

ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING
August 19, 2006

Meeting Date: August 19, 2006

Presiding: Gary Keiser

Board members present: Gary Keiser (President), Don Beach (Vice President), Gerry Wigent (Secretary), John Moseman (Treasurer), Lindy Lindner, Paul McDermott, Bruce Saunders

Gary Keiser called the meeting to order at 2:00p.m. at the Inn at Arrowhead.

A motion was made (Gerry Wigent) to approve the July 15, 2006 minutes, seconded (Paul) and carried unanimously.

Financial Report: John Moseman

John reported on the balances and income. Revenues are being collected in a timely manner. Expenses are slightly up for the year to date, but it is not significant. Utilities are slightly over. We have looked at the kilowatt consumption and think it is the shed in the parking lot rather than the diesel hookups. We do not plan to increase the fee this year, but may install a timer and monitor the usage. Overall, we are under budget for the year.

A motion was made to accept the July financials (John), seconded (Bruce) and carried unanimously.

John said the IRS sent a letter apologizing for the incident with our 04 taxes in which they said we failed to file an extension. There are no penalties. All is well.

Security Report: Lindy Lindner

Lindy reported 37 letters were sent out last year to homeowners telling them their pit toilets were illegal, and they would need to be removed by 9/9 of this year. Only eight remain at this time. Those eight will be contacted again. This is a category two violation and is subject to a \$500 fine. Security has had numerous calls on goats and a dog. The owner has been contacted. They have asked Arrowhead residents not to feed the dog. They feel this will solve the problem. There is only one main incident to report. A cement truck went off the Alpine and tied up traffic. There was also one minor dog incident last month.

Fire Department: Bruce Saunders

Bruce reported that there were no emergency calls last month. Brian Hess has been contacted concerning a first responders course at Arrowhead. Dee Sedgewick has been working on the fire house landscaping. There have been more unnecessary calls to the fire bar. Please do not use the fire bar for anything other than emergency calls.

Fire Protection District: Gary Keiser

Gary reported that the fire department membership voted 33 to 2 to recommend pursuing forming a separate fire district at Arrowhead. Gary, Paul McDermott and Mike Wigent met last month with David Reed, a special district lawyer, and decided to work with him. David Reed updated a list of actions and costs (approximately \$15,000). The next step is to go to all the Arrowhead residents to get approval to (1) proceed, (2) spend the \$15,000 and (3) transfer fire department assets and approve a lease for the fire house.

A motion was made (Bruce) to seek approval from the owners to proceed with forming an Arrowhead fire protection district and to recommend that the owners approve, seconded (John) and carried unanimously.

Several questions followed concerning the fire protection district.

What are the advantages? Gary outlined the advantages as (1) financial, (2) the AVFD would be governed by a separate board, (3) general fairness in terms of keeping our tax dollars at Arrowhead and (4) availability of grants and tax free contributions as added by Linda Squirrell.

Would this help our fire rating? Not necessarily.

Will we need insurance? We currently have a separate policy for the fire department. A separate district would also need insurance.

There is a procedure to be followed after the AIA owner vote. The final steps would set up a district, set the mill levy and set up the fire board.

Who would administer the funds? The fire board.

Would it throw us into a special tax district? The fire protection district would be a special taxing district under Colorado law.

How long will the process take? It will take awhile. A petition will need to be signed by a per cent of qualified voters (120). Gunnison said they won't try to block it, but if they do it will slow the process. It would be 2008 at the earliest.

Will Gunnison continue to respond, and will we have to respond to them? We will have a mutual aid agreement with them as we do now with nine other districts including Montrose. It is up to our fire chief as to whether we would respond to them. They might ask for equipment or help on the Alpine. The cement truck recently going off the Alpine was used as an example. They would not ask for help with extrication, as we don't have the training or equipment.

We will try to get a letter and ballot out within ten days and have the results by the October meeting.

Committee Reports

Design Review: Gary Keiser

Two additional houses and two sheds were approved. This makes a total of 18 houses approved this year.

The sign letters are currently being sent out to all homeowners. Forty-one per cent comply, 16% needed a size variance, 13% have no sign, 10% are too low, 8% have no number and 8% are not visible from the road. Gary thanked the committee (Linda Dysart, Joyce Boulter and Joanie Aufderheide) for all their hard work.

