

ARROWHEAD IMPROVEMENT ASSOCIATION
BOARD MEETING
MARCH 21, 2009
Approved June 20, 2009

The March 21, 2009 meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, March 21, 2009, at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Kathy Leary; Ralph Ambruster; Rich Ostrom; Paul McDermott; Randy Touslee; and Don Koeltzow. Approximately 30 association members attended the meeting. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Don Koeltzow stated that the official draft of the January 17, 2009, minutes had been posted on the AIA web site and asked for additions or corrections. He moved that these minutes be approved. Motion was seconded by Randy Touslee and the motion carried.

2. Financial reports: The financial reports for January and February were distributed. Randy Touslee stated that the February assets in checking/savings had been decreased by approximately \$51,000 to provide the down payment for the new grader. He also commented that the February income in Account 422 Wildfire Mitigation Grant was high because \$22,800 from the 2008 mitigation grant had been received in 2009. He also stated that the funds received in Account 439 Waste Disposal Fees of \$7,600 was high because most residents paid for the whole year at the beginning of the year. Randy stated that, to date, our income was approximately \$52,000 over the expected amount in the 2009 budget. Under expenses, he stated that the administrative expenses were on budget and that the utilities were higher because the winter fees for electricity and propane are higher. These are expected to even out over the year. Account 613 Heavy Equipment Lease, was established for the road grader payments. Since eleven payments of \$2,697 will be made over the year, the amount budgeted for this item will be adequate. Expenses in Account 618 Heavy Equipment Repairs and Maintenance were high due to the fact that almost \$8,000 was spent on chains for the new grader. Randy Touslee moved that the financial reports be approved. Motion was seconded by Ralph Ambruster and the motion was carried.

Randy Touslee moved to transfer \$11,290 from Account 367 Parking Lot Reserve to Account 362 Undesignated Surplus since work on the new septic dump station and the parking lot bathroom was almost completed. The motion was seconded by Ralph Ambruster and the motion was carried.

Randy Touslee moved to amend the 2009 budget to allocate \$2,000 to finish the parking lot bathroom. These funds will be used to complete the painting and finishing of this facility. Motion was seconded by Kathy Leary and the motion was carried.

Randy Touslee moved to amend the 2009 budget to add a line item for Capitol Equipment, and allocate \$10,000 to that account. These funds will be used to purchase needed tools and equipment for maintenance and repair. Kathy Leary seconded the motion and the motion carried.

3. Management Reports:

- a. Communications: Cheri Ratliff reported that there is an “opt out” option now available in the right-hand column of the AIA web site where owners can click if they want to opt out of receiving a mailed copy of the Smoke Signals. This will save the Association money in both printing and mailing costs.
- b. Design Review: Joyce Boulter reported that two houses (one approved in 2008) and one shed are currently the only planned and approved construction projects for 2009.
- c. Forest Management: Bob Rosenbaum reported that AIA will have approximately \$52,000 to spend on fire danger mitigation at Arrowhead for 2009. He will be meeting with the contractor in April to select the areas for mitigation and develop the procedures and the formal contract. He also stated that, due to the dry year, fire danger is expected to be high and he encouraged owners to aggressively continue with the development of defensible space around their homes and structures and with mitigation on their lots. He stated that we should know in the next week if matching funds will be available for owners from the Forest Service for mitigation activities in 2009.
- d. Maintenance and Facilities: Don Koeltzow reported that a broken oil seal in the front end loader had been repaired at a cost of approximately \$300. He also stated that he, Ron Benson, and Kevin Stilley had removed a 4 ft x 8 ft sheet of sheet rock in the large room of the Fire House in order to investigate the water leakage problems. They found that the insulation above the spot where some of the worst water leakage had occurred was completely dry and that there was very little evidence that there had been any water present. They have concluded that the most likely source of the water is from condensation on the underside of the roofing deck. In order to solve the problem, they plan to place two large fans in the attic that will draw more air through the space above the insulation and hopefully eliminate the problem.

- e. Security: Paul McDermott reported that, after recent expressed concerns over violations of Federal and State laws regarding AIA policies for security personnel when they were “on call,” he had asked the AIA attorney to investigate the issue. Our attorney has concluded that, based on his review of Federal and State laws, AIA policies, and various court cases on this subject, AIA security policies are in compliance with these laws. Reinie Masanetz stated that another major gasoline theft of approximately 100 gallons had been reported. It was unclear exactly when the theft had occurred. The person or persons responsible had siphoned the gasoline out of the top of a gas barrel. He reminded owners that gasoline supplies should be securely locked. He also noted that older tanks and locking mechanisms may not be sufficient and, as a result, he stated that Security personnel will be available to conduct fuel tank safety and security inspections at the request of any owner. He again reminded owners that all vehicles need to be registered and have the proper yellow stickers displayed. He stated that these stickers are not just for the winter parking lot, but they are to be displayed on all vehicles that use the filing roads during the entire year. He reported that there has been a “dog at large” incident and asked residents to report any incidents of dogs roaming free in Arrowhead.

