

ARROWHEAD IMPROVMENTS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Inn at Arrowhead
Saturday, March 15, 2014
2:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was lead by veteran Jim Burrichter.

Call to Order and Determination of Quorum

President Mike Wigent called the meeting to order at 2:05 p.m. and determined that a quorum of the Board was present. Members in attendance were: Mike Wigent, John Moseman, Al Hale, Sharon Pugh and Linda Squirrell.

There were no additions to nor deletions from the posted agenda. John moved to accept the agenda as posted and Al seconded the motion which passed unanimously.

Corrections to and Approval of January Minutes as well as August 2013 Minutes

Linda Squirrell explained that 2 corrections to the posted draft of the January Workshop Minutes were needed:

1. Removal of a question to the Board about the minutes (which she meant to remove before posting)
2. Addition of a suggestion by Al to make reference to the time spent at that workshop listening to input from the owners in attendance on the RV issue. There were no changes suggested to the January Board of Directors Meeting Minutes.

The August 2013 Board of Directors Minutes were never presented at a subsequent Board meeting for approval by the Board. And references to the Forest Rangers in attendance at that meeting were as County employees, when they, in fact, are Forest Service employees. In addition, Linda had improved the layout and some minor grammar in those minutes.

Linda moved to approve all these minutes with the changes referred to above. That motion was seconded by Sharon and carried unanimously.

Review/Acceptance of February 2014 Financial Statements

Al reviewed the statements for the Board. He pointed out that the balance sheet shows the new account at Bank of the West that was opened to avoid going over the \$250,000 per account FDIC insurance limit on our other bank accounts. There is also a new liability account called "Payroll Liabilities". This holds Federal and State unemployment taxes until they are remitted. On the Income Statement, Al indicated that expenses were running normally except the 2007 Arctic Cat snowmobile used by Security had to have more repairs causing that expense to rise. Al

also pointed out that the new software being used by our Office Manager has changed the layout of the statements a little.

The Board accepted these Financials which will be posted on the website.

Old Business Action Item - Adoption of Election Procedures for the Board Handbook

Linda moved to adopt the posted Election Procedure which will become part of the Board Handbook. John seconded the motion. There were no questions or comments. The motion passed unanimously.

New Business Action Items - Appointment of Board Members to Fill Mid-term Vacancies

Secretary Linda Squirrell introduced Board applicants. Tim Carlson was in attendance and introduced himself to the audience but Don Gladwell was out of town. Since there were only 2 applicants and only 2 positions to be filled, the Board appointed Tim and Don by affirmation. Linda administered the Oath of office to Tim Carlson who then was seated with the Board.

Manager Reports

For the Communications Report, Cappi Castro announced that the Smoke Signals has gone digital (although members can request a mailed copy) and that the deadline for items to be published in the Smoke Signals is March 21. She is working with the Fire District/Department to update their pages and update the website. She continues to update Facebook with events.

For the Design Review Report, Joyce Boulter reported on plans so far for summer construction: Homes have been approved for 240 Crest and 1255 Hazel Lake Drive, a change in approved house plans was approved for 264 Aspen Trail and a garage was approved at 375 Aspen Drive. More plans are in process.

For Forest Management, Mike read Bill Conway's Forest Manager Report. Spruce beetle will continue to be a problem this summer. MCH packs will be available on May 16. Bill will provide information on the AIA website about when to put them up. Volunteers are needed to hang MCH packs on common land. As always, property owners should contact Bill for guidance on how to thin trees on their lots for mitigation purposes. Bill's full report will be posted when these minutes are approved.

For Security, Leonard Wasilewski reported that things had been quieter for the past month or so and that the log hauling experience has been positive for both loggers and the community. Mike (Security Liaison for the Board) thanked both Leonard and Joanie Aufderheide for the extra time they've put in during the Security vacancies. He also reported that the Board has reviewed the applications received for the vacant positions and plans to hire 2 new Security Officers after background checks and interviews. They may also add 1 or 2 reserve officers. John has done extensive work on the job descriptions and updating our hiring practices

and he explained how Security will be managed during the probation period for the new officers and, also, how orientation will be handled.

