



**APPROVE MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, September 18, 2021
ARROWHEAD FIREHOUSE**

MORNING OPEN SESSION - 9:00AM

The open session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/s/f1kr4vm59gs7su1/September%2018%2C%202021_Regular%20Mtg_AM.mp3?dl=0

The recording position for the start of each Agenda Item and Vote is highlighted in yellow.

CALL TO ORDER: Vice President Brad Fowler called the meeting to order at 9:03 a.m. 00:01

DETERMINATION OF QUORUM: Present were: Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Rachel Grasmick & Bill Brassfield. President Lowell Kindschy and Member Jeri Rau were absent - excused. No other persons were present. 00:11

ENTER 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).* 00:30

CLOSE EXECUTIVE SESSION: The session ended at 11:19 a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

This session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/s/4q693ori1o2ryvq/September%2018%2C%202021_Regular%20Mtg_PM_01.mp3?dl=0

The recording position for the start of each Agenda Item and Vote is highlighted in yellow.

CALL TO ORDER: Fowler called the meeting to order at 1:01 p.m. 00:01

PLEDGE OF ALLEGIANCE: Fowler led the owners in the Pledge of Allegiance. 00:04

DETERMINATION OF QUORUM: All officers and members from the morning session were present. A quorum was again determined. 00:45

Approximately 15 owners were also in attendance.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 01:04

- 1) Addition - New Business item #4 – Designator signators on new savings account.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Fowler 01:28

Description of items discussed in Executive Session.

APPROVAL - MINUTES OF REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 21, 2021:

Vote – approve Regular Meeting minutes: Motion by Dalton, seconded by Brassfield - Unanimously approved. 01:54



REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from August 2021. She did not move that the Draft Statements be approved due to corrections yet to be made. They will be resubmitted at the next Regular Board Meeting.

Vote - approve Draft Financial Reports for August 2021: Tabled. 03:52

OWNER COMMENTS:

Kathy Krohn presented her suggestion for alternate language to what the Board has proposed in the posted Proposed Amendment to Regulations (*Article 20. - 16. Single Family Residence Specifications*) 08:31

BOARD ACTION:

Vote to affirm Lowell Kindschy & Keith Dalton to succeed their seats on the 2022-24 Board of Directors per *AIA Bylaws section 2.5-D. (uncontested elections)* – Fowler 39:43

Vote to affirm Kindschy – motion by Dalton, seconded by Grasmick - Unanimously approved.

Vote to affirm Dalton - motion by Harris, seconded by Brassfield (Dalton recused) - Unanimously approved.

OLD BUSINESS:

1. Status of planned financial audit – Harris. 41:32

*A procedural audit will be conducted by Dalby, Wendland & Co. at an estimated cost of \$2500.

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between August 21, 2021 meeting until present date – Fowler 43:53
 - a. AWM – August 30, 2021 – approve variance request, exception to Guest RV Regulation at 105 Aspen Trail – one additional RV for three days - September 4-6 - Unanimously approved.

2. Set 2022 Regular Board & Annual Owners Meeting dates – Dalton 44:30
*2022 - Jan 15, March 19, May 21, July 16, Aug 20 (AOM), Sep 17, Nov 12

3. Set date for close of camping season & closure of Horse Corrals - Dalton 45:42
*The AIA designated close of the 2021 camping season is **Sunday November 21** and the Horse Corrals must be vacated by the same date. **This date is dependent upon continuing dry weather and road conditions.** Early significant snowfall could require closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.
Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after **Friday October 15.**

4. Designate AIA signators for a new savings account - Dalton 47:50
Vote to designate President Lowell Kindschy, Vice President Brad Fowler & Treasurer Rosanna Harris as signators on a new savings account to be opened at an as yet to be determined institution - Motion by Dalton, seconded by Brassfield - Unanimously approved.

COMMITTEE REPORTS:

Arrowhead Patrol – Dave Reddish 48:44

Communications – Dalton 52:03

Design Review – Joanie Thompson 52:46

Forest Management – Bill Conway 54:06

Arrowhead Improvements Association, Inc.

P.O. Box 83, Gunnison, CO 81230

Always Visit our Website for More Information:

www.arrowhead1.org



Heavy Equipment – Fowler 01:00:43

Election Committee – No report

REPORTS FROM OTHER ENTITIES: None

BOARD ANNOUNCEMENTS: 01:02:32

1. A proposed Amendment to the Regulations has been posted to the AIA website.
2. The Board is seeking committee members for a Long Range Planning Study.
3. Arrowhead Ranch Water Company Feasibility Committee meeting on October 2, at 11:00am at the Firehouse.
4. Noxious weeds report – second spraying completed. Gunnison County to spray along the Alpine Plateau Road.

OWNER ANNOUNCEMENTS AND COMMENTS: 01:06:18

1. Ann Lillich pointed out that the Spirit of Arrowhead Award presentation to Ned Lillich was not included in the Draft Minutes for the August Regular Meeting. Amended Draft Minutes to be posted and resubmitted for approval in November. **My sincere apologies to Ann. KD*
2. Dave Reddish announced a Valley Symphony Orchestra will resume performances and is in need of financial support. <https://valleysymphony.org/>

ADJOURNMENT:

Motion by Dalton, seconded by Grasmick - Unanimously approved. 01:09:30

The meeting adjourned at 2:12 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

09/24/2021

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.