

**ARROWHEAD IMPROVEMENT ASSOCIATION**  
**BOARD MEETING**  
**September 18, 2010**  
**DRAFT**

The September 18, 2010, meeting of the AIA Board of Directors was called to order at 2:02 p.m. on Saturday, September 18, 2010, at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Kathy Leary; Paul McDermott; Randy Touslee; Diane Benson, Bob Hernandez, and Donald Koeltzow. Bing Carlos was not present. Approximately 40 association members attended the meeting. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the official draft of the Annual Meeting held on July 18, 2010, minutes were distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Randy Touslee and the motion carried. Mr. Koeltzow stated that the minutes of a special Board meeting held on September 2, 2010, would be available on the web site and stated that one Board action in this meeting was the approval to construct a concrete ramp on the north entrance to the firehouse so that this building would be accessible to everyone. He moved that the minutes of the September 2, 2010, Special Board Meeting be approved. The motion was seconded by Bob Hernandez and the motion carried.
2. Financial reports: Randy Touslee stated that there weren't any problems with our 2010 budget at this time and that there wasn't anything unusual in the August financial statements. He also commented that the level of outstanding dues was increasing from year to year and currently stood at approximately \$27,000. He stated that over half of these delinquent funds are in accounts which have been delinquent for a year or more. Mr. Touslee stated that the Board was in the process of developing the budget for 2011 and that a draft would be available at the October Board Meeting. He also stated that he had met with Eric Johnson and Ron Benson to begin the development of the new grooming contract. Mr. Touslee moved that the August financial reports be approved. The motion was seconded by Diane Benson and the motion carried.
3. Management Annual Reports:
  - a. Communications: Cheri Ratliff stated that this was the first year that commercial ads had been placed on the web site and that she appreciated receiving all of the Arrowhead pictures for this site.

Design Review: Joyce Boulter stated that, to date, a total of \$5,600 in permit fees has been received in 2010 for numerous driveways, utilities, and etc. and that the Design Review Committee was expecting a couple of houses to be built next year.

- b. Forest Management: Bob Rosenbaum stated he was working on control of the beetle infestations in some of our Douglas Fir trees. He stated that the Board had approved \$2,500 for the purchase of NCH packs which ward off the beetles from these trees and which will be placed in infested areas next spring. He and Bob Hernandez have removed some of the infested trees and requested volunteers to help with additional tree removal next week. Mr. Rosenbaum stated that the new district forester will be visiting Arrowhead to assess the situation. He also stated that he had not heard if our grant request for mitigation next year has been approved. He was asked if we should be concerned about the evergreen trees that seemed to have brown or yellow leaves on a few branches. Mr. Rosenbaum stated that this was probably due to an air-borne fungus that didn't hurt the trees and was not a big concern.
- c. Maintenance and Facilities: Donald Koeltzow reported that the larger screws had been placed in the roof of the firehouse. He also stated that he was still obtaining bids to place cleats on this roof to hold the snow on the roof so that it will be easier to keep the bottom four feet cleared of snow. This hopefully will prevent the ice dams that have cause this roof to leak in the spring. He reported that Will was recovering from his hip replacement surgery at a record pace. Finally, he stated that the handicapped ramp will be installed on the firehouse this coming Wednesday.
- d. Security: Leonard Wasilewski asked that homeowners be very careful when using fire pits and stated that anyone who used unapproved fire pits would be subject to immediate fines. He reminded homeowners that all driveways are private and should be respected. Mr. Wasilewski stated that all vehicles and trailers owned by Arrowhead residents should have the yellow numbered stickers. He asked that people slow down when meeting people who were walking on Arrowhead filing roads in order to lessen dust or snow sprays. He also stated that residents could begin parking their vehicles in the winter parking lot after Saturday, October 9. He also recommended that residents keep in mind that all vehicles have to be removed from this lot by May 31, 2011.

#### 4. Committee Reports:

- a. Election Committee: Donald Koeltzow reported that there were three vacant slots on the Board for 2011 and that there were three candidates who had expressed interest in serving. The candidates are Richard Ostrom, Diane Benson, and Carol Flick. Mr. Koeltzow moved that these

three candidates be appointed to the Board for three-year terms beginning in January 1, 2011. The motion was seconded by Kathy Leary and the motion carried.

Fire Department: Bill Boulter announced that the Fire Department is looking for volunteers who are interested in becoming first responders. He stated that the initial training involved ten consecutive eight-hour days. Interested parties should contact Brent Mims or Bill Boulter. Mr. Boulter also stated that training meetings were now being held at 9:30 a.m. on Tuesday morning and that these sessions were open to everyone and especially those who want to find out what is going on. It was also stated that the normal business meetings will be held at this time every month as well.

Ron Benson stated that the Fire Protection District Board was currently developing the budget for 2011 and that a draft copy would be available at 1:00 p.m. on October 15<sup>th</sup>. He also stated that the fire fighters and first responders now have workmen's comp insurance as required by state law.

- b. Snowmobile Club: Kathy Koeltzow stated that on October 1<sup>st</sup>, current members of the Arrowhead Snow Mobile Club would be receiving their membership renewal notices. She also stated that she had application forms for new members and that these were also available on the Arrowhead website.

