Bloss. All approved and the Special Meeting was adjourned at 4:21 PM.

Submitted by:

Bridget Isle,
Secretary/Member,
AIA Board of Directors,
09/27/2018