The current house count is 263.

Driveways are currently being put in for second and third tier lots. Be aware of this as these new driveways pass through common land near existing houses.

A violation letter was sent to the Maestas family last year. There has been no response, so another is going out.

Joe Reitz is retiring as the head of Design Review at the end of this year after 4 ½ years on the job. We are seeking his replacement. The application and job description are available.

Heavy Equipment: Don Beach

The grader is back. The mechanic worked on the grader. The equipment is in good shape for the winter ahead.

Will is working on the culverts, but many are the ultimate responsibility of the homeowners. Many are on common driveways, so work together.

We continue to look at the need for a backhoe.

We are examining the need for a toilet at the parking lot. One option is a compost toilet. Anyone with an idea, please come forward.

Equestrian: Gerry Wigent

There haven't been any club meetings, and Lucia reports very little business since the Fourth of July.

Hazel Lake: John Moseman

The preliminary data does not look good. There seems to be similar leakage as last year. We will recalculate to be sure. The committee will reconvene and decide what future action is needed. They will explore all avenues.

M&I: Paul McDermott

The Arrowhead sign has been completed.

The road has been closed at Beaver Slide.

Pack In Pack Out signs have been placed at the lakes.

Evergreen Lake has a No Vehicles Past the First Switchback sign. Please hike after that first switchback.

A noxious weeds concern has been raised by Bettye Keiser.

Bettye Keiser and Linda Dysart did a presentation on Oxeye and Chamomile Daisies. They showed samples of each and shared some possible solutions to these noxious weeds. They also passed out Colorado Weed Management brochures. Betty shared some helpful hints and home made remedies. Thistles have also multiplied this summer due to the moisture. Joanie shared a concern about possible milfoil in Evergreen Lake.

Long Range Plan: Lindy Lindner

The Long Range Planning Committee is currently working on a draft of recommendations.

A motion was made (Lindy) to approve a gathering at 137 Balsam (Casey and Karen Peter) on September 7-10, 2006 and one at 721 Spruce (Steve and Mary Thomas) on September 2-4, seconded (Gary) and carried unanimously.

Old Business: Gary Keiser

Mitigation – This year's mitigation has been completed. An area around the pump house was mitigated. Arrowhead received a grant of \$27,474 for continued mitigation. It will be used next year. The team will come back next year and work off Crest. Gary thanked Bob Rosenbaum for writing the grant and for all his efforts.

Senate Bill 100 – There has been one additional change since last month. Political signs can be 36X48 inches. The amendments were passed out last month for membership review to be moved on this month.

A motion was made (Gary) to amend the Arrowhead Regulations to comply with SB 100 as described on the handout, seconded (John) and carried unanimously.

A short discussion followed concerning political signs. They are allowed.

Board Policy Handbook – There was a major rewrite three years ago. Because of Senate Bill 100 there are now three additional changes, one relating to record retention, one allowing parking on the filing roads if it is a vehicle driven home by an emergency or safety type worker and one requiring a policy for investing reserves (AIA currently does). The handbook will be posted to the web site.

A motion was made (Gary) to amend the Board Policy Handbook as described on the marked copy distributed to the board, seconded (John) and carried unanimously.

The Alpine Road – Gary met with the county. Because of the logging up country, the Forest Service worked on the road this year. The Alpine is one of three roads petitioning the county this year for increased services. The county is considering our request for next year.

The Ridgestock Timber Sale – This is an old contract. They are logging now and are responsible for maintaining the Alpine. The Forest Service will inspect the Alpine this fall as will AIA to see if any repairs are required. The contract continues until 7/6/07, but since there is no winter logging and no logging during elk calving season, they will essentially be finished this fall. They could extend the contract if they want.

New Business

John Krall Community Service Award – Gerry briefly explained the purpose of the award. Billie Ellis (last year's recipient) presented the 2007 award to Don and Elaine La Forge. Carla Vavrick presented the La Forges with a certificate for free lifetime attendance at potluck dinners.

Water Company easement – Gary explained the water company's request for an easement to cross common ground from the pump house to Evergreen Lake. AIA is looking in to it.

Gary Keiser adjourned the meeting at 3:06 p.m.