

**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**BOARD MEETING**  
**JUNE 21, 2008**

President Leary called the June meeting of the AIA Board of Directors to order at 3:10 pm on Saturday, June 21, 2008, in the meeting room of the firehouse. All board members were present: Kathy Leary, Bruce Saunders, Rich Ostrom, Paul McDermott, Randy Touslee, Sondra Clifton, and Ralph Armbruster. Approximately forty-five association members attended the meeting.

While not part of the board's agenda, the opportunity was presented and accepted to have an excellent power point presentation concerning living with bears by the our regional CDOW officer. Moral of his story- do everything possible to **NOT** attract bears to your property. Take this opportunity to refresh yourself on association regulations concerning the feeding of wildlife.

Order of Business:

1. Approval of minutes: Randy asked for any comments or corrections of the May board meeting minutes. None received, he moved for approval, Paul seconded, and the motion passed.
2. Financial report: Paul reviewed the financial statement for May. The association is pretty much on target for the majority of the budget areas, with the exception of previously discussed increased costs associated with the heavy snowfall such as fuel and employee benefits. If and when necessary, money will be reallocated from undesignated reserves to cover these overages. Paul moved to have the financials approved, Ralph seconded, and the motion carried.
3. Association priorities: Bruce reported on the board's preliminary work to reassess and assign relative priorities to areas needing further study and planning for future major expenditure of association monies. The resident population is growing and the infrastructure is aging. The first step proposed will be to develop plans in the areas of infrastructure improvements (i.e., roads, culverts, rights of way, etc.), community management to supplement and support the volunteer board's responsibilities, and water system improvements (a joint effort with Arrowhead Water Company and Arrowhead Fire Protection District). Future priorities might include areas such as Hazel Lake improvements, parking lot enhancements, and other areas to be determined. Member input is requested, needed, and will be considered. Bruce assumed responsibility to post this subject on the association website as a forum for public discussion.
4. Committee Reports:
  - a. Roads and Equipment: Ralph first recognized the superior efforts of the equipment operators over the past few months. The new blade for the front-end loader is in use and highly effective. It's expected to reduce usage of the grader, thus extending it's useful life. Due to the late snowmelt, we are about 30 days behind on spring road maintenance. Mag chloride application is not in the budget this year and previous application should be sufficient, with grading and watering. While he had the floor, Ralph also reported on progress for the new RV dump facility and parking lot restroom. A soil percolation test is scheduled for late June to finalize design specs for the septic system. The location of the restroom facility has been reconsidered and is targeted for the southwest corner of the lot (vicinity of existing package shed). The land use permit has been received. It is hoped that we can proceed with design and the RFP soon. There was an extended public discussion concerning road maintenance in various parts of the development, dust control,

trailer dumpsite, potable water for RV's, and relative budget priorities. On a similar subject, the Gunnison county road maintenance supervisor and a county commissioner attended the board workshop to discuss collaboration on the Alpine Plateau Road. Consensus was that change in ownership from the forest service to the county would not be to our benefit, especially in light of forest service authority and leverage over logging contracts. Rich Leary is our lead person on working with the county. He reported that he is working with the forest service and the logging company to improve safety when logging resumes (no immediate concerns since they are busy clearing beetle kill up north) Improvements to the Alpine are planned such as sight lines and creek stabilization, in addition to normal maintenance.

- b. M&I: Sondra reported that Dan Gray of Native Landscaping will begin thistle treatment on common grounds after the 4<sup>th</sup>, starting in the vicinity of Ponderosa and around Hazel Lake. The association no longer provides herbicide (product name is Milestone) for members, but it can be bought at the forest service office in Gunnison.. A community cleanup day is being studied to determine date and location.
  - c. Fire Protection District: Paul reported that there was nothing to report, except the next scheduled board meeting is July 18 at 1pm in the fire station. Picnic fund raiser is on Saturday, July 5.
  - d. Fire department: Bruce reported that the department continues it's training efforts. Additional defibrillators will be installed at three different locations. GCEA will install electric support at their expense. Association costs are expected to be about \$4500.
5. Water Report: Bruce attended a meeting with Jim and Don Squirrel to discuss future needs of the association and the water company. First, they want to reassure the association that there are no plans to sell the water company. In fact, they are planning to improve the existing pump house and filter system this year. In the future, Donny wants to train people to help him and also to improve technology. Water storage might be increased by building another dam and reservoir upstream from Evergreen Lake, to accommodate future population growth. In the next two years, we will need to build a water storage tank to increase capacity and pressure. Since there are significant community benefits from this (both potable water and fire suppression), the association and AFPD will be asked to share in the cost. For his protection, Donny requested an easement across association property (to formalize previous word of mouth agreements) to access his property around Evergreen Lake. No change in present usage is planned or will be allowed but the easement will clarify legal responsibilities. Bruce moved to allow further investigation of easement wording and any other matters required for a legal agreement, Paul seconded, and the motion passed.
  6. Equipment Building: Paul has been working to obtain a final inspection and certificate of occupancy. We have the letter from the engineers, certifying torque values on the attachment bolts. We are requesting the final inspection from Gunnison County and this issue should be resolved soon.
  7. Security: Kathy reported that the job description update is underway. The committee is reviewing duties and regulations to bring the written word into line with what is being done and also bring them up to date and in line with responsibilities we want security officers to perform and in what priority.

8. Announcements: Stella Martin reported that she and Peggy Beach have redone the Arrowhead scarf and they are available in three colors- yellow, red, and white. Rich Leary reported that GCEA is aware of problems with underground wiring throughout the county (age and weak splices leading to ground faults) and is working to improve the system by replacing where needed. Kathy reported that the dumpster will be delivered on July 1. It is expensive to dump and return, so the number of times it will be available is not yet known. A new member reception and information presentation will be after the next board meeting on July 19 at 4pm.

No further business to discuss, Kathy asked for a motion to adjourn. Paul so moved, Kathy seconded and the motion carried. The next board meeting (the Annual Members Meeting) will be July 19<sup>th</sup> at 1pm, to be held at Arrowhead Inn.