

**MINUTES  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
SPECIAL BOARD MEETING  
FRIDAY, MAY 19, 2017  
ARROWHEAD VOLUNTEER FIRE DEPARTMENT**

**CALL TO ORDER, DETERMINATION OF QUORUM:**

President Kim Norwood called the meeting to order at 9:00 AM. Present along with Kim Norwood were board member Dick Bloss, Vice President; Bridget Isle, Secretary; Dale Breckenridge, Treasurer; Patty Greeves, Member; Becky Stilley, Member; and Jim Matteson, Member. Also present was Jacob With from the Law of the Rockies/Legal Counsel. A quorum was determined.

At the request of a property owner, a statement and question was addressed to the BOD and our legal representative.

**EXECUTIVE SESSION:**

President Kim Norwood announced the need for the Board of Directors (BOD) to enter into Executive Session at 9:15 AM. Executive Session covers personnel issues, disputes with owners, delinquencies, collections and legal advice concerning association compliance with CCIOA and governing documents along with other legal matters under CCIOA (C.R.S Section 38-33.3-308 (4) (a)(b)(e) and (f).

A motion to enter Executive Session was made by Jim and seconded by Patty.

The Board resumed their open Special Meeting at 1:00 open to all property owners.

**REPORT ON EXECUTIVE SESSION:** President Kim Norwood called the Special Board Meeting to order at 1:00 PM. Kim reported that during the Executive Session the BOD discussed personnel issues, disputes with owners, delinquencies, collections and legal advice concerning association compliance with CCIOA and governing documents under CCIOA (C.R.S Section 38-33.3-308 (4) (a)(b)(e) and (f).

**OWNER COMMENTS:** Kat Krohn expressed an objection to the board policy of limiting input during the Friday BOD work sessions. She feels that all property owners should be able to be involved.

**BOARD COMMENTS:** President Norwood announced to all present that the BOD welcomes comments and ideas, but reminded all that time was limited in order for the board to resolve issues and prepare for the Saturday Regular meeting. This board will continue to allow property owners to add to topics and/or ask questions at the time determined appropriate by the Board President.

## **WORKING SESSION:**

### **OLD BUSINESS/TOPICS FROM JANUARY 2017 MEETING:**

1. **SECURITY CAMERAS/FIREHOUSE:** Bridget reported that a bid had been received from Montrose Alarm and Fire. This is the same company which installed and currently monitors the security cameras in the Winter Parking Lot. We will not take a final vote until we hear back from Don Koeltzow, President of our Arrowhead Fire Protection District (AFPD), on whether they will split the installation fee. No monthly fee is charged for monitoring of these High Definition (HD), cameras as it's included in the cost of installation. Two cameras, one on the office door and one on the front door will be required with wide angle lenses that will cover entrance doors and the bay doors of the fire equipment. The number of different groups using the office area, computers, hard drives, phones, radios, printer, copy machine and important records that are kept there, lead the BOD to consider this a necessary purchase. The total cost of installation will be \$2,726.00, split between the AIA and AFPD would cost each \$1,363.00. Becky Stilley will contact the AFPD on our request for a split on cost of installation.
2. **REPORT ON RELOCATION OF HORSE CORRALS:** Patty reported that she had been working with our legal counsel regarding contract/boarding use agreement needs along with other logistics for our new location. A work day will be needed to move panels from the stables to the winter parking lot area. A date will be determined and announced at a later time. Patty is working on signage and numbers for the stalls. The Association is hoping to have 6 stalls (8'X16') ready for this summer with a first come first served policy. Property owner horse corral panels may be used as long as space is available and the owner coordinates with the POC. This area is "Day use only" and is not to be used during night time hours except for emergencies. This is a beginning and association expectations are for improvements to be made over the next few years.
3. **REPORT ON WINTER PARKING LOT:** Jim reported that the 2017 winter season had very few problems. The one ongoing problem is non-property owners using the Winter Parking Lot for personal use and parking trucks and snowmobile cargo trailers. Patrol is aware of this and regularly checks the parking lot for any such vehicles. Property owners are urged to have "Visitor Passes" for all visiting friends.
4. **REPORT ON REAL ESTATE HOLDINGS:** Dale reported on the status of six (6) lots on which the Association has foreclosed for non-payment of HOA dues. It is the hope of the Association that these lots sell this summer and are put in the hands of new owners. Several lots are currently listed with local Real Estate agents. Dale stated that all current property taxes have been paid, but on the advice of our Legal team, we have not paid any outstanding balances that were on the properties when we acquired them. Dale will prepare a list of these lots to post in Smoke Signals for any current property owners who might be interested in the purchase of one.
5. **REPORT ON WINTER LOGGING:** Jim Reported that the U.S. Forest Service will not be logging in the Arrowhead Area over the 2017-18 winter. However, he expected them to resume in years that follow with contracts to 2020. For Arrowhead, our concerns are safety and the wear and tear on the Alpine Plateau Road. He also mentioned that the new U.S.F.S. Forest Manager had inspected up country and was not happy with the condition and what had occurred this last winter.

