

ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING
March 17, 2007

Meeting Date: March 17, 2007

Presiding: Gary Keiser

Board members present: Gary Keiser (President), Lindy Lindner (Vice-President), Richard Ostrom (Secretary), John Moseman (Treasurer), Bruce Saunders, Paul McDermott, Ralph Ambruster

Gary Keiser called the meeting to order at 2:00 p.m. at The Inn at Arrowhead.

A motion was made (John Moseman) to approve the January 20, 2007 minutes, seconded (Paul McDermott) and carried unanimously.

Financial Report: John Moseman

John reported that monies from one of the checking accounts had been combined into the Alpine money market account. Revenues are good. Administrative expenses are currently under budget. Utility expenses are over for the month but it is anticipated this will improve in the coming months. Operational expenses are currently under budget. The annual audit will take place during the first two weeks of May.

A motion was made (Lindy Lindner) to accept the financial report, seconded (Paul McDermott) and carried unanimously.

Security Report: Lindy Lindner

Lindy reported that the purchase of a new snowmobile powder machine will be necessary this year. Given the condition of the currently used vehicle, it is doubtful it would be saleable so it will be used as a trade-in. The jeep is currently being repaired. Lindy thanked all the homeowners who aided in keeping driveways and other venues open during the winter months.

Fire Department: Bruce Saunders

Bruce reported that the department has received SCBA's and other equipment from the department in Grand Junction. He also mentioned the emergency shelter which Eric Johnson constructed near the parking lot which was demonstrated during the month of February. The department is procuring a pop up shelter and heater to be used during emergency rescue operations. A new round of antenna testing was executed and Ron Benson reported that communications are much improved. Search and Rescue training was conducted by personnel from Gunnison. New first aid packs to be used in search and rescue missions are being procured. We are in the process of obtaining a foam capability for one of the fire trucks the use of which was addressed by Paul. There was some question of the

battery health of the AED. Mike Wigent assured the group that there was never any time when the AED was not operational and that new batteries are being acquired well within the time constraints indicated and the software is being updated as well.

Heavy Equipment: Ralph Ambruster

Will has requested that a steam cleaner be procured to facilitate maintenance of the equipment. The current plan is to gravel the roads in the development during the warmer months as opposed to applying magnesium chloride. Ralph is seeking four volunteers to serve on the parking lot lavatory committee. This group will probably also be involved in researching putting in a new trailer dump as the one currently in use will not be available to Arrowhead residents in the near future. Ron Benson questioned if there were any foreseeable improvements to the Alpine. Ralph said that he is looking into getting some grading provided by Gunnison.

Design Review: Gary Keiser

Gary reported that the committee has experienced fewer submissions so far this year. The second building plan for 2007 has been approved. He observed that perimeter fences are prohibited and other fences must be approved by the committee. It is believed that there are some violations of this situation and the committee will survey the situation and determine any actions deemed necessary. He stated that each property is approved to have only one driveway unless provided a waiver to the contrary. It is believed that there are existing violations to this and the committee will survey this situation and determine any future required actions.

Equestrian: Ralph Ambruster

It was necessary for the board to vote on the renewal of the lease for the equestrian facilities for this year.

A motion was made to authorize Ralph Ambruster to sign the corrals lease for the next year on substantially the same terms as last year (Ralph Ambruster), seconded (John Moseman) and carried unanimously.

The cost of the lease for said facilities is \$800.00 per year. This also entails an insurance premium of approximately \$1,200.00 per year. There was some discussion as to the wording in the covenants for the requirement of the Association to provide an equestrian facility. Upon examination, the board feels that this practice may require some future scrutiny. Ralph is determining the level of usage by the homeowners.

Fire Protection District: Bruce Saunders

Bruce discussed the current status of the move of Arrowhead towards becoming an independent fire protection district. Petitions are currently circulating. To be a valid signatory it is required to be a property owner, a registered Colorado voter and the Arrowhead property cannot be in trust. As of the time of the meeting we

had approximately 113 signatures. 200 signatures are required. There was some discussion as to when the partitioning would occur. For reasons involving tax dollars, it would be 2009. Originally \$15,000.00 was allocated for the pursuit of this goal. This allocation has already been exceeded by \$5,000.00. Bruce requested that a further allocation of \$15,000 be designated for the further pursuit of the formation of the fire district.

A motion was made (Bruce Suanders) to transfer an additional \$15,000 from undesignated surplus to the Fire Protection District Fund seconded (Richard Ostrom) and carried unanimously.

Hazel Lake: John Moseman

There has been considerable discussion as to the advisement of repairing Hazel Lake. The determination of the two engineers who served on the committee is that further repair attempts would be ill advised. The presence of subterranean moles appears to be the major problem complicated by the pursuit of said moles by coyotes. The question remains as to the future of the lake. A new committee is being formed to make recommendations to the board for improvements to Hazel Lake given the existing water levels. Volunteers are being solicited especially from those homeowners who live around the lake. Bruce Saunders volunteered to serve on the committee.

Maintenance and Improvements: Paul McDermott

There was nothing to report as activity is limited until the snow melts.

Succession Planning:

The board has been discussing what is being called succession planning the last several workshops. The board is addressing the loss of board experience expected next year, continuity, board workload, and recruiting new board members. To aid in the reduction of board workload two volunteer positions have been created. A recording secretary (Kathy Leary) has been recruited and communications manager (Cheri Ratliff) has been asked to support the web site and "Smoke Signals". The communications manager will require a DSL line (at the cost of \$400.00) to properly discharge her duties.

A motion was made (Lindy Lindner) to authorize paying a \$400 stipend to the communications manager, seconded (Richard Ostrom) and carried unanimously.

The board is actively seeking board nominees for next year. If anyone is interested or has a suggestion of someone you think would be good, please contact a board member.

Logging:

There was a discussion of the logging trucks on the Alpine and the many difficulties they pose for both the residents and the proprietors of the Inn. Logging is finished for this winter. However, it is anticipated the contract will be

extended to allow transportation of cut trees and clean up of slash. It was noted that there is a restriction of logging during elk calving season the length of which was not exactly determined.

Winter logging has practically eliminated snowmobiling this winter and severely hurt Inn business. Since the Inn is a vital part of the Arrowhead community, the board has decided to suspend trash charges to the Inn (about \$800) for this year to help the Houseman's through this rough time. The board also discussed the possibility of paying the Inn for our meetings.

A motion was made (John Moseman) for a one-time payment of \$1600 to the Inn for use of the meeting facilities, seconded (Lindy Lindner) and carried unanimously.

There was some continuation of the logging discussion. There may be a new contract issued for the 2008 season to which Arrowhead residents will be able to have input.

There are already signs of bear activity.

Lindy informed the group of the death of Peggy Beach's mother and that in lieu of flowers the family requests contributions be made to the Nature Conservancy.

A motion was made to adjourn the meeting (Paul McDermott), seconded (John Moseman) and carried unanimously.