

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
BOARD MEETING MINUTES
Saturday October 17, 2015 2:00PM
Arrowhead Firehouse

Pledge of Allegiance:

Veteran Rich Leary led the audience in the Pledge of Allegiance.

Call to Order and Determination of Quorum:

President Mike Wigent called the meeting to order at 2:02 PM. Also present were Vice-President John Moseman, Secretary Kathy Krohn, Tim Carlson, Curt Treichel. and Jim Matteson. Al Hale was excused.

Adoption of Agenda with Any Additions or Deletions:

Additions: Old Business – Foreclosure Information, Advertising/Promotions, NNTC Update.

Deletions: New Business – Reserve Officer Program, Garage Size and regulation.

Curt made a motion to accept the agenda. Motion was seconded and approved.

Report on Special Meeting:

Mike gave a report on the topics covered in Friday's the Special Meeting.

Approval of August 2015 minutes:

Correction – change Agenda to Minutes. Kathy made a motion to accept the minutes with the change. Motion was seconded and approved.

Review of Financial Statements:

John gave the financial review with the 2016 Budget report.

Old Business Items:

- **Revised Reserve Study:** John handed out the Revised 2016 Reserve Study. The BOD discussed funding period of 10 years. Changes were made to incorporate the appropriate 10 year time lines in the study.
- **2016 Budget:** John presented the 2016 budget and asked for comments from the residents. Since Al Hale was absent, John read Al's review of the financial statements. "Income is tracking fine. (550) Legal expense covers 2 months. Heavy Equipment – (612) fuel payment from Fire district, (618) down payment of \$4,061 for new blade approved last month, (655) \$2,484 for repair of patrol vehicle, (716) \$13,786 for yearly road maintenance. Conclusion – Budget wise, we are still on track to end the year with more money than what we budgeted would be available for the reserve fund." In addition, John gave an update on the AIA Insurance. Umbrella was raised to \$5M, and the Surety Bond was increased to comply with CCIOA regulations.
- **Marketing/ Promotions:** The BOD discussed ways to market Arrowhead. The committee will look further into this issue.
- **Fire Pit Guidelines:** The BOD discussed several rewordings on the document. The guidelines will be available on the website in time for the 2016 season.

- **Foreclosure Update:** Mike gave an update to the residents on the 3 foreclosures being pursued by the AIA.
- **NNTC Update:** Jim gave an update on the internet speed access and information from Ron Treche. NNTC has installed two microwave dishes on Crest.

New Business Items:

- **Firehouse Repair:** The lease between the AIA and Fire District is being reviewed by the attorney and will be signed by Jan. 1. The lease addresses these issues.
- **2016 Meeting Dates:** January 15, 16; May 20, 21; June 17, 18; July 15, 16; August 19, 20; Annual Meeting – August 20; Sept. 16, 17; October 14, 15.

New Business Action Items:

- **Delinquency and foreclosures:** None
- **Revised Reserve Study:** This item does not require approval by a motion. It becomes part of the 2016 Budget.
- **2016 Budget:** John made a motion to accept the 2016 Budget. The motion was seconded, no comments and thusly approved.

Letters to the Board:

Mike mentioned that the BOD has received letters concerning the election.

Reports:

All reports will be attached to minutes.

Board Announcements:

- **Winter Driveways:** Patrol will keep driveways open. Owners must have a signed waiver.
- **Construction Clean Up:** Mike thanked Joyce for their heads up on clean-up.
- **Dave Tobler:** Mike recognized Dave Tobler for passing the HOA management test and becoming certified.

Owner Announcements:

- Carla Vavrik stated that 2016 work day are: The 4th Saturday in May, June, July, and August. The 2nd Saturday in Sept.
- Bob Hernandez stated there is a Snowmobile Club Meeting next Saturday (Oct. 24th at 4pm)

Call for Owner Comments: None

Adjournment: Mike adjourned the meeting at 4:04 PM

Kathy Krohn
Secretary



Arrowhead Patrol

October 17, 2015

Personnel:

- Staff preparing for winter transition.
- We are attempting to staff for winter operations
- We are seeking to establish a person to oversight daily operations.
- We are exploring options to help with winter driveway operations.

