

Arrowhead Improvements Association

Board Meeting Workshop

AVFD Firehouse

Friday, August 17, 2012

12:00 P.M.

Call to Order—Bob Hernandez: The workshop was called to order at 12:00 P.M.

Board Members in attendance: Bob Hernandez, President; Don Koeltzow, Carol Flick, Al Hale, Rich Ostrom, Sharon Pugh (Skype), and Larry Bruestle.

Committee Managers and others in attendance: Bob Rosenbaum, Melissa Hernandez, Linda Dysart, Joyce Boulter, Reinie Masanetz and David Tobler. There were approximately 15 owners present during the workshop meeting.

Determination of Quorum—Bob Hernandez, President, determined a quorum was present.

- **Forest Manager Report – Bob Rosenbaum** ---- property owners should have property surveyed before mitigation is done. Encourage dust screens on the periphery --- live aspens are a good fire buffer, so they don't need to come down unless they are on their last leg. Using machinery is fine --- it's faster, but don't use buckets. That takes the top soil off. Both private and common land has been done well --- some problems stem from over exuberance, some because without a survey, so this needs to be taken care of in the future. 90% of fuel that was removed was ladder fuel and basic work was done according to specs with exception of privacy fringe and limbing too high. Bill Conway pointed out there is a forest cycle --- approx every 100 yrs. There is a full burn. We are seeing a density that chokes out and stresses out healthy trees ---- bark beetles hit in pockets with Doug fir, but spruce beetles just go through and decimate the trees. Natural is the way it looked when we move to Arrowhead --- however, that is not what was natural 100 years ago. We want to keep the forest the way it was when we got here. When we mitigate, we are trying to get things back to the original natural beauty. There are pockets of extremely hazardous growth and ground fuel that need to be mitigated immediately. Fuel density and slope along with wind and human ignition are huge factors in what makes an area hazardous. If it gets into the hazardous areas, it will continue to quickly spread uphill. What if lots are mitigated to current mitigation requirements? Is the AIA liable for my property loss? According to Bob Hernandez, AIA is most likely not liable; however, that doesn't stop people from taking the issue to court should it happen. We will be more proactive for the privacy fringe. The grant money we currently have must be spent by November 1st or we won't get more grant money. Dust barriers, privacy barriers, aspen, limbing too high. If we allow our property to burn down because we don't choose to mitigate, then we have lost our property and no one else will want to buy it. We have continually modified what they want to reduce: the fire hazard to this community. Mitigating improves the forest health. If we require much less in the way of mitigation, then it will do us no good to even bother with the mitigations. Bob asked the board if we want to continue with the mitigation program up here at Arrowhead. The board agreed that they want to see this continued for the good of all. We have seen a lot of mitigation this summer, and people have become over-exuberant. We need to remind the owners that they should have their lots surveyed before they begin mitigating, so they know what should be cut down and what should be saved: keep fringe to guard against dust and noise, don't limb too high, save the aspens
- **Communications Report - Melissa Hernandez** –
In the past year Communications has seen the following changes
Two hard copy Bulletin Boards have been added to our community in order to make it easier for those who do not have access to electronic communications.
An email list has been instituted to better facilitate information between the AIA and Arrowhead owners. It is being used successfully for important messages as well as community updates.
Arrowhead in Colorado AIA Facebook Page. Perhaps the largest change to Arrowhead communications is the new Facebook page. The Arrowhead in Colorado Facebook page reaches a minimum of 150 people each day. And when I posted the bears in the dumpster video that weekly total skyrocketed to 6,331 as 74% of the people seeing it on our FB page shared it! This

week's reach was at 887 people. As you'd expect, most of our likes come from Grand Junction, Cimarron and Montrose, but we even have some from Pennsylvania and one from New York City!

The Facebook page has many advantages to communications. It is far easier to get information & photos posted- minutes versus days. It allows for immediate posting of emergency information and allows for unlimited photos. (My thanks for so many that have contributed their own photos.)

Those using the Facebook page have provided very positive feedback.

The AIA Website continues to be an important part of Arrowhead. Requirements are being met in a timely manner for posting of meetings, minutes and financials.

The Message Board was dropped, as it had become an unintended forum for editorializing, which was never its intention. The Marketplace, whose function is as a "Want Ads" type page, is now up and running. Owners have been responsible in its use for posting wanted and for sale items. The award for most unusual items posted goes to Brad Fowler for his cemetery plots and for most interesting User ID to Mary Cockes- when try as she might- her name kept showing up as md#####. Our Marketplace has a filter!

