

ARROWHEAD IMPROVEMENTS ASSOCIATION

BOARD MEETING

Inn at Arrowhead

May 19, 2012

2:00 P.M.

The May 19, 2012 meeting of the AIA Board of Directors was called to order at 2:00 P.M. on Saturday, May 19<sup>th</sup> at the Arrowhead Inn with President Bob Hernandez presiding. The following board members were present: Al Hale, Carol Flick, Bob Hernandez, Rich Ostrom, Sharon Pugh and over Skype: Larry Bruestle. Regrets: Don Koeltzow. Approximately 35 association members were present for the meeting.

**Order of Business:**

1. **Call to Order**—President Bob Hernandez
2. **Determination of Quorum**— President Bob Hernandez reported that a quorum of the Board was present.
3. **Approval of March 2012 Minutes**—**Carol Flick**  
Carol Flick stated that the draft of the March 10<sup>th</sup> meeting have been distributed and asked the audience for any questions, corrections, or additions. Hearing none, Carol moved that these minutes be approved. The motion was seconded by Al Hale and the motion was carried.
4. **Approval of March & April Financials**—**Al Hale** – Reported that we have expenditures of \$142,000 and an income of \$149,000 leaving us at this time under budget. Under income on line item 415 (Interest – Lot dues) and line item 435 (Lien fees, NSF & Other Income), they are better than budget because of some success with collection of past due money. On line item 439, (Waste Disposal Fees) it shows higher than expected since many residents pay their garbage fees in advance. Under Expenses line item 550 (legal) is higher than normal because of attorney fees for research and delinquent collection efforts. All other budget items are pretty much on track at this time. Finally, he discussed the delinquencies stating that the amount of \$43,000 remains unchanged from March. Much of the delinquency amount is from interest and attorney fees with 70% of the delinquency total coming from approximately sixteen owners. Another portion of the delinquents (73 lots/\$8,760) lies with owners that don't pay their dues on time but do so before interest penalties start. We continue to work with the delinquencies. With nothing further to report, Al Hale made a motion that this financial report be approved. Both Richard Ostrom and Sharon Pugh seconded the motion. The motion was carried.

5. **Management Reports**

**Communications**—**Melissa Hernandez**

Melissa reported that Facebook had 82 users in March and had 250 – 350 hits per day which is really significant. The Marketplace is getting a slow start, but seems to be catching on. A few early users were reminded of the rules as to IDs and posting, though the examples set by those currently posting seem to have helped others. Melissa's ID, for example would be Melissa Hernandez or MHernandez. The goal is to have users readily identifiable. Groups like the AIA, AVFD, Security, DRC and the ASC are permitted to use the group's name as the membership of each group is on the AIA Website. When posting, she suggests people include their phone numbers with the post and remember to go back and let readers know when the item is no longer available or no longer needed. She further stated that Smoke Signals and Mountain Living continue to be published, and the numbers of advertisers are increasing (with no work on her part ;-). Finally, she discussed the current bulletin board situation and stated that there is a hard copy bulletin board on the outside of the firehouse. Its purpose is to keep many of the people who are at Arrowhead and do not have Internet, in the loop. She did find that in winter, it is extremely difficult to keep this board maintained;

however, with the Board approval, a new bulletin board will be put up in the parking lot by the dumpster that will be easier to maintain year around. All property owners need to make themselves aware of the bulletin boards and check them if they do not have internet access.

#### **Design Review— Bob Hernandez**

- Bob reported in Joyce Boulter's absence. He stated that owners who fall into the category of having their property mitigated need to have the job completed by the end of October at which time the DRC will call on these owners to do an inspection of their property. These are people who have purchased their land since 2008 and letters will be going out to remind those property owners of their responsibility. Also, he stated that so far there have been permits requested for a couple of sheds, and a deck around a tree which were approved pending some changes the committee has asked for. Also, the committee did a couple of driveway walk-ins. There have still been no house plans submitted for review.

#### **Forest Management—Bob Rosenbaum**

- Bob reported that the mitigation team was out on Friday viewing the acreage to be mitigated both this year and in 2013. The property owners who are being affected by the mitigation grant for 2013 have been informed and are aware of what needs to be done to their properties in order to be ready for Cody when he gets here. Bob also reminded us that the beetles are already flying so all the MCH Packs that haven't already been picked up from him need to be picked up ASAP. We need to catch these beetles while they are flying. He stated that he ordered 7500 and 5100 have been picked up so far.

