



DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, September 21, 2024
ARROWHEAD FIREHOUSE

MORNING OPEN SESSION - 9:00AM

The open session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/scl/fi/49zjw2856319bidkcb7mi/September-21-2024_Regular-Mtg_AM.mp3?rlkey=2r4v3zuxxfoxzjdy76lqf5gb&st=eo4wpbd8&dl=0

The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 9:04 a.m. 00:09

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Secretary Keith Dalton and member Bill Brassfield. Treasurer Rosanna Harris and Member Rachel Grasmick appeared virtually. Member Dennis Roberts was absent excused. Also present virtually was legal counsel Jacob With. 00:28

ENTER EXECUTIVE SESSION: *Covering issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38-33.3-308(4) (a), (b) and (f). Pursuant to C.R.S. Sections 38-33.3-209.5(1.7)(a)(II), 38-33.3-316(11) and 38-33.3-308(4)(e) possible action in executive session to refer delinquent accounts to legal counsel for collection and to authorize foreclosure of the association's lien relating to the same.* 00:40

CLOSE EXECUTIVE SESSION: The session ended at 10:41 a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

This session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/scl/fi/ngzh1s57psshknvvhzzht/September-21-2024_Regular-Mtg_PM.mp3?rlkey=niz3ar2hs77cppo4h5clej2bs&st=yxm1bo8h&dl=0

The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: Kindschy called the meeting to order at 1:00 p.m. 00:02

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:20

DETERMINATION OF QUORUM: Kindschy, Fowler, Dalton and Brassfield were again present. The previously determined quorum remained. 01:24

About 9 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:05



APPROVAL - MINUTES OF REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 17, 2024:

Vote – approve regular & annual meeting minutes: Motion by Dalton, seconded by Fowler - Unanimously approved.
02:49

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for August 2024: Motion by Dalton, seconded by Brassfield - Unanimously approved. **04:09**

OWNER COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

- 1) Report and review of Action Without Meetings (AWM) held between August 17, 2024 meeting until present date – Kindschy **10:02**
 - a) None

- 2) **Vote to set 2025 Regular Board Meeting dates** - Motion by Dalton, seconded by Fowler - Unanimously approved. **10:10**
 - a. January 18, 2025
 - b. March 15
 - c. May 17
 - d. July 19
 - e. August 16 - *Annual Owners Meeting*
 - f. September 20
 - g. November 08 (*2nd Saturday*)

- 3) **Vote to set date for close of Camping Season & closure of Horse Corrals** – Motion by Dalton, seconded by Brassfield - Unanimously approved.
November 18th – Monday after close of third rifle season (*see Board Announcements #2*) **11:09**

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore **12:02**
2. Design Review Committee – Joanie Thompson **15:36**
3. Forest Management – No report
4. Heavy Equipment/Maintenance – Fowler **18:43**
5. Patrol – Leonard Wasilewski **23:52**
6. Election Committee – Bridget Isle **38:58**

REPORTS FROM OTHER ENTITIES: None

OWNER ANNOUNCEMENTS AND COMMENTS: **48:21**

Owner Dennis Hoover is seeking interested owners to join him in a class action to be filed against the Gunnison County Assessor regarding illegal time adjusted and non-comparable procedures used to determine assessed property values in Economic Area #8. These procedures have resulted in excessive property tax amounts billed to Arrowhead owners.



He encourages all owners to file a complaint with:

*Colorado Attorney General
Department of Law
Ralph L. Carr Judicial Bldg.
1300 Broadway 10th floor,
Denver, CO 80203
720-508-6000*

[File a Complaint - Colorado Attorney General | Colorado Attorney General \(coag.gov\)](#)

Dennis can be reached at 719-221-1028.

BOARD ANNOUNCEMENTS: 01:09:10

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Friday October 15.
2. The AIA designated close date of the 2024 camping season and the Horse Corrals is dependent upon continuing dry weather and road conditions. Early significant snowfall could require filing road closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.
3. On September 1st, it was reported that for the second year in a row the barbed wire fence that separates AIA common area and BLM land had been cut in multiple places adjacent to the Forest Refuse Site above the cattle guard. This fence keeps cattle that graze the BLM land by lease agreement from entering the Arrowhead subdivision. If anyone has information about the incidents please contact Patrol.
4. Board Member Election Ballots will be mailed to owners on October 11th. See the Elections Committee page on the AIA website to meet the candidates and for other important information. [Election Committee | Arrowhead \(arrowhead1.org\)](#) Please vote!

5. As we approach the end of the Summer and Camping Season owners should familiarize themselves with the following AIA REGULATIONS:

ARTICLE 2 - USE OF SITES

2. CAMPING AND RECREATIONAL VEHICLE (RV) USE: (I) End of Camping Season. All camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from Sites and the boundaries of Arrowhead on or before the day that is prior to the date designated each year by the Board, notice of which shall be provided to all owners at least 30 calendar days prior to such effective date (the "End of Camping Season").

10. SITE MAINTENANCE: (A) (B) (C) (D) Owners shall maintain their Sites and all Improvements thereon in a reasonably satisfactory condition as determined by AIA, which shall at a minimum require that all Improvements are in good condition, reasonable wear and tear excepted.

ARTICLE 4 - FORESTRY

3. TREE CLEAN UP: (A) Owners shall clean up dead and down trees and timber on their Sites. Cleaned-up wood can be used for firewood or may be removed to the Forest Refuse Site or to public disposal sites outside of Arrowhead. Piles of dead trees or slash are not to be left on a Site after October 15th of each year.



6. Brassfield cautioned owners to not change their homeowner insurance carrier in the current marketplace. Finding replacement coverage is very difficult.

ADJOURNMENT: Motion by Dalton, seconded by Brassfield – Unanimously approved. 01:26:21

The meeting adjourned at 2:26 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

09/21/2024

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.