The Smoke Signals has gone to between 20 and 24 pages throughout this year. The primary purpose of the Smoke Signals will remain to inform and entertain the community, while providing advertisers a means of reaching clients. Ten new advertisers have signed on this year. The new policy for advertising caught some old advertisers by surprise this past issue, but as advertisers become accustomed to the new policy (pay prior to posting) I expect more to advertise or resume advertising.

Mountain Living has been dropped. While this was a great way to get photos and entertaining information to Arrowhead owners in the past, its compilation was nearly as time consuming as creating The Smoke Signals. Mountain Living type material is now available on the Arrowhead in Colorado Facebook page.

The Services Page was also dropped.

In summary- Communications continues to be a growing entity for Arrowhead.

- **Hazel Lake Report – Linda Dysart** – (Jim Squirrel suggested that we have only catch and release on Hazel Lake, and it might be a good place to fly fish only) We will wait to discuss this until next spring. Should we allow people to feed fish? Larry said that it may not be a big deal, but we don't need to put a sign up. Is a Hazel lake report needed for every meeting? It no longer needs to be a standard committee, but an annual report is needed and anything special that is needed to be reported on. This will be taken off the committee reports agenda. There have been no problems with the compressor or six aerators and the compressor is being regularly maintained. The fish are jumping and should be large enough for fishing next summer, and the nature trail is being well used. The tree debris at the walking/skiing entrance on the south side has been removed. A picnic table has been placed at the parking area, and the noxious weeds have been sprayed around the lake. The lake is open for non-motorized boating, kayaking, canoeing and rafting. There are 3 walking entrances to Hazel Lake: One on the south side of Hazel Lake, one at the parking area on the NW side of the Lake, and one on the spillway at Wildflower. We still need a hook and shade shelter on the post at the parking lot trail for hanging the life preserver ring. For the future, we need to have a signed agreement with Donny Squirrel regarding water rights to Hazel Lake. We also need to consider stocking 10" Rainbow trout for next summer and may need to eliminate some of the Milfoil from under the water and Potamogeton from on top of the water. We need to watch the compressor to make sure if replacement parts might be needed. Finally, a bench in the aspen grove on the east side of the lake costing approximately \$500.00 would be a nice addition. Linda also let the property owners know that if they have any thoughts for needs at Hazel Lake to get in contact with her. Bob thanked Linda for all the work that has been done in the Hazel Lake area..
- **Weed Committee – Carol Flick** --- Call the realtors to remind them that this needs to be taken care of at the closing of the houses. The parking lot is not completed yet, but all else has been sprayed. The weeds are coming up late. Lots of people have done their own lots. Volunteers are needed for a second filing road spraying during August / September. We should have plenty of money left in the weed account that we can afford to pay to have the weeds taken to the landfill. Larry Bruestle has been allowing people to bring bagged weeds to his lot during the AIA clean-up weekend. This will take place again on the 25th of August. Larry suggested that we continue with the education program for next summer and not push for people to get their weeds sprayed. The following summer of 2014, we should require that everyone take care of their weeds or expect to be fined. We do let people know at the time they purchase their property that they should take care of their weeds. Perhaps we need to ask realtors to make sure that the weed law is understood when people buy their property.