6. **REPORT AND UPDATE ON NEW TREE PERMIT FORMS:** Jacob reported that the new form will be posted on the Association website marked, "SAMPLE", and that this form is currently in use. This new form is the result of a review and update made to the old form by our legal counsel.
7. **ANNUAL REVIEW OF AIA GOVERNING DOCUMENTS:** CCIOA Regulations require an annual review of our Association Governing Documents. Patty and Becky have taken the lead on this project and will be scheduling work sessions in the upcoming weeks. They plan to hold several workshop meetings and per our legal advice, will also be reviewing our Articles of Incorporation. Meeting dates will be posted and all meetings will be open to property owners who wish to attend. The board is looking at ways to make these regulations more user friendly.
8. **REPORT ON ALPINE PLATEAU ROAD WORK:** Jim reported that he had been pleasantly surprised that Gunnison County had come through with the much-needed work improving the Alpine Plateau Road. Jim had been informed by the county that they did not plan on any such work this year. He will continue to work with both the U.S.F.S. and Gunnison County on plans for future work and improvements. The U.S.F.S., B.L.M. and Gunnison County are still considering re-opening a gravel pit upcountry. The Rock Replacement Fund is approximately \$27,000.00, but those funds can be used in any area of the county and will not necessarily be applied to our area.
9. **REPORT ON FLINT LAKE SUCKER FISH:** Becky reported that she has worked through the options with both the Department of Wild Life (DOW), and the Flint Lakes property owner and found a mutually agreed upon solution. DOW has recommended a bait company from Gunnison who will take on the task of dipping the carp out of the lower lake. This process will be an ongoing project requiring several years. There will be signage changes reflecting disposition of carp caught by Arrowhead property owners and their guests. The Association plans to stock both Flint Lakes this summer.

**NEW ITEMS:**

1. **AWM:** President Kim reported on the AIA Board's "Action Without Meetings" (AWM), required between our January and May 2017 meetings. The BOD held AWM on three topics: a) A property owner dispute; b) An offer on Arrowhead owned lot at 275 Crest Drive; c) The requirement for our legal team to obtain a permit from Gunnison County for the new location for the Associations Horse Corrals.
2. **ARCHIVING OF FINANCES:** Bridget discussed the offer from our webmaster Robb Pennie and our Communication Liaison, Lisa Ditmore, to archive the Association finance records. There is convincing rationale on both sides of this issue. After a long discussion, the board chose to not archive our finances out of concerns for privacy.
3. **ADDED NOTE:** Jacob With, from LOTR stated that our office manager fields many questions from the community that could be answered in other ways. Her daily duties are basically in three areas, 1) Legal arena: CCOIA, etc.; 2) Billings and bill paying; and 3) Soft/non-legal arena: Fielding email and property owner phone calls. He estimates that up to 40% of any given day she is dealing with soft issues which it might be cost effective to redirect. Jacob will be addressing the BOD with proposals on selecting the best way to economize on Association

expenses by somehow redirecting owner email and filtering property owner inquiries through another point of contact before calling LOR.

**OWNER COMMENTS:** a) Joyce reminded the association that the Tuesday Pot Luck Dinner, June 23, 2017, at the Fire House will be to honor and say good-bye to our good friends and neighbors J.R and Billie Ellis. For more information, please call Joyce Boulter; b) Reminder that several bears and coyotes have been sighted in the area, so be watchful; c) Bill Conway announced that he now has MCH packs for those property owners who purchased them to pick up. An Arrowhead Blast will be sent out announcing the proper time to put up the MCH packs.

**ADJOURNMENT:** There being no other topics, President Kim Norwood asked for a motion to adjourn the meeting. Bridget moved to adjourn the meeting with a second by Dick. The meeting was adjourned at 3:35 PM.

Bridget Isle  
Secretary

**Submitted by Secretary-Bridget Isle**  
**Approved as submitted at the July 15, 2017 Regular Board Meeting.**

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