

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SATURDAY, AUGUST 16, 2014 – 10:00 A.M.
ARROWHEAD FIREHOUSE

Pledge of Allegiance, Call to Order and Determination of a Quorum:

President Mike Wigent called the meeting to order at 10:08 a.m. He asked Veteran Bob Hernandez to lead the Pledge of Allegiance to the Flag. Board members in attendance, besides the President, were Vice President John Moseman, Treasurer Al Hale, Member Kathy Krohn, Member Tim Carlson, Member Sharon Pugh (via computer) and Secretary Linda Squirrell. There was a quorum.

Adoption of Agenda: Linda moved to adopt the agenda with one correction; i.e., the candidates for the upcoming election will be invited to speak at the Annual Owners Meeting this afternoon. Kathy seconded the motion, which carried unanimously.

Report on Friday's Special Board Meeting: Mike reported that at Friday's Special Board Meeting, the Board had gone into Executive Session per C.R.S. 38-33.3-308 (4) (a), (e) and (f) to discuss personnel, privacy and legal matters. And, during the Work Session, the Board had discussed the matters listed on the published agenda. At that session, Tim had read a statement from the Board clarifying the reasons for the trade of commercial lots with the Squirrells, whom the Board had approached proposing this trade. The Squirrells had **not** approached the Board to enter into the trade.

President's Statement about Misrepresentations being made about the Board:

Mike read a statement about the attacks and misrepresentations being made about Board members and Board actions. This will be attached to the minutes.

Approval of July Minutes: Linda moved to approve the posted minutes of the July 18th Special Board Meeting. Al seconded the motion, which carried unanimously. Linda moved to approve the minutes of the July 19th Board of Directors Meeting with the changes from Bill Conway which she read. Al seconded the motion. Bill's corrections will be included prior to posting the approved minutes. The motion carried unanimously.

Action on Draft 2013 Minutes: The draft minutes of the June 14th Board Workshop, the June 15th Board of Directors Meeting, the July 19th Board

Workshop, the July 20th Board of Directors Meeting and the August 16th Board Workshop are all still in draft form on the website because they were never presented for approval by the Board at a meeting. Linda moved to receive these minutes as presented, without corrections. Neither this Board nor future Boards will be responsible for any inaccuracies in these received minutes. John seconded the motion which carried unanimously. It should be noted that the auditors require final minutes to be in the official Board notebook; hence, the need for action on these draft minutes.

Review of Financial Statements: Al reviewed the income statement and balance sheet. He indicated that electric bills were much lower due to the insulation added to the firehouse last year. Net income is higher than expected for this time in the year because expense line items are currently under budget.

Al also explained, in answer to a question from the audience, how the legal expenses were being spent. From the period of January through June, the breakdown was 49% for development of policies and procedures, 21% for owner issues, 19% for miscellaneous and 11% for delinquent accounts. Moving forward the percentage for delinquent accounts will be going up due to increased work by Masters. John commended Al on his work on collections with Dave and Masters' office.

Old Business Action Item: Motion to Amend Road Cut Regulation: Linda explained the reasons for the change in this regulation, which have been posted along with the wording itself and were recommended by the Design Review Committee. Linda moved to adopt the new wording as follows: Article 2-Use of Sites, n. Utilities, 2nd paragraph: All road cuts on filing roads and/or common land made for installing utilities shall be restored to original or better condition. Members of the AIA road crew will provide installation advice and answer questions as needed. Tim seconded the motion, which carried unanimously.

Reports:

Arrowhead Patrol: John reported on how insurance regulations and rates affect AIA and explained that changing our insurer saved the Association \$4,000 in premiums this year. But, as a result of the new company's rules, we had to move away from the name "Security" to "Arrowhead Patrol" so that there was no implication that we were providing professional security services. He thanked both Joanie Aufderheide and Leonard Wasilewski for handling all patrol duties over the winter when we were shorthanded. Since spring we have had both Toby Ezell and Brad Fowler on board and we expect to have Jim Gelsomini back by

September 1st. John is working on more definitions of functions and goals for the Patrol and has ordered the new sign-in boxes.

He reminded owners of constant ATV and OHV problems due to reckless operation of these vehicles on filing roads. He also asked owners to be sure to register and get stickers for these vehicles. We've had a problem, particularly in Filing 1, with dogs roaming at large. He also reminded everyone that the new vehicle stickers have protection against sun fading. He hopes to have year end figures on the number of guest RV registrations. There have been approximately 34 so far for an average stay of 3.25 days. There have been no RV enforcement violations.

Mike thanked both the Patrol and our owners for their cooperation.

Communications: Cappi Castrol introduced herself and reported that the next issue of Smoke Signals will come out October 1st. Therefore, ads are due September 10th. She expressed appreciation for all the pictures and info provided for the last issue. There has been a lot of interest in our Facebook page, particularly in the moose photos. She asked that everyone keep her up to date on current events for Facebook. Her email address is: aiasmokesignals@gmail.com.

Design Review: Joyce Boulter reported that things are going well and the suspension of the utility fee is appreciated. She reminded owners that repair of the ground after utility installation includes all the way to the house or RV. She still needs everyone to post their street number on the road and reminded them to see the sign regulations first. She particularly enjoys working with new owners.

Forest Management: Bill Conway reported that Douglas fir and spruce bark beetles have finished flying for this year. We have seen more than last year. He encouraged everyone to order and put up MCH packs again next year. He has only caught significant numbers of spruce beetles near the Spruce Road switchback, but they are increasing throughout Colorado's forests.

