

ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING
JANUARY 19, 2008

The first meeting of the AIA Board of Directors for 2008 was called to order by the new president, Kathy Leary, at 2 pm on January 19 in the meeting room of the firehouse. The following board members were present: Kathy Leary, Bruce Saunders (Vice President), Rich Ostrom, Paul McDermott (Treasurer), Ralph Armbruster, and Randy Touslee (Secretary). There were approximately 29 members of the association in attendance.

Order of business:

1. Affirmation of election of officers. Kathy called for a motion to reaffirm the election of officers. Bruce so moved and Paul seconded. Motion passed. See attachment for the list of board officers and committee appointments for 2008.
2. Employee Recognition. Kathy publicly recognized the exceptional work of Will Hobson and his crew, the Security forces plus several other residents who worked hard and long to recover from the heavy snows of early January.
3. Approval of minutes. Randy asked for any comments or corrections of the minutes of the board meeting of Oct 20, 2007. None received, he moved for approval, seconded by Bruce, and motion passed.
4. Financials. Paul discussed the end of year/December financial statements. The balance sheet shows location of association money in the various accounts and CD's. No major changes in deposits. The big change in assets was the transfer of the fire department equipment (approximately \$59,000) to the new fire district, effective Jan 1. It should be noted that the building was not transferred, but is under a lease agreement between AIA and AFD, with an annual payment of \$1000. The income statement was reviewed and end of year numbers reviewed. Most accounts are under budgeted amounts. Bottom line after reviewing income and expenditures was a net income after capital expenditures of \$56,000, \$5000 more than budgeted. Paul moved to accept the financial reports, Randy seconded, and motion passed.
5. Security. Kathy discussed security issues on the mountain. The heavy snow and increased holiday traffic created some tensions and problems between homeowners and security personnel. With the increase in the number of homes and year round population, there are some unrealistic expectations from some homeowners regarding the duties and responsibilities of the security force. We no longer have the luxury of expecting the on duty person to perform non security duties- such as transporting members or guests. The security manager has been tasked to develop a list of duties, responsibilities, and priorities that will be put in place by next winter. A progress report is expected by the next meeting. The next topic concerned the inadequacy of security snow mobiles. We have a new Artic Cat trail machine and two inoperative Polaris powder machines (blown engines), making trail breaking impossible in heavy snows. Money was budgeted in 2008 for a new machine, so the board has proposed to purchase a new Artic Cat

M8 with 162" track that is immediately available. The old machines will be sold on consignment (to rebuilders or for parts). After public discussion, Ralph moved to approve the purchase, Paul seconded, and the motion passed.

6. Fire Department. Bruce reported that the transfer of assets and signing of the lease agreement was finalized between the outgoing association president, Gary Keiser, and the new fire district president, Bob Rosenbaum, effective January 1, 2008. Next, there will be a training exercise (games) that will pit teams of volunteers against each other to build skills. Date is March 1. First responder training was successfully completed by 12 individuals. That required 48 hours of training time and personal dedication. The whole association will benefit from the efforts of those individuals. The fire chief, Kevin Stilley, has emergency whistles available to attach to snowmobile keys. Contact him for one. The last item mentioned was that Gunnison emergency dispatch requested our response with the AED (cardiac equipment) and oxygen to a heart attack victim on Hwy 50. Gunnison paramedics were already on scene by the time our people arrived on scene, so no care was provided.
7. Committee Reports:
 - A. Design Review: Rich reported only one plan approved in December and none scheduled to come in. Next meeting is set for March.
 - B. Fire Protection: Paul yielded to Bob Rosenbaum to discuss the need for an election for two fire district board members. The election is scheduled for May 6 and a formal announcement will be placed in the Gunnison paper in Feb. Contact Bob at 862-8415 if you have questions. The Fire District Board is working with Gunnison for a mutual assistance agreement. Hopefully we are past any more significant legal fees associated with this issue. The Association has the financial obligation to fund the Fire District for 2008.
 - C. Hazel Lake: Bruce has assumed responsibility for this project from John Moseman and he desires to readdress the relative priorities of the lake restoration in relation to other association needs (road grader, management structure, and road conditions). He will update the numbers estimated for the repairs and ultimately bring the issue before the entire membership for a final decision.
 - D. Roads and Heavy Equipment: Ralph discussed the ongoing effort to replace the existing road grader with a good quality used machine. Will and a committee of knowledgeable members have been asked to determine trade in value and locate a suitable used machine that meets the specific needs of this usage. The age of our machine is the limiting factor (25 years old) not engine hours, making parts availability a real problem. Replacement by this summer is highly desired and it is hoped that trade in value will keep the transaction cost below the board spending limit to avoid the expense of an election. Ralph also showed a brochure for a snow blade to be used with the front end loader to make snow removal easier. Purchase will be discussed at a later meeting.

8. Old Business

- E. Parking Lot Facility: Ralph reported that he will be meeting with the county soon and expects ground breaking on the new bathrooms this spring.
- F. Long Range Plan: Ralph stated there was nothing specific to report concerning the LRP, except that efforts were underway to update the plan and reset priorities.

8. New Business

- A. Approval of auditors. The company of Chadwick, Steinkrichner, Davis and Company are to perform the annual audit of the association. Paul moved to approve that engagement, Ralph seconded, and the motion carried.
- B. Voting Committee. Kathy asked for volunteers to serve on the Voting Committee as required in the by laws. Three members raised their hands: Peggy Beach, Kathy Koeltzow, and Jan Touslee. Bruce moved that those members be approved as the Voting Committee, Rich seconded, and the motion carried.
- C. Public discussion occurred after a member complained about snowmobilers disregarding rules and causing damage to signs, etc. There was general agreement that education is the best course of action as enforcement by security is difficult due to manning and scope of the area to patrol. Discussion went on to other aspects of member compliance with association rules such as the winter parking lot. No resolution was apparent as we can't legislate compliance, personal responsibility, or common sense, only educate and inform.

9. Announcements

- A. The snowshoe golf tournament is to be held on Feb 5 at 1 pm with a pot luck to follow. Volunteers are needed to prepare the course. Contact Joanie A. at 862-8415.
- B. The Lake City snowmobile club is involved in the DOW efforts to feed the deer in the Gunnison Basin and will not be able to groom the trail. An effort is underway to get their approval to allow some of our members to use their groomer.
- C. An injured bull elk has been observed along the Alpine in the vicinity of the creek by the Beaver slide. DOW has been contacted.
- D. The next scheduled AIA Board meeting will be March 15 at 2pm in the fire house.

No further business to be conducted, Kathy asked for a motion to adjourn. Randy so moved, Rich seconded, and the motion was approved. Adjournment was at 3:07 pm.

