

**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, SEPTEMBER 22, 2018
ARROWHEAD FIREHOUSE**

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

PLEDGE OF ALLEGIANCE President Kim led the owners in the pledge.

DETERMINATION OF QUORUM:

Present were: President, Kim Norwood; Vice President, Dick Bloss; Secretary, Bridget Isle; Treasurer, Dale Breckenridge; Board Member, Jim Matteson; Board Member, Patty Greeves; Board Member, Larry Kontz. Also, in attendance was Jacob With, Legal Advisor from the Law of the Rockies in Gunnison. A quorum was determined sufficient to conduct business.

President Kim Norwood reported on the Executive Session and Special Meeting held yesterday, Friday, September 21, 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 began at 1:00 PM and adjourned at 4:18 PM on Friday afternoon, September 21, 2018. The following issues were discussed: 1) Update on Design Review Issues and Regulations; 2) The Discussion on Fines and Enforcement Sections of the Regulations; 3) 2019 Arrowhead Budget. Two items were postponed until the October 2018 meeting to allow enough time for the 2019 Arrowhead Budget. Items held over were: #3, General Regulations and #4 Forestry. Four (4) Arrowhead property owners were present in the audience.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: President Norwood announced that one item would be deleted on today's agenda: Item #6 of New Business which read, "Discussion and possible vote for 'No Parking' signs for the AIA Commercial Lots." No other items were deleted nor added to today's agenda. Bridget Isle made a motion to approve the adjusted agenda. Dick Bloss seconded and the motion carried approving the agenda as corrected.

APPROVAL OF THE MINUTES OF SPECIAL, REGULAR BOARD MEETINGS AND ANNUAL HOMEOWNERS' MEETING HELD IN THE MONTH OF AUGUST 2018:

- 1) The posted draft minutes for the AIA Special Board Meeting held on Friday, August 17, 2018, were approved as written with no additions or corrections.
- 2) The posted draft minutes for the AIA Regular Board Meeting held on Saturday, August 18, 2018, were approved as written with no additions or corrections.

- 3) The posted draft minutes for the AIA Annual Homeowners' Meeting held on Saturday, August 18, 2018, were approved as posted with no additions or corrections. The motion to approve the draft minutes from the three August 2018 meetings as posted was made by Dick Bloss, seconded by Patty Greeves and the motion passed unanimously.

REVIEW OF FINANCIAL STATEMENTS: Treasurer Dale Breckinridge reviewed the current treasurers report along with delinquencies for the month of August 2018. See Dale's Treasurers report attached to these minutes for more detailed information and figures.

OWNER COMMENTS: None

BOARD COMMENTS: None

OLD BUSINESS: Items held over for discussion/updating from the August 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, and President Norwood 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. A property owner asked the Board, "When does the BOD decide to pull their interest to purchase, since it has already been over three months with no word or forward movement from the ARWC?" Attorney Jacob With answered by explaining that a letter of intent is not a legal offer and is not a binding commitment to purchase. Therefore, there is no need to withdraw the letter of intent at this time. A second property owner asked how our Association could own the water company? Jacob explained that the association could own the water company in any one of several different ways and that if/when the time came, the best option would be determined at that time, based upon what would be best for the community.
2. **Update on the Arrowhead Forest Refuse Site Relocation and Related Issues** - Jim Matteson reported that the contract has been awarded to "Western Gravel Company" out of Montrose, CO, and the new Arrowhead Forest Refuse Site is currently under construction. 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. When the completion date is determined and the site is ready for community use, the Board will disseminate this information using both an Arrowhead Blast and a post on our 'Arrowhead1.Org' website.

3. **Update on Arrowhead Commercial Lots.** – Patty reported that the interested party who first approached the Association expressing an interest in possibly purchasing our two (2) commercial lots is now no longer interested in making this purchase. The two lots owned are not listed at the present time. But if the Board should receive a future offer, the Board will address the issue again at that time.
4. **Update on Governing Documents** - Patty reported on the progress made this year on the required review of our Governing Documents. Patty reminded the attendees that the documents reviewed can all be accessed on our 'Arrowhead1.Org' website.