#### **Maintenance and Facilities—Don Koeltzow**

- There was no report from the Maintenance and Facilities Committee for today's meeting.

#### **Security - Reinie Masanetz**

- Reinie reported that 3 signs had been made for the parking lot to let people know it was under camera surveillance and that 8 security cameras will be put in place in the parking lot as already determined at a cost of approximately \$400. Next, Reinie reminded the owners that there are still vehicles, ATV's and snowmobiles in the parking lot that need to be removed by the May 31<sup>st</sup> deadline so they don't incur a fine. He stated that those of us who know people who have vehicles that need to be removed from the parking lot to remind them of the deadline date, and if they are unable to get them moved on time, get someone from up at Arrowhead to get them moved for them. Reinie quizzed the owners regarding the safe use of chainsaws and reminded everyone to slow down when driving on the filing roads so they aren't kicking up dust. Finally, he reminded everyone that there is to be no underage driving up here and that dogs need to be under the control of owners at all times.

## **6. Committee Reports**

- **Hazel Lake – Linda Dysart** – Linda reported that ducks and geese are flying and fingerlings are jumping at Hazel Lake with the wildflowers beginning to bloom. She also stated that because the fingerlings are still so small, there will be no fishing allowed on Hazel Lake this summer. Along with that the lake is somewhat low because of the low spring run-off and no water running into the lake. The only parking area is on the northwest side of the lake and there are two other walking accesses to the lake, one at the spillway at Wildflower and one on the south side on Hazel Lake Drive. She further stated that people are encouraged to come out and enjoy the lake and bring small, non-motorized boats such as canoes to use on the lake. Linda finally stated that a picnic table would be placed over on the northwest side after the July 4 picnic, and reminded everyone to take advantage of that area and enjoy the lake.
- **Weed Spraying Program and noxious weeds on private property – Carol Flick:** Carol reminded the property owners that the weeds have been mostly maintained by Linda Dysart and she has worked very hard over the past several years to control the noxious weed problem here at Arrowhead almost single-handedly. Since Linda has so many other responsibilities to committees here at Arrowhead, she asked that the Board take this over. Carol Flick offered to head up this committee. She noted that Gunnison County is already spraying the Alpine Road, and we may need to start earlier this year than last with our spraying of the filing roads since the weather has been unseasonably warm and dry. Carol requested that the Board approve the creation of a Noxious Weed Control Committee, and with their approval needs volunteers to become a part of a committee handling this responsibility. She stated that she would leave a sign-up sheet at the end of the table and asked that property owners interested in assisting on the committee sign up after the meeting. She also requested that those persons who could volunteer to help with the spraying also sign up after the meeting. Carol's request and she will make an announcement to that effect at tomorrow's Board meeting. Carol clarified the importance of all property owners to work together to get these noxious weeds under control since not only is it required

by law but it is also in the best interest of Arrowhead. She stated that the natural plant growth is rapidly being crowded out by noxious weeds which will cause our natural wildlife to go elsewhere as well since they are unable to eat the noxious weeds.