Randy Touslee pointed out that the Club had paid \$3,000 to AIA this year which paid off the original \$5,000 loan made to the Club in order to secure the groomer

- c. Hazel Lake Committee. Paul McDermott reported that the problem with the lack of water flow from Arrowhead Lake to Hazel Lake had been traced to a broken pipe under the Alpine Road. He stated that the original agreement with the Water Company was that the Company would provide the repair equipment and labor and that AIA would pay for the materials. Mr. McDermott stated the expected cost of the materials for the repair would be \$500 and that this was available in the line item for Hazel Lake. He stated that repairs would require that the Alpine Road be blocked for a day and that repairs would not take place during hunting season.

#### 5. Action Items:

- a. Report on the Board findings in regard to the complaint on Lake Road. Paul McDermott reported that the Security Office and the Board had conducted a very thorough review of the complaints that commercial activities were occurring at a residence on Lake Road and found no evidence to support these complaints.

- b. Adoption of a new regulation regarding underage drivers. Mr. McDermott stated that the Board had received a wide variety of comments concerning the issue of what to do about underage drivers. As a result, he stated that the Board had decided to adopt the language that covered this topic from Colorado regulations that were applicable in state parks.

Diane Benson moved to amend the Arrowhead Regulations to add the following to Section II, General Regulations, Article 2 – Security Enforcement:

- h. No person under the age of ten years may operate an off-highway vehicle within the boundaries of the Arrowhead in Gunnison Country Subdivision. No person ten years of age or older may operate an off-highway vehicle within the boundaries of the Arrowhead in Gunnison Country Subdivision, unless:
  - 1. The person has in his possession a valid driver’s license issued by the State of Colorado or another state; or
  - 2. The person is accompanied by and under the immediate supervision of a person who has in his possession a valid driver’s license issued by the State of Colorado or another state. The phrase “under immediate supervision” shall mean that, at a minimum, the unlicensed operator is within direct visual contact of the licensed supervisor.

The motion was seconded by Kathy Leary. One attendee asked what distance was included in the term “visual contact”. Mr. McDermott responded that common sense would be applied in making this judgment. He stated that certainly if the supervisor was on Ponderosa and the driver was on Crest, this would not constitute “direct visual contact”. After additional discussion, it was decided that “accompanied by” meant that the supervisor would have to be with the driver in question. The motion carried.

- c. Establishment of the fine for violation of the new regulation. Diane Benson moved to amend the Arrowhead Regulations to add the following to Section III, Compliance Regulations, Article 1 – Violations and Non-Compliance Assessment, Category 5, \$50.
  - i. Operation of off-highway vehicles by persons under the age of ten, or failure to provide immediate supervision of underage drivers of off-highway vehicles.

When asked, Mr. McDermott stated that the normal method of Regulation enforcement was to send the homeowner a letter of warning for the first violation. For the second violation, the matter was turned over to the Board who would then proceed to assess the fine. If the fine was not paid, it could result in a lien being placed on the owner's property.

Another attendee asked if the Board had reviewed the liabilities expressed in homeowner's insurance policies for additional information that could be listed in the new regulation. Mr. McDermott responded that it was the homeowner's responsibility to do so.

A suggestion was also made that the Board consider making wearing helmets mandatory. Mr. McDermott responded that, since the State of Colorado does not require this, it would be very difficult to enforce this requirement in the Subdivision.

6. Announcements from the Board:
  - a. Paul McDermott stated that the winter homeowner's meeting would be held immediately following this Board Meeting.
  - b. Mr. McDermott also stated that the next clean-up day would be held on Saturday, September 24<sup>th</sup>. Linda Dysart stated that volunteers should meet either at the fire house or at Hazel Lake at 9:00 a.m. and that this clean-up would take place at Hazel Lake. She also requested that volunteers bring pruners and other equipment and that they especially needed trailers. Mr. McDermott reported that the last clean-up day had focused on Ute and resulted in 14 loads of slash being taken to the burn dump. He stated that the August clean-up day had focused on Aspen Trail and resulted in 18 loads of slash being taken to the burn dump.
  - c. Donald Koeltzow announced that the tree removal from Wildflower had been completed and that 14 trees remained to be removed from Snowshoe in order to make room for the groomer this winter.
  - d. Dian Benson announced that, on October 4<sup>th</sup>, she would be taking food to the Gunnison food bank and asked that residents bring items to the firehouse before this date.
7. Announcements from the audience: Carol McDermott spoke as a representative of the Montrose City Council and pointed out the extreme budgetary effects of Proposition 101, and Amendments 60 and 61 should voters pass these items in the coming election. Karla Vavrik stated that the Long Range Planning Committee was seeking additional members specifically to address the problem of how to implement forest mitigation in the Subdivision. Walt Carmett reminded attendees

that this coming Saturday, September 24, was the date set for the next tour of homes that were for sale in Arrowhead.

8. Adjournment: Bob Hernandez moved that the meeting be adjourned. The motion was seconded by Diane Benson and the motion was carried. The meeting adjourned at 3:10 pm. The next meeting will be held on October 16.