NEW BUSINESS:

1. **Review of Action Without Meetings (AWM).** Dick Bloss reported that the following AWM were held between our August 2018 AIA Regular Meeting and today's meeting:
 - a) AWM held 9/08 to accept the bid for the Forest Refuse Site Construction.
 - b) AWM held 8/31 to accept the offer on 457 Ute Road AIA owned lot.
 - c) AWM held 8/25 to accept the offer on 275 Crest Road AIA owned lot.
2. **Final Discussion Regarding Items on the 2019 Arrowhead Budget** – Treasurer, Dale Breckenridge, reviewed the proposed 2019 Budget and addressed several questions from owners. The 2019 Budget will be posted on our Arrowhead website. A copy will also be mailed out to owners with the October HOA dues billing. There will be a Special Budget Meeting to approve the 2019 Budget on Saturday, October 20, 2018, immediately following the scheduled AIA Regular Board Meeting. Dale stated that he encouraged any owner that might have questions regarding the proposed 2019 Budget to contact him for clarification.
3. **Vote on the Confirmation of the New 2019 Arrowhead Board Members for 2019** – President Kim read the following section: Article 2-2.5, Item D: 2.5 Voting Procedures for Site Owners: D. "Regarding uncontested elections for the Board, the candidates may be affirmed to succeed by a majority vote of the Board, provided such proceedings are in accord with the State of Colorado." Board Member Larry Kontz moved that both Keith Dalton and Lowell Kinchey be approved as board members starting in the 2019 year for a three (3) year term. Jim Matteson seconded the motion and it was unanimously approved.
4. **Date for the opening of the Winter Parking Lot** – President Norwood announced that October 13, 2018 is the official date for the opening and use of the Arrowhead Winter Parking Lot.
5. **Dates for RV, Camping Equipment and Horses Removal for Winter** – President Norwood announced that November 15, 2018 has been set for the removal of RV's, camping equipment and horses. Property owners are asked to use good judgement regarding weather conditions and to notify the Board for any issues or extensions that might be needed.

COMMITTEE REPORTS:

- 1. Communications – Bridget Isle for Lisa Ditmore.** In Lisa's absence, Bridget read Lisa's September 2018 Communication Report. Several deadlines were mentioned applicable to submissions for the next issue of Smoke Signals. The AIA website update is scheduled to begin in October 2018. Bridget highlighted that Lisa noted in her report that our AIA Facebook Page has 946 followers and 965 likes to date. Lisa's Communications Report is included as one of the attachments to these minutes.
- 2. Design Review Committee – Patty Greeves for Earl Fay.** In Earl's absence, Patty reported that Earl will be taking a medical leave of absence beginning on October 1, 2018 until February 29, 2019. As things are winding down for the season at Arrowhead, Patty will be helping with any necessary issues. Patty will be in constant communications with Earl throughout his absence. Patty also announced that for the year 2019 there will be two (2) open seats on the Design Review Committee (DRC). 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. See DRC's report attached to these minutes.
- 3. Fire Protection District/AIA Fire Department – Jim Gelsomini** Jim announced that many Colorado Counties are returning to fire restrictions. This is due to low water fall and moisture that we are currently experiencing. At this time, Gunnison County has not adopted the restrictions made by other counties. Jim will keep owners posted on any changes. Jim announced that the Arrowhead Fire Department has been holding some training sessions and they are doing their best to be ready for any emergencies. Jim also reminded owners that as we plan ahead for the winter season, owners might want to have their chimneys cleaned and checked before starting to build fires. On September 28, 2018, Code Red will be conducting a test throughout Gunnison County. This will include Arrowhead, so be looking for this test call. If you have not already registered your cell and/or home phone numbers, it would be a good idea to do so ASAP. Instructions on how to do so may be found on our 'Arrowhead1.Org' website.
- 4. Forest Management – Bill Conway** reported that several owners approached him after noticing one or more trees on their lot which seemed to lose all their needles almost overnight. This is a symptom of a particular type of fungal infection. If you notice this phenomenon on any of your trees, please contact Bill. As the time nears for owners to order MCH Patches, Bill will ensure the most current and updated information is available on the AIA website. Bill reported that several property owners are using "Ace Caps," which are a systemic insecticide tree implant used in conjunction with MCH packs. The Ace Caps should last for two years and can be purchased on Amazon and other sites on line. See Bill's Forest Management Report attached to these minutes.

5. **Heavy Equipment/Maintenance – Jim Matteson** Jim reported that the Association continues to maintain our equipment and accomplish necessary repairs. We are also planning to purchase new tires for the patrol vehicle. To date, Jim has nothing new to report on the major work that will be started on Hwy 50 next year. There are still no dates set for the upcoming hearings to be held in Gunnison and Montrose. When dates for hearings and construction are published, we will notify the community. Lastly, Jim announced that there are some logs that have been stacked up at the new refuge site, and when the site is open, owners are welcome to go up and cut these logs for firewood.
6. **Patrol – Dave Reddish** Dave reported that Patrol would again ‘running’ driveways this winter. This will be done using the Patrol snowmobile, packing the snow and making it easier for owners to access their homes. However, owners need to have their drives marked clearly and have a “Liability Waiver” signed and on file with the Association. Please contact a Patrol Officer with any questions. Dave reminded the owners if you are planning on parking a cargo or utility trailer/container at the winter parking lot, you must contact Patrol to ensure you are following regulations. As a reminder, if you have guests or renters at your property, please inform them of all rules and regulations at Arrowhead. Please have all Arrowhead stickers up to date on all your vehicles, snowmobiles and/or items.