- **DRC Report – Joyce Boulter**— sent out 45 letters this year to people who purchased 2010-2011 with 2 years to get their mitigation to be completed by 2013. Going though the homeowners to be sure all forms have been given to these new owners. Those who purchased in 2008 and 2009 are due by the end of Sept. We will know all who have completed their work. With all the paperwork going out, there is a letter regarding to have property surveyed for mitigation purposes. Joyce would like to get with Bob Rosenbaum to be sure that the letters they give out reflect what he is saying that needs to be done. We need to clean up the consistency of what is expected in mitigation. The forms need to be redone. The forms will also include the issues discussed today about limbing and fringe benefits. 3 sheds, 1 deck, one house that started last fall, 1 new house that was just approved at design review. Now, about 1500 dollars has been generated. Hasn't been a busy year – new owners are asking for driveway surveys and walk-ins. Worked with 8 – 10 new owners, to let them know what needs to be done and how we can help them. Lots of walk-ins to find center pins, look at possible driveway locations, etc. Loves being pro active with new owners. What are we doing about older property owners prior to 2008? This is a public safety hazard. As we are doing the commons in these coming years, we may need to ask that all lots be mitigated. There are still people not even willing to mitigate. We do need to look at this for the future as we continue to mitigate. When we go to sell our lots, we need to have them mitigated by law. Joyce has comparisons of what has happened during these past few years. Currently, there is very little going on here in the way of building, etc.
- **Security Report – Reinie Masanetz** -- Annual report: 5 security officers. Rotate by weeks. No volunteers in reserve. Reinie will ask for volunteers. All volunteers need first aid and CPR training. Each security officer works 7 days: Sunday to Sunday not to exceed 40 hrs per week. The 2008 Explorer is still in use. Security has 2 snowmobiles. Powder machine and 4 stroke. Snowmobile 11,000 miles on it and will go up in the next issue of Smoke Signals offered for \$1250. Only 1/3 of owners who have asked for permits in the past have asked for fire permits for this year. Excellent report with Gunnison County. Incident reports during this past year: Had security problems in parking lot. A property owner had an ATV taken. A porch was run into and damaged. Pick-up truck was vandalized in the winter parking lot. Cigarette butts in driveway. Common complaints: Speeding in subdivision. Reckless driving by underage drivers. Property not being taken care of. Too much noise. Property owners not maintaining their lots.
 - Placing a stop sign at Ute and Rim. Put a sign at trail that is an old logging road and it is going over private property --- "This road is closed. Private property"
 - Larger globe mirror on sharp turn over there. Reinie will order this.
 - DeJong lot--- has been followed up on.
 - Security system will be put up in the parking lot.
 - Boundary lines: mark the perimeter of Arrowhead. Yes, this will be done as soon as Reinie has contacted Bill Conway. Bow hunting season starts a week from Saturday --- could we get this done before then?
 - 15 permits requested for this summer so far for RV's.
- **Don Koeltzow** – Maintenance. Completed the addition of gravel to Spruce Drive. Firehouse repairs --- new cold roof kept the water out. Don thanked Jim Burrichter who was hired to fix the inside. Winter parking lot bathroom still needs overhauled, and we will pump tank out of septic system so the water can't reach the laterals, and we will remove baffles to the bathroom so it won't freeze in the future. No major problems with mechanical systems. All is running fine.

1:00 Discussion items (28 owners present to listen to the workshop, and several more trickled in during the course of the workshop meeting)

- **Review of last meetings Minutes – Carol Flick-** Carol asked if there were any further corrections, additions, or deletions needed to be made to the minutes. None were given. These minutes will be reviewed and voted on at tomorrow's board meeting.
- **Review of Financials, Audit Report, & Expenditure Control – Al Hale - .**

Financials: Balance Sheet – Checking and Savings Accounts with Alpine: Al received a heads up from an owner about the Frank Dodd Act expiring. FDIC insures up to \$250K for interest bearing accts, unlimited for non-interest. Next year, all accounts fall under the \$250K limit. We will select another bank to move some funds into in order to bring \$\$ under \$250K. Income Statement – July was pretty quiet. Under Line Item 705: Fish Stocking – Payment of \$2K for this year's stocking of the Flints.

- **Discuss Budget Timeline – Al Hale** - A proposed timeline for the proposed budget was presented. Timeline: September start first draft and by Oct Board meeting have a proposed budget to put out for review. A copy will be mailed to all property owners with the January dues statement. After working through questions we will look for approval at the January Board meeting. The Board will receive the budget worksheets at our next workshop meeting.
- **Discuss procedure for changing Policy, Procedures and Rules – Bob Hernandez** updated resolutions and procedures are in the packet. A motion will be brought before the board to accept the resolution procedures.
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- **Dispute policy – Bob Hernandez:** Lawyers suggest a board of volunteers to act in the regard of acting as mediators --- it will save us money, but can we get people ready to sit on such a board? Should we look at internal arbiters or go with hiring a professional? How often would we need to have an arbitration committee? Can derail having to have professional arbitrators? Will the state government provide an arbiter? Less expensive if we can have an arbitrator rather than making disputes court issues. If arbiters are appointed by the board, that could be point of vice. They need to be neutral. Perhaps we could elect the 5 positions from homeowners by the homeowners. We could possibly have such an election at the same time as our board election. Such a need has never arisen --- in the past there has been a push by those in charge just to handle situations. It was proposed that we have a panel of 5 persons for 2 year terms. The person making a claim will pick 3 from the panel to sit on their claim dispute. Do we have anyone trained to be an arbitrator? Lots of discussion. Is there one person up here that people would accept as a mediator or arbitrator? Let's look into this further. Al and Bob can have a meeting with the lawyers to find out if there is another procedure to meet this requirement. We are double over our legal budget right now, and nothing is improved. We could come up with some language done with other HOA's to see what they do. Table this until next month for further discussion after Al and Bob look into this.