Equipment:

- New tires were purchased for vehicle.
- A new Pro Tab unit will be added for security.

Current Management issues:

- We will be preparing our new check-in stations for winter and covering the units.
- All owners with homes must fill out a Liability form for driveway break-ins. The break-ins are to ensure AVFD can access both for fire and EMS services.
- The board will have a training session in January for the database operations
- We are going to setup a training date for using the new Pro Tab the Officers will now use in early spring.
- As of 2016 data of activity will be recorded in real time.
- As we transition into our snowmobiles please observe where to ride, and prevent ghost trails.

Medical Emergencies & Law Enforcement Assistance: No Reports

Incident Reports:

Bears are out in force looking for last minute meals. The bears show no sign of being intimidated by humans. Please call the Patrol for chronic wildlife issues.

Complaints:

Respectfully Submitted,

John L. Moseman

HEAVY EQUIPMENT AND MAINTENANCE

Gunnison County recently finished doing an outstanding job of grading all of the Alpine Plateau Road from US Highway 50, over the top of the Alpine Plateau, then all the way down the other side west to the Big Blue Campground and all the way east to Colorado Highway 149 just north of Lake City. They also cleaned out most of the upcountry culverts. Hopefully all of you had a chance to drive over to Big Blue and Lake City on the newly graded roads to enjoy the fall colors. They were spectacular.

The pleasant dry weather we have enjoyed this fall is such that, as quickly as the Alpine is graded, the washboard in the loose gravel returns. Fortunately, fresh snow will fill in the washboard shortly.

Will, Ron, Patrol, and the Fire Department have been untangling the array of winter equipment that has been packed into our equipment building like sardines all summer, readying everything for winter operations.

The new blade we ordered last month for the front of the grader is still being manufactured on plan, with delivery scheduled for next month, just in time to help move snow in our parking lot and along the Alpine Plateau Road.

The compactor is,,,, well,,,, the compactor is a compactor. So, please don't put things in there that don't easily compact. Large pieces of corrugated cardboard do not easily compact, and we do not have anybody on staff who should be expected to fix the mess that cardboard creates.

On the curb appeal side of things, a few more deteriorated signs have been removed from our roadsides, and Nucla Naturita Telephone Company gets kudos for tidying up their 'cabin' on Aspen Trail so it looks more like a neat residence rather than the equipment building that it really is.

Lastly, as you enjoy the parking lot warming hut and bathroom, please feel welcome to contribute toward keeping them clean. Because the bathroom is not used very often, you can help keep the drain line happy by flushing the toilet a few extra times both before and after use.

AIA Communications Report – October 2015

The October/November issue of Smoke Signals was published as usual. The next issue, December/January, has a deadline of November 15th, 2015. We will be hosting a contest, “What is a great thing about winter in Arrowhead?” Photos and statements will be accepted, with some being published in the February/March issue of Smoke Signals (one entry per person.)

A random drawing of all entries will be held prior to that issue with the winner announced in that issue and winning a prize... hopefully dinner or lunch for two at Arrowhead Mountain Lodge.

Thank you to all who have contributed photos for our facebook page. We have added a “Facebook feed” to our website.

To be included in the AIA email blast, used for current, important community information, send an email request to arrowheadblast@gmail.com.

Cappi Castro

AIA Communications

Forest Manager Report
Oct 17, 2015

Things are winding down for the season. All the contractors are busy finishing things up for the summer, so there are a few large beetle killed trees that will have to wait until next year for removal.

A contractor will be completing work this week on a lot that received a grant from the Western Region Wildfire Council. A decision will be made over the winter on whether or not to encourage owners to apply for additional grants next year. Because of the busy fall, there has been a delay in moving the logs with orange X's along the roads. That should happen by next week.

Information on ordering MCH packs will be in the next Smoke Signals.

Bill Conway
Arrowhead Forest Manager