

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

JULY 19, 2014 – 2:00 p.m.

ARROWHEAD FIREHOUSE

Pledge of Allegiance: Veteran Ned Lillich led the reciting of the Pledge of Allegiance.

Call to Order and Determination of a Quorum: President Mike Wigent call the meeting to order at 2:03 p.m. All Board members were present and a quorum was confirmed. The Board members introduced themselves to the audience.

Adoption of Agenda with any Additions or Deletions: There were no deletions. Additions to the agenda were a report on weed control and a change of start time for the August meeting. Linda made a motion to adopt the agenda as changed; Sharon seconded it. Motion passed unanimously.

Report on any Executive Session Held at Friday Special Meeting: Items discussed were delinquencies, an owner complaint, and personnel issues.

Report on Friday's Work Session: Approval of June Minutes: There were no additions or corrections to the June minutes. Linda made a motion to approve the minutes as published. Tim seconded it. Motion passed.

Review of Financial Statements: Al reported that income is tracking according to budget. Under expenses, Legal is running high but we are anticipating a much lower run rate the second half of the year. Heavy Equipment Repairs and Maintenance spent \$1,007 in June, \$700 of which was for an alternator replacement. Fish stocking was done in Lower Flint Lake for \$1,600. Net income, year to date, is \$30,993 which is much better than anticipated since many of the line items are presently under budget.

Old Business Action Items:

Tim moved to suspend the \$250 Utility Permit Fee that is in the Regulations (as already posted on the website). Owners are still required to obtain a utility permit from Design Review. Sharon seconded the motion, which passed unanimously.

Linda reviewed the planned change in trash compactor unit and service. Mike explained that AIA has offered to give the old compactor to the Inn which will make handling trash a lot more convenient for them and decrease the amount of trash (and emptying required) for AIA. The Inn would handle the relocation of the old compactor. John moved to approve this plan. Sharon seconded it. After the Board took owner questions and answered them, the motion passed unanimously.

New Business Action Items: AIA would like to trade the two lots (Lots 3 & 4 in the Arrowhead Commercial Area) that we own for two lots the Squirrell Family owns (Lots 12 & 13) that are located next the Inn property. In addition, to providing a space for a possible future AIA office, ownership of Lot 13 provide legal access to the Winter Recreation Lease behind the Commercial Area. As of this time, property owners are crossing this lot without the legal right to do so. The only cost to the Association

would be for title insurance and the lots are the same size. Mike made the motion to trade Lots 3 and 4, which are owned by AIA, for Lots 12 and 13, which are owned by the Squirrell family. Tim seconded it. After answering questions from the audience, the Board voted. Linda abstained since she is part of the Squirrell family. Motion passed.

Reports: Weed Report: Tim explained that, due to state and federal regulations, AIA cannot mix and distribute herbicides. He thanked Linda Dysart, Patty Greeves and all the other folks who have worked on control of weeds in the past. Tim conducted a drawing for six sprayers and six unopened herbicides. Winners were: Billie Ellis, Ann Treche, Bridget Isles, Cathie Wortham, Carol Bond and Mary Cockes. Owners are responsible for spraying their own lots. AIA will take care of large common areas by using an outside contractor.

Communications: Since Cappi Castro could not attend the meeting, Linda read her written report which will be attached to the approved minutes.

Design Review: Joyce Boulter reported that there are two new houses being built, two houses being finished, three garages, four sheds and a remodel of a deck going on this summer. She is updating the map of the subdivision for the fire department as well as working on with address changes and name changes for properties due to sales.

Forest Manager: Bill Conway reported that the Doug Fir beetles are not tapering off. He is finding 600-1000 beetles in the traps per week. However, he is only finding 0-300 Spruce beetles in the traps per week. Spruce bud worms have been attacking new growth recently on our conifer trees (subalpine fir, spruce and Douglas fir). Trees under 8 feet tall may be killed and new growth on larger trees will be affected over the next few years. (See Bill's report which will be attached to the approved minutes for more information on protecting trees on your lot.)

Maintenance & Heavy Equipment: Linda read her report which will be attached to the approved minutes. She will also see that audience suggestions for the County's upcoming grading on the Alpine Plateau Road are passed along to the County.

Fire Department: Bill Conway gave the report. There have been 13 calls since July 4th. Eleven were medical, 2 were lightning fires and one of the fires was still being monitored. The AIA fire department assisted the Gunnison fire department with the fires. Due to changing regulations and the necessity of maintaining an ISO rating of nine, the fire department has purchased a 500 gallon mobile tank. Toby Ezell is working on a trailer (with skis for winter) so that the tank can be pulled making it available for year round use. Bill talked about the last minute plans for the mock evacuation on Saturday July 26, 2014. Mary Cockes reminded all to reregister their cell phones because of the new Code Red system.

Bill introduced Ben Brack, Gunnison County Coordinator from the West Region Fire Council, who gave a talk on education and grant money available to owners, if they want to participate, to mitigate their lots and also for AIA in the large common areas. If you would like more info contact Bill Conway.

Ben also noted that Arrowhead is exceptional for its fire department, having its own Community Wildfire Prevention Plan and for having someone of Bill Conway's background and knowledge on board. He encouraged Arrowhead apply to become a "Fire Wise Community".

Arrowhead Patrol: John Moseman reported on changes in the name and functions of our former security, now Arrowhead Patrol. He warned owners to be cautious since there are many bears around. New stickers for vehicles and ATV's have been ordered. They will be UV protected to prevent fading. Arrowhead Patrol will not go into homes anymore due to liability concerns. Owners need to sign a release of liability form for services they request from the Patrol.

Committee Reports: There were no reports.