For Heavy Equipment and Maintenance, Linda read her report and also reported that the insulation work done on the firehouse last year has resulted in lower electric bills for that facility. And the winter parking lot bathroom is functioning normally. This report will be attached to the minutes after approval.

Fire Department/Fire District Report

In Kevin Stilley's absence, his wife Becky gave the Fire Department Report (there was no one present to report for the District). She updated the audience on preparations for the Voluntary Mock Evacuation planned for this July 26th in cooperation with county and state agencies. Participation in this mock evacuation is strictly voluntary but she reminded everyone that Billie Ellis is setting up food for this event, which should encourage more folks to join in. The Mock Evacuation is expected to last about 2-1/2 hours and will be followed by a BBQ. Information on this will be available at the 4th of July Picnic. Though the Fire Department has permission to cross private lands in a real emergency, those routes will not be used in this mock evacuation. An announcement about the Mock Evacuation is going to be enclosed with the next dues statements in order to give everyone lots of time to plan for it. There will be an evaluation of the project afterward.

Becky also explained the Code Red Emergency System (operated via computer) which replaces the old Reverse 911 System. Gunnison County, Montrose County, the State of Colorado and our Department all participate. Mary Cokes added that folks can register their cell phones for emergencies; that information is on the website.

Owners' Comments

In response to a question about the ongoing RV Regulation work, Mike explained that it is a complex subject that must comply with the Covenants. The Board hopes to be in a better position to make a proposal, if there is going to be a new one, at the May meeting. He also reminded folks that the present RV Regulation in place is still in effect.

Becky Stilley outlined what happened to cause the telephone/computer outage that lasted from 4:15 p.m. on Friday until 11:15 a.m. on Saturday. Both ingoing and outgoing calls via Nucla Naturita Telephone Company lines including 911 service were down. With the help of Security and Gunnison Dispatch, they were able to relay emergency calls because cell phones still operated. The result of all this was that Nucla Naturita Telephone Company now knows that they must notify Gunnison Dispatch as well as our Fire Department when there is an outage.

Audience members expressed appreciation for the exceptional way the drivers have been handling the log hauling on the Alpine Plateau Road.

There was some discussion of the grooming issue and it was pointed out that the cost per lot per year under the former arrangement has been \$5.

Lucia Lebon, President of the Arrowhead Snowmobile Club, is in contact with the state association to determine whether grooming can continue for the rest of this winter, and the Board is exploring other options for the future.

Announcements from the Board

Mike reminded everyone that we need volunteers for noxious weed spraying along the filing roads and on common land. Al indicated that the sprayer can be pulled with an ATV and sprays for a long distance without requiring the driver to get off the ATV. There is a backpack sprayer available for areas an ATV cannot go on, and this is available for property owners to spray their own lots. AIA supplies the chemical.

Mike reported that the Board held an Executive Session both prior to the Workshop on Friday and prior to today's Board Meeting to cover legal, personnel and delinquency issues.

There being no further business, the meeting was adjourned at 3:08 p.m.

Linda Squirrell, Board Secretary

Heavy Equipment & Maintenance Report 3-15-2014

We are all happy to see more normal amounts of snowfall so far this winter. Let's hope it continues.

Alpine Plateau Road/Log Hauling

So far we have been pleased with the courtesy and safety of the log haulers and the cooperation of our property owners in driving the road. Will has been doing a great job of keeping the road plowed, making it as wide as feasible and providing turnouts where possible.

Please watch for road damage as spring progresses. We do have frost heaves every year.

Winter Parking Lot Bathroom

It is still working as it should. We appreciate folks turning off the lights and fan and keeping the door closed (both when in use and not).

Firehouse Roof

Kevin Stilley and Will Hobson (and probably others I don't know about) have been keeping an eye on the firehouse roof and pulling off snow when needed. Thanks to all of you. So far, so good.

Equipment

Will reported only regular maintenance on equipment - no emergencies.

Linda Squirrell