Board Handbook Update - Rich Ostrom - We are going into our second draft. Rich feels that we need to take this handbook and call it the Board handbook and procedures and make this an official handbook. The board will address this further. Election policies: timeline, number of words in bio. Board Handbook says they can purchase the owner list and labels for \$25 or pay \$15 for just the list. If a person asks for labels, they are entitled to the labels. Where can the candidates campaign? Not on AIA website, FB, SS, so if they choose, they can mail their campaigns out. Voting procedures for this year are that each candidate can submit a biography no longer than 250 words stating their background information and why they want to serve on the board. This is due to the secretary of the Board of Directors by no later than Monday, September 10, 2012. The ballots, along with the biographies will be posted in the US Mail by October 4, 2012. The owners need to have their ballots completed and postmarked by no later than November 19, 2012. The election committee will ascertain the validity of each ballot, check off owner's name from the master voting list, and count the vote. The master voting list, ballots, and vote tally will be retained at the AIA Office for a period of not less than 90 days. (The ballots were in the mail on October 1, 2012 and need to be postmarked by no later than 15 November 2012.)

- **Regulations:** The board continued to work on the Regulations and covered p3 – p5, p6, p7, p8, p9. --- Next meeting, we will announce that this is our final draft. Then it will be posted on the web and announced in Smoke Signals so everyone knows that the Regulation proposed amendments are posted on the web for owner comments.
- **Location for future board meetings.** In talking with Kathleen Belgard, it was decided that board meetings will be held at the inn except in June, July and August. County Land use allows these meetings to be held at the firehouse. Homeowners close by the firehouse have no objections to us using the firehouse. Inn: Sep, Oct, Jan, Mar, and May. In the past, there was a BBQ associated with the annual owner's meeting. Would we want to have a BBQ at the Inn next year? At other meetings, would the board be willing to sponsor a coffee and cake time before or after the board meeting? This will be discussed further.

- **Relocations of center pin on the lot for Gary Moore and Burneta Venosdel:** They are moving on this. Motion on this tomorrow.
- **Stump Dump Options Discussion** --- We may need to move the stump dump if the property it is on sells. Should we put a committee together to look into where this could be put? Someone on the board could lead this. One option is to find another place to lease, another one is to purchase a lot or to use a lot we have. Has anyone talked to Jim Squirrel? There is a section of land south of Ponderosa and east of Alpine. It is pretty heavily wooded --- not sure how far our property goes back up there. In that triangle there are no houses or lots, so we do have that option. Would the land need leveling and modifying. Yes, but that is not a major problem. There are trees up there so we could have a visible barrier up there. Trying to buy BLM land is very difficult. We need approx. 5 acres. Larry will look into this. Maybe the county would let us buy a small piece of land to incorporate into Arrowhead without forcing us to buy 35 full acres.
- **Water Rights for Hazel Lake – Bob Hernandez** has a meeting scheduled for this week with Donny Squirrel regarding the water issues for Hazel Lake. Donny has the water rights, and we will look them over with him to see what the situation is there.
- **Aspen Trail – Phone Company** – Larry Bruestle called them and asked them if they could remove the spools, etc. in the area around that house. Also the noise issue. There may not be an agreement with that house since it is not owned by AIA. We need to find out if an agreement has been made with them for complying with AIA Covenants. It is on commercial land. We don't want them to decide to leave us without phone service. Noise nuisances in Gunnison County? Subjective on the sheriff's opinion. We can offer to pay for baffles for them. Dave said he would check into this. It is annoying, but there really may be nothing AIA can do. It sounds like the air conditioner needs maintenance and probably needs a charge. We will look into this further.
- **3:00 Executive Session**
- **Delinquent Accounts and Actions- A Property owner owes us over \$3,000 and back taxes. We would have to pay taxes on it, but it may be worth us purchasing it. There might be a deadline. There is the same situation for another lot. Let's make a motion to spend up to \$15,000 for legal fees and back taxes for these lots.**
- **AIA Personnel Discussion**
- **Status of Legal Responses**
- **Discussion on lease of ASC Groomer.**
- **Don Koeltzow**– Rumors are going around that the board doesn't care if people are breaking the Regulations. Who is spreading these rumors regarding the Board? The Board is always concerned about non-compliance with Covenants and Regulations. Anytime we get a formal complaint, we need to be sure a formal response goes out. Don Koeltzow will write letters of response to the complaint letters received.
- **Construction and storage on a lot** - - A complaint has been issued about construction equipment and trailers left on common land. The DRC discovered that a dilapidated boat, sled, other items have been left strewn about this lot. The entire lot is also filled with noxious weeds. Joyce has emailed the owner to let him know what needs to be done and how soon it is expected that the lot be cleaned up.
- **CCIOA Training:** Do we want to spend \$2500 for CCIOA training? Board decided that this is not a needed expense at this time.

Adjournment --- The motion was made and seconded to adjourn the meeting at 5:55 P.M.

The next workshop meeting will be held on 19 September 2012 beginning at 12:00 PM at the AVFD Firehouse.

**Respectfully submitted,
Carol Flick AIA BOD Secretary**