Board Announcements:

Mike reminded everyone to be bear aware and will call Colorado Parks and Wildlife to find out whether one of their staff could give a bear talk at our annual meeting or some other time.

Changes to the August Meetings are: The Friday Special Meeting will be the same. Saturdays' meeting changes are to have the regular board meeting at 10:00 a.m. and the owners' meeting at 2:00 p.m.

Mike read the following statement: "At the last Board of Directors meeting, the board announced that it would pursue an investigation of an allegation of an inappropriate conversation with a property owner by an employee. The Board takes seriously any accusations(s) of wrongdoing by its employees. Tim Carlson agreed to conduct this investigation and he reported his findings to the Board during yesterday's Executive Session. I can report to you that the Board has received, reviewed and accepted the results of Tim's findings and will directly communicate with the employee our expectations and deal with this situation as an employee matter. In addition, regarding this type of situation, we will incorporate our expectations in the AIA Employee Handbook so that all AIA employees will understand and adhere to Board expectations. My hope is that this investigation and remedial actions will mitigate any ill feelings that might have occurred. Thanks to all of those involved in this process. Since this is an employee issue, the Board must keep the report sealed and considers the investigation closed."

2014 Election/Dates Deadlines: Six letters of intent to run have been received for the upcoming election to fill the 2 Board positions that start in 2015. Candidates are Dale Breckenridge, Toby Ezell, Bob Hernandez, Linda Squirrell, Val Taylor and Curt Treichel.

Call for Owner Comments:

Please fill out the Post Office survey to keep the Cimarron Post Office open. Also there is a meeting August 19 at the Black Canyon Campground at 5:00 PM to discuss the topic.

The John Krall award will be announced at the August meeting. Please submit nominations on the community knowledge tab on the website.

An owner suggested a town hall meeting for candidates.

Trash has been noted along the Alpine Road, possibly as a result of the Mountain Man Rendezvous.

The next Clean- up Day is Saturday, August 2. Clean up area has not been determined yet. Plan to come to the firehouse at 9:00 a.m. unless a different time or place is announced.

Mike adjourned the meeting at 4:30 p.m.

Linda Squirrell, Board Secretary

AIA Communications Report

Cappi Castro

July 19, 2014

I am working on Descriptions of the AIA Media. In addition, I have created an "online" form for ordering advertising for Smoke Signals. Advertisers can still access a PDF form that they can email or print and mail, but I am hoping the online form will streamline the ordering process and be easier for advertisers. I will also include a phone number on my correspondence with advertisers, realizing that not all choose to communicate through email. The website continues to be reviewed for updates and changes. The Facebook page continues to offer current community information, thank you to all who have contributed photos and information. Email blasts are being sent for important/urgent information only.

Arrowhead Forest Manager Report
7/19/14

Douglas Fir beetles are continuing to be a problem with record numbers of beetles being caught in traps on Crest and Ponderosa. Groups of trees were killed again this year in those locations. In addition several individual and small groups of trees have died in other parts of the community.

Spruce beetles are very active on the National Forest, but appear to still be at low levels at Arrowhead. The 25 spruce beetle traps that are out, have showed a wide range of beetle populations ranging from a high in one week of 304 beetles near the Spruce switchback to a low of no beetles for several weeks in a row in other locations. A distribution pattern is not yet evident and it could be another year before we have definitive results. At the moment it appears that the spruce beetle flight peaked the week of July 7th but it is too early to know for sure.

Another insect pest has shown up in the last 3 weeks. The spruce bud worm is active in widely scattered areas of Arrowhead. The spruce bud worm eats the new growth on all of our conifer trees. Consultation with the Gunnison entomologist confirms that at the current levels they are a survival threat to only trees less than 8 feet tall. The damage to the new growth at the top of the tree over several years could affect the shape of the top. Aerial spraying has been used in this area in the past to control spruce bud worm but the entomologist believes that the current infestation is likely to taper off the next few years before that becomes necessary. Aerial spraying has the detrimental effect of killing all bugs that are not under the bark of trees and can therefore have an effect on bird populations.

A product called ACE Caps that could be used on individual ornamental trees. A hole is drilled in the lower trunk every 2" around the tree and a plug is inserted. The cost for a 12" diameter tree would be about \$15.00. I have not been able to find the product locally but it can be ordered on the internet.

There has been the normal requests for the removal of hazard trees; especially aspen. Mitigation and defensible space projects are lower than the last few years.

Operations at the Forest Refuse site are going well.

William Conway

Arrowhead Forest Manager

HEAVY EQUIPMENT & MAINTENANCE REPORT

JULY, 2014

Filing Roads

Will continues to grade our filing roads, which, of course, requires, watering them down first.

Alpine Plateau Road

We expect to see the County up here grading the Alpine Plateau Road near the end of this month and/or early August and they do plan to apply some magnesium chloride to parts of the road. Typically, they will notify Will in advance of those applications so that he can have an e-mail blast announcement published.

Equipment

All equipment is in good working order.

Lakes

Will installed the new signs at the Flint Lakes and also made a pass on the access driveway to improve that. Please be aware that leaving fishing line, hooks and trash at any of our lakes is a danger not only to children but to animals.

Trash Compactor

Thanks to everyone who has been keeping the bear latch on the compactor fastened and please continue to do so.

Just a reminder that our compactor is **only** for household trash. No furniture, appliances, cardboard, wood, oil, paint or other fluids or construction materials are allowed.

Warming Shed Improvements

The Board plans to have the warming shed insulation, drywall (with wainscoting on the bottom part of the walls) and painting done this fall to save on heating costs. Those improvements will include motion switches to turn off lights, automatic door closer and a wall thermostat for the electric heaters that will be protected from random changes. We will also add motion sensors and an automatic door closer to the bathroom located at the winter parking lot.