OWNER ANNOUNCEMENTS AND COMMENTS: None

BOARD ANNOUNCEMENTS:

a) Vice President Dick Bloss will conduct a presentation after the AIA Regular and Budget Meetings on October 20, 2018 on “Winter Living at Arrowhead.” Dick will cover many important issues and answer questions. Please plan on attending.

b) President Norwood announced that due to the low water level of Upper Flint Lakes, the Board has lifted the catch and release ruling of fish in the Upper Lake for the remainder of the season. The three (3) fish limit will stay in place for 2018.

ADJOURNMENT: With no further announcements or business, a motion to adjourn was made by Bridget Isle, seconded by Jim Matteson and passed unanimously. The meeting adjourned at 2:35 PM.

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

Bridget Isle
Secretary/Member
AIA Board of Directors

09/27/2018

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:

- 1) Treasurer's Report
- 2) DRC Report
- 3) Communications Report
- 4) Patrol Report

Attachment 1: Treasurer's Report

For the month of August we had \$11,339 of income and total expenditures of \$21,605 plus a capital expense of \$1,215 for the forest refuse site giving us a deficit of \$11,481 for the month.

For year to date we had a total income \$316,797 operational expenses of \$259,036 and capital expenses of \$1,245. The YTD net income through August 2018 is \$56,110.

Delinquencies in Dues as of September 17, 2018

There are 15 lots more than 180 days overdue in paying dues for a total amount due of \$9,916. Two lots that the AIA foreclosed on because of delinquent dues have been sold.

Monetary Assets as of August 31, 2018

Checking/Savings

101 - Checking	\$142,301
106 - Money Market Funds	\$565,222

Total	\$707,523

Attachment 2: DRC Report

DRC report to the board September 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
- We had 21 projects we were following in 2018. We are now down to 12. All others have been closed or are completed.
- Active DRC members 6
 - Earl Fay
 - Joanie Aufderheide
 - Bill Bensley
 - Bill Morris
 - Jeff Wolkart
 - Jennifer Thomas
- We will have two open positions on the DRC for 2019. Please feel free to volunteer, it's a great way to help the community and meet other owners on our great mountain.
- Patty Greeves will be filling in for Earl while he recovers from a health issue. Earl will be on a leave of absence from October 1st, 2018 through February 28th, 2019.

Attachment 3: Communications Report

Communications – September 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 was due **no later than Thursday, September 20th.**

(AIA) Facebook Page:

- Our page has **965 “Likes”** and is **followed by 946 people.**

AIA WEBSITE:

Robb Pennie (our Webmaster and I will begin upgrading the website beginning sometime in October. If there is going to be longer than normal interruptions, we will do our best to notify everyone through a Blast Email or posting on Facebook. During this upgrade we ask for everyone's patience.

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

Attachment 4: Patrol Report

Patrol Report
Sep 21, 2018
David Reddish – Lead

The annual fall meeting for Patrol was held September 16. The following items were discussed. **New officers were briefed** on the various duties/concerns that Patrol will/might encounter including, but not limited to:

- Road closing
- Marking filing roads
- Payment receipts
- Officer safety when responding to potentially hazardous situations (such as reports of firearms being used).
- Use of handheld radios.
- Scheduling - (Jeff Gird will be placed in regular rotation assuming one of the 2 weeks that Annie Grace has been working.)

Winter Parking:

- New officers were briefed on parking lot protocol.
- Owners who wish to park their cargo trailers on the hillside will need to contact Patrol so we can assist in parking. This is in order to utilize the area to the best potential.
- Patrol will be repainting the numbers on the diesel parking pedestals.
- It is requested that the parking lot be open the weekend before the Oct 15th since it's anticipated that owners will try to park units then.

Note: Payment for trailer and diesel parking, submitted to Agnes, needs to be reported in a timely manner to Patrol so we can keep our records up to date.

Running Drives:

- Patrol will run drives again this winter for those owners requesting it be done. The requirements are the same as last season:
- A current Liability Waiver is on file.
- Route entrance/egress are clearly marked with adequate room to maneuver a snowmobile.
- Route has been approved by a Patrol officer.

Jim Gelsomini attended the meeting and provided insight on several of the above points.