

ARROWHEAD IMPROVEMENT ASSOCIATION
BOARD MEETING
March 19, 2011
Approved May 21, 2011

The March 19, 2011, meeting of the AIA Board of Directors was called to order at 2:00 p.m. on Saturday, March 19, 2011, at the Arrowhead Inn with President Bob Hernandez presiding. The following Board members were present: Paul McDermott, Diane Benson, Bob Hernandez, Carol Flick, Rich Ostrom, and Donald Koeltzow. Bing Carlson was not present. Approximately 30 association members attended the meeting. President Hernandez determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the draft of the January 15, 2010, minutes was distributed and that there were a couple of typographical errors that needed to be corrected. He asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved as corrected. The motion was seconded by Paul McDermott and the motion carried.
2. Financial reports: Diane Benson Pointed out that the year-to-date income was high because this was the first of the year and many homeowners paid their dues for the year at this time. She pointed out that the grooming labor costs were lower than expected due to the mild winter and that the rise in fuel costs were reflected in higher than expected fuel costs for Arrowhead. She also reported that, in the Friday Workshop, the Board had decided to write off two delinquent accounts totaling \$610 because these two lots were in foreclosure and it was very unlikely that these bills would be paid. She moved that the financial reports for January and February be approved. The motion was seconded by Rich Ostrom and the motion carried.
3. Management Reports:
 - a. Communications: Bob Hernandez reported that Cheri Ratliff had vacated the communication manager position. Until another Communications Manager is selected, items for the web site should be sent to him. He also reported that the deadline for articles for the next Smoke Signals was March 31st and that an abbreviated edition may be published.
 - b. Design Review. Joyce Boulter stated that 5 house plans for new houses and 1 remodeling plan have been approved for construction in 2011.

- c. Forest Management: Bob Rosenbaum stated that the Forest Health (Insect and Disease) Report was now available. He summarized the contents of this report and stated that it mentioned the Douglas Fir bark beetle and sub-alpine bark beetle problems. While these are not epidemic at this time, they still need attention. He also mentioned that the spruce bark beetle was moving toward Arrowhead. Bob stated that the report also recommended that our aspens be thinned in certain areas to promote better growth. Finally, he stated that we had a definite \$40,000 for mitigation (\$20,000 from AIA and \$20,000 from left over Federal funds) in 2011. In addition, he and the district Forest Ranger were working to submit grants for additional funds.
- d. Maintenance and Facilities: Donald Koeltzow reported that the Winter Parking Lot plumbing was frozen again (between the tank and the leach field) and that the Board was considering plans to uncover and insulate this sewer line in the summer. He also stated that the Fire House roof was leaking again this spring although not as much as it has in past years. As a result, the Board is considering putting a cold roof on the west side of this structure.
- e. Security: Eric Johnson reported that the spring conditions had softened the snow base and cautioned residents to be careful when entering driveways with their snowmobiles. He also reminded owners that all vehicles must be removed from the Winter Parking Lot by May 31st.

4. Committee Reports:

- a. Fire Department: Eric Johnson reported that between July 2010 and December 2010, 370 man-hours of training had been conducted by the Fire Department. He also stated that 9 people had taken the 80-hour Wilderness First Responders Course and that 3 fire fighters had been certified as ice rescue specialist. He reminded owners that the schedule for all future training was posted on the AIA web site. He mentioned that a second 80-hour Wilderness First Responders Course as well as a shorter, less extensive, 2-3 day Wilderness Survival Course were planned for July 2011. Both of these courses have a 10-student limit and persons interested in attending should contact Brent Mims as soon as possible at 862-8487. He stated that a cold weather survival course and an avalanche survival course had been offered to everyone who wanted to attend. Finally, he mentioned that the Fire Department was planning to convert the blue truck to a medical response unit. He thanked Rich Leary for his assistance with the communications systems for the Fire Department and he thanked the Arrowhead Community for their support of the Department.
- b. Snowmobile Club: Eric Johnson reported that 42 people had participated in the last club ride for the season up country and that the

5. Action Items:

- a. Limitation of shed heights. Paul McDermott moved that, in order to prevent unsightly proportions to any shed built on AIA property, the Arrowhead in Gunnison Country, Arrowhead Improvements Associations Regulations, Section I – Arrowhead in Gunnison Country Design Regulations, Article 2. – Use of Sites, subparagraph, i. Maximum Height, be amended to read, “ The maximum height of a building as measured vertically from the average finished grade line to the highest point of the roof of the structure shall not exceed thirty-two (32) feet. The maximum height of a shed shall not exceed twenty (20) feet.” The motion was seconded by Carol Flick and the motion carried.
- b. Modification of the materials that may be used to cover foundations. Rich Ostrom moved that, in order to allow additional materials to be used to cover foundation concrete walls, the Arrowhead in Gunnison Country, Arrowhead Improvements Association Regulations, Section I – Arrowhead in Gunnison Country – Design Regulations, Article 1. Design Review Committee, subparagraph, c. Plans, subparagraph (3), be amended to change the sentence, “Stone may be used around foundation and stem walls,” to, “Stone, rusted metal, and other materials as approved by the Design Review Committee may be used to cover foundation and stem walls.” The motion was seconded by Paul McDermott and five Board members voted for the motion and one voted against the motion. Therefore, the motion carried.
- c. Approval of the electrical installation for the Hazel Lake Aeration Project. Diane Benson moved that the Association accept the bid for electrical work for the Hazel Lake Aeration project for the amount of \$4,590 and award the contract for the work to Nick Garreffa Backhoe Service. The motion was seconded by Carol Flick and five Board members voted in favor of the motion and one voted against it. Therefore, the motion carried.
- d. Approval of the equipment purchase for the Hazel Lake Aeration Project. Diane Benson moved to accept the Hazel Lake Aeration and

6. Announcements from the Board:
 - a. Bob Hernandez announced that the Board was seeking a replacement for Cheri Ratliff and he urged anyone who had an interest in this position contact him.
 - b. Rich Ostrom stated that the Covenants Committee had submitted the proposed Amended Declaration of Covenants to the Board for final approval. After this step is completed, the next step is to place this document on the AIA web page for comments and questions from the owners.
7. Announcements from the audience: Bill Boulter announced that on Tuesday, March 22, at 10:00 a.m., there would be an all-scenario training session at the Fire House and he urged anyone interested to attend. He also stated the Brent Mims had provided the Fire Department with very excellent training.

Ron Benson announced that, due to the poor and sticky condition of the snow, grooming activities were going to be kept to a minimum from now until the roads opened.

Rich Leary announced that the joint grant between Gunnison County and AIA had been submitted to obtain Title 2 funds to work on the Alpine Road from Lake Street to the Winter Parking Lot. He stated that the Gunnison District Forest Ranger had endorsed the project and, as a result, there was a good chance that it would be funded. He thanked Will Hobson for his assistance with developing the estimates needed for the work and Don Koeltzow for his support with the County. The Attendees also thanked Rich Leary for his work on the grant.

8. Adjournment: Diane Benson moved that the meeting be adjourned. The motion was seconded by Carol Flick and the motion carried. The meeting adjourned at 2:33 p.m. The next meeting will be held on May 21st.