4. Committee Reports:

- a. Covenant and Regulation Exploration Committee: Rich Ostrum reported that, as soon as summer residents return, he will be convening this committee to edit our covenants and rewrite them where ever it is needed. He asked that Ann Lillich be a part of this committee to share her expertise and efforts that have been accomplished in the past.
- b. Long Range Planning Committee: Ralph Ambruster thanked all of the members of this committee for their hard work in the development and mailing of the survey. Jan Touslee reported that they have received 282 surveys from owners representing some 343 lots. She stated that approximately 770 surveys had been mailed and expected more to be returned since the last surveys were not sent out until the first week in March. Randy Touslee reported that the cost of the survey was approximately \$850.
- c. Fire Department: Bill Boulter reported that the main activities since the last meeting had been the snowshoe golf tournament and the fire house games and chili cook-off. These had raised a significant amount of funds for the fire department and he thanked all of the participants in these events. He also reported that the April meeting (April 1st) of the Fire Department was going to be especially important since they will be discussing the transfer of funds from the Fire Department to the

Arrowhead Fire Protection District for the purchase of an additional fire truck.

- d. Snowmobile Club: Eric Johnson reported that snowmobile club had located a used groomer that would meet the needs of the club. He stated that the club was investigating the possibility of contracting with AIA to groom the filing roads in addition to the trail up the Alpine. This would save the AIA the costs of replacing the current Association groomer. The funds to purchase the groomer for the club would be provided by a grant from the Colorado snowmobile association. Since our club is the only one in the State without their own groomer, chances of our getting funding from this grant are excellent. In connection with the expected purchase of this groomer, Rich Ostrum moved that AIA provide a down payment guarantee of not more than \$5,000 to the Arrowhead Snowmobile Club to be used toward the purchase of this groomer. The club had developed a source for these funds and this action would loan the club these funds should this source not provide the funds in time. The motion was seconded by Kathy Leary and the motion was carried.

Eric Johnson also stated that they would be picking up all of the poles that line the Alpine trail during this next week and asked that anyone who wanted to help contact him.

5. Action Items:

- a. Revocation of driveway approval: On October 15, 2005, the AIA Board had approved a request from an owner allowing access to a lot from the winter parking lot. Since this action, new land use permits for this parking lot have prohibited the use of this area for anything but winter parking. As a result, Rich Ostrum moved to revoke the October 15, 2005, approval for a driveway access from the winter parking lot to Lot 12, Block 4, Filing 1, due to violation of Gunnison County Land Use Permit requirements. Motion was seconded by Kathy Leary and the motion was carried.
- b. Appointment of a voting committee: Paul McDermott asked for volunteers for the voting committee. Linda Squirrell and Ann Lillich volunteered to assist Don Koeltzow with the development of a slate of candidates should this be necessary. There will be two Board vacancies that will need to be filled. This committee will meet early in August after the July 31st deadline for the receipt of letters of intention to run for the Board has passed.
- c. Approval of the corral lease: This item was postponed until the May meeting of the Board.

- d. Arrowhead Lake Recreational Easement: This easement allows Arrowhead residents to fish in Arrowhead Lake from the bank. Arrowhead Lake is located near the current burn dump and, while there currently isn't any water in this lake, it is possible that future owners of this property may develop the lake. Therefore, Paul McDermott moved that AIA deny the owner's request to vacate this easement. Motion was seconded by Randy Touslee and the motion was carried.
6. Announcement from the Board:
 - a. Paul McDermott thanked Will Hobson and other members of the road crew for their excellent service in maintaining the Alpine and the winter parking lot. He also thanked Ron Benson and the members of the grooming team for the job that they have done on grooming the filing roads this winter.
 - b. The following dates were announced: The annual meeting and new owners reception will be held on Saturday, July 18; the winter residents meeting will be held on Saturday, September 19; Tuesday, June 30, and Saturday, August 8, will be designated as "clean up" days; the close of nominations for the John Krall Award will be Tuesday, June 30; and the last day for receiving letters of interest to fill Board positions from persons who are interested in serving on the Board will be Friday, July 31.
7. Announcements from the audience: Bill Boulter announced that, thanks to the efforts of Ron Benson, the Arrowhead Fire Department was now a corporation. In addition, the establishment of this corporation as a 503c tax exempt organization was expected to be completed shortly.
8. Adjournment: Randy Touslee moved that the meeting be adjourned. The motion was seconded by Rich Ostrum and the motion was carried. The meeting adjourned at 2:30 pm. The next meeting will be held on May 16.