



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
ANNUAL OWNERS MEETING
Saturday, August 19, 2023
ARROWHEAD FIREHOUSE

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

https://www.dropbox.com/scl/fi/gr4mdqe70848whsxwvf8e/August-19-2023_Ann-Owners-Mtg.mp3?rlkey=bqhip64pocxn0zfqpuc69vbh0&dl=0

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

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 1:45 p.m. 00:03

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:21

DETERMINATION OF QUORUM: Present were: Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Rachel Grasmick & Dennis Roberts. Member Bill Brassfield was absent.

Approximately 56 owners were in attendance.

WELCOME MESSAGE AND ANNUAL REPORT: Kindschy 00:56

INTRODUCTION OF 2022 BOARD OF DIRECTORS AND LIAISON ASSIGNMENTS: Board 05:13

2024 BUDGET & EXCESS MEMBER CONTRIBUTION RESOLUTION :

- 2024 AIA Budget was presented to owners as approved by the Board during the Regular Meeting. No motion was made to veto the budget. 12:15
- 2023 Excess Member Contribution Resolution IRS 70-604 (the rollover of any excess member income from the current tax year to the next tax year) – Motion by Harris, seconded by Dalton – Unanimously approved. 23:10

ANNUAL COMMITTEE REPORTS:

Arrowhead Patrol – Leonard Wasilewski 25:30

Communications – Lisa Ditmore 45:34

Design Review – Rachel Grasmick 48:48

Forest Management – Cory Huggard 50:03

Heavy Equipment – Brad Fowler 01:01:30 (Given at 09:13)

Election Committee – Bridget Isle 01:02:02

INTRODUCTION OF 2023 BOARD OF DIRECTOR CANDIDATES: 01:03:19

1. Brad Fowler, Jim Van Kirk & Bill Brassfield were announced as candidates – Van Kirk withdrew his candidacy to save AIA elections costs. Incumbents Fowler & Brassfield may be affirmed to succeed by majority vote of the Board – *AIA Bylaws section 2.5 D. – Voting Procedures for Owners - uncontested elections.* (see Election Committee page on AIA website)



INTRODUCTION OF NEW AIA MANAGER/BOOKEEPER MARGARET HENRY: 01:09:22

Henry explained that AIA will likely move from Appfolio to a Quickbooks payment system which will include the ability to make online payments. This change is expected to take place before the next quarter Assessment billing in October. Owners will be notified in advance. BillPay users, please make certain that the payee is AIA (water company payments have been received). Continue to note if part of a payment is for trash fees.

REPORTS FROM OTHER ENTITIES:

Arrowhead Volunteer Fire Department – Chief Jennifer Bonner **01:18:30**

OWNER COMMENTS: 01:33:40

1. A recommendation of adding Labor Day and Memorial Day as paid holidays for employees.
2. Common areas are open to all owners except when operating a vehicle. Sites are private property.
3. Magnesium Chloride application is not a service offered by AIA. Options exist.
4. Unauthorized signs along filing roads not permitted. Board Member obligations enforce Regulations questioned.
5. Tents of all types are allowed during the camping season and are in compliance with AIA Regulations.
6. Committee Meetings are open to all owners per Bylaws sec. 3.8. Kindschy apologized on behalf of the Board that the Reserve Fund Plan workshop location and time was not announced.
7. An Assessment Increase is being considered. It will be on the Agenda for the September 16 Regular Board Meeting. Any increase must be supported by fiscal data provided to owners and an affirmative vote of a majority of a quorum of owners.
8. The Hazel Lake Renovation Project is not included in the proposed Reserve Fund Plan.
9. Owners requesting information about the reported sale of the Arrowhead Ranch Water Company were referred to that business.
10. The potential of alternatives to mail balloting will be explored.
11. A suggestion to change portions of the Bylaws regarding the voting process to be on the same ballot as an assessment increase.
12. A question concerning the creation of a tiered system of Assessment by site type owned.

BOARD ANNOUNCEMENTS: 01:14:30

1. Both the September & November Regular Meetings are still scheduled. AIA transition to self-management resulted in incorrect information via an Appfolio email.
2. CPW reminds owners to remain bear aware during hyperphagia – during late summer and early fall bears need 20,000 calories a day to gain enough fat to survive their winter hibernation – bear activity increases - <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeCampingBearCountry.aspx>
3. Deposit only appropriate materials in the trash compactor and the Forest Refuse site
4. Owners are always responsible to AIA for the actions of their guests, including renters. Know what our Regulations require or prohibit and make certain your guests know too.
5. Speeding is and has always been a problem. Preserve our roads, reduce dust and enhance safety. Keep it at 20mph at all times of the year.

ADJOURNMENT:

Vote – Adjourn meeting: Motion by Dalton, seconded by Grasmick - Unanimously approved. **02:10:29**

The meeting adjourned at 3:55 pm.



Submitted by:

KEITH DALTON
Secretary/Member
AIA Board of Directors

08/25/2023

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.