- **Fire Department. – Brent Mims:** - Brent reported that the Gunnison County implemented a stage 1 fire restriction to be put into place on 21 May at 12:00 A.M. This was decided because Gunnison County is currently at a high fire risk. The last extremely dry year was 2002 and lasted approximated 2 full years. There were a number of wildfires that broke out in the Gunnison County area during that time and things are even dryer and hotter this year than at that time. He stated that even the standing live are drying out already this spring. He further reported that the weather forecast for the next 30 to 90 days shows dry and hot conditions. With a loss of staff in the fire service for Gunnison County, a lack of fire equipment creates an even greater risk should more wildfires break out in this area. Therefore, he is asking everyone to be diligent by being aware of the restrictions and adhering to them. As this was discussed with the Board, the directors unanimously agreed that there would be no fire pit permits this summer unless the ban is lifted. At this time, all that will be allowed at Arrowhead for property owners' use are certified charcoal grills and/or propane grills. No fire pits of any kind will be allowed including chimeraes. We want to keep our community safe and fire free until such time as Gunnison County thinks it is okay. Further be aware of the safe use of chainsaws and to have a chemical fire extinguisher and shovel with you at all times and use chainsaw only with a spark arrestor. Along with the website postings, there will be signs reminding campers and those driving along the highways in Gunnison County that there is currently a fire ban in place countywide.
- **Clean-up Committee – Carla Vavrik** - Carla Vavrik reminded everyone of the clean-up days to take place on the 4<sup>th</sup> Saturday of each month beginning at 9:00 A.M. and ending at 12:00 P.M. (If need be, she said come late and leave early. All help is very much appreciated.) She will announce where the crews will be working and meet workers there, while Clyde Vavrik meets those who show up at the firehouse and let them know where they can meet up with the clean-up volunteers. Carla further reminded everyone that this is a time to clean up fallen trees and branches along the road and not meant to be a trash pick-up. She stated that if anyone at Arrowhead has suggestions about what areas are most in need of clean-up to let her know. Finally, she reminded everyone to bring whatever they might have to assist such as trailers, gloves, fire extinguishers and chain saws, but mostly just bring yourself because manpower is the most important part of the clean-up Saturdays.

#### 6. Action Items:

1. Bob Hernandez announced that 6 panels and 2 gates have been ordered to be delivered here on Thursday at Arrowhead for the livery stalls.
2. Bob Hernandez announced that the Board will put the Covenants out sometime in 2013 for another vote after the community has had time to give the Board input.
3. Bob Hernandez announced that the Board approved the new handbook put out in 2006 which is posted on the website. He stated that Rich Ostrom is leading up the effort on any needed revisions since the Handbook is a good reference for reminders to the Board.
4. Bob Hernandez announced that Larry Bruestle is taking on the lead for the revisions to the Regulations. Bob stated that the Board will be going through all the Regulations to update and refine the information currently on record. This will be posted for a public review before finalized.

#### 7. Announcements from the Board:

- a. Letters of Intent for vacant Board of Directors positions are due no later than July 31<sup>st</sup> to Carol Flick
- b. John Krall Award Nominations are due no later than June 25<sup>th</sup> to Bob Hernandez
- c. 2012 Board Meeting Dates – Jun 16<sup>th</sup>, Jul 21<sup>st</sup>(at the Firehouse vs. the Inn), Aug 18<sup>th</sup>, Sep 15<sup>th</sup>, Oct 20<sup>th</sup>.
  - The next Board Meeting: June 16, 2012 at Inn at Arrowhead at 2:00 P.M.
  - The AIA Annual Owners' will be held Aug 18<sup>th</sup> following the Board Meeting.
  - The new Owners' Reception will be held following the July 21st Board Meeting at the Firehouse.
  - The winter Residents' meeting will be held following the Oct 20<sup>th</sup> Board Meeting.

**7. Announcements from the Audience:**

- a. James Belgard announced that the Inn at Arrowhead is once again open with a good turn-out for the Thursday night owners' special and that tonight is a "shot" special. He welcomes anyone who would like to come out for a good meal and good neighbors.
- b. Rich Ostrom announced that the Snowmobile Club received a grant in the amount of \$37,000 which will allow them to purchase a new groomer.
- c. Linda Dysart announced that she is planning to do her annual wildflower walk on July 7<sup>th</sup>.
- d. Carla Vavrik announced that there will be a silent auction at the picnic this year and would like owners to donate nice items for people to bid on. She stated that this year's focus is on coming together as a community just for fun.
- e. Joanie Aufderheide wanted to know about the status of the Dumpsters in July. Bob Hernandez replied that the Board is looking into this and if the budget allows it will once again be considered. At this point, he stated that we will probably not be doing it in July but perhaps later in the summer. It will be announced at the June meeting.
- f. Reinie Masanetz reminded everyone of the May 31<sup>st</sup> parking lot closure. Melissa added that if anyone was interested in helping out a neighbor who is unable to get up here to move their vehicles, they need to post it on the Marketplace.

- 8. Adjournment:** Bob Hernandez asked for a motion to adjourn the meeting as there was no further business to be discussed. Carol Flick moved that the meeting be adjourned and it was seconded by Rich Ostrom. The motion was carried.

The next Board meeting will be held on June 16<sup>th</sup> at the Inn at Arrowhead at 2:00 P.M.