Bill is working on defensible space grant applications for 4 property owners as well as for common land with 7 more to review. The State Forester has authorized Bill to handle the parts of these applications that he usually handles. Owners are reimbursed 75% of the cost after the work is completed.

Bill had asked Gunnison County to extend their application of magnesium chloride to the south cattle guard this year but they only had enough to go a little bit beyond the winter parking lot entrance.

Maintenance and Heavy Equipment: Linda reported on grading and graveling of filing roads and that arrangements for the new compactor have been completed. It should be delivered yet this summer. She reminded everyone that ATV's are allowed on our roads as transportation but not for racing, doing donuts and "playing". We need to all be safe and keep our gravel on the roads.

Copies of all written reports will be posted with the minutes.

Fire Department Report: Kevin Stilley reported on the July and August medical and fire calls and thanked both the first responders and our firefighter volunteers. A trailer with which to haul 500 gallons of water is being worked on and should be operable next week. In order to pull this 7,000 pound trailer in winter, grooming is essential and he expressed appreciation for the Board's support of this.

Kevin also highlighted the increasing problems with insurance companies who are re-evaluating or even cancelling coverage for owners living in forested areas. We must retain our 9 ISO Rating and both the new mobile tank and grooming are essential to this. He pointed out that Hazel Lake and Crest Drives back to the winter parking lot require more grooming to prevent moguls. It was pointed out that neglecting moguls anywhere makes it nearly impossible to remove them, which causes great difficulty and discomfort for medical emergency patients who need to be transported in winter.

Kevin thanked everyone for their participation in the mock evacuation on July 26th. We had 100 volunteers working on this.

Bill Conway pointed out that forests throughout Colorado are not all of the same timber type and that qualifying as a "fire wise community" might help with our insurance issues.

Mike reported that an evaluation of our grooming needs will be performed next week and John is pursuing acquisition of a used groomer for the Association.

Mike reported that this year's 4th of July picnic served the highest number of participants ever and thanked all who helped in this effort. He also read a letter

thanking our firefighters for their help (along with Gunnison) in putting out a fire on Jim Howell's property adjacent to Arrowhead.

Committee Reports:

Election Committee: Lindy Lindner reported that the work agreement with Dalby Wendland had been completed. September 15th is the deadline for designating in writing who votes for a lot owned by more than one person, a corporation, trust, LLC or other entity. This designation is to be sent to Dave Tobler's office. (A reminder about this was included in the July 1st dues mailing.) Ballots will be mailed September 30th and dues must be current as of September 29th in order to receive a ballot. November 17th is the postmark deadline for a ballot to be counted. The Election Committee will send a reminder to Robb for posting on the website and request an e-mail blast by Cappi.

Lindy announced our 6 candidates: Dale Breckenridge, Toby Ezell, Bob Hernandez, Linda Squirrell, Val Taylor, and Curt Treichel.

Owner Comments:

Owners were reminded to attend the post office meeting at 5:00 p.m., Tuesday, August 19th, at Black Canyon RV Park on Highway 50. This has been posted on our website and on our Facebook page.

Several insurers were suggested by property owners including The Grange, American Family (John Geer in Grand Junction), Colorado Farm Bureau (Chris in Montrose) and State Farm.

Owners were reminded of the community cleanup set for next Saturday, August 23rd, from 9:00 a.m. to noon which will be followed by a barbecue to thank this summer's participants.

Jim Gelsomini will become the new fire chief as of September 1st.

There being no further business, the meeting was adjourned at 11:55 a.m.

Linda Squirrell, Board Secretary

President's Statement About Misrepresentations Being Made About the Board – Saturday, August 16, 2014 Board of Directors Meeting

For quite some time, this Board has been silent while under relentless negative scrutiny by some owners using a microscope with a lens that I think needs to be cleaned. While I do not in any way suggest that I, or this Board, want to silence any owner from offering their views and opinions, I am suggesting that they do so in a constructive and civil manner. This Board has been maligned, harassed, falsely accused and attacked both by email and an internet forum. I do not personally go to this Forum, but I receive some postings via email and I am told of others by owners. I will share with you some of the misinformation that has been publicly posted.

But before I do so, I would like to point out something that is counter intuitive and affects all of us. This Forum and some emails have expressed concerns about Arrowhead property values. I can't for the life of me see how the continued negative, attacking, agitating and outright false postings that are available for all to read on the Forum, including potential buyers, can be good for Arrowhead's image or property values.

Another thing to note is that no one from the Board has directly responded to the Forum. When I reply to an owner's email or comment, I generally request that my reply not be posted on the Forum. Once posted, it can be distorted and taken out of context with no recourse available to me. You cannot undo a posting. Once a posting is out there, it stays out there. I believe the main purpose of this Forum is to agitate and not to educate the community, to force the Board to divert time, effort and money to address their unfounded dissatisfaction and to create straw dogs in an attempt to advance their agenda.

We have put up with criticism for everything from obtaining a debit card for Association business use by our office manager, to upgrading our trash compactor, to maintaining our roads in winter. We have been threatened with legal action. John's religious beliefs have been attacked. Linda has been falsely accused and attacked on numerous occasions. I have been referred to as evil. An employee has been called a spy and insinuations have been made that an employee is a Nazi. The name change from Security to Arrowhead Patrol has been characterized as creating a whole new enforcement group. Demands have been made that some Board actions, taken completely in compliance with the law and our governing documents, must go to a vote of the entire community. Demands have been made that the Board should hold an election every time there is a mid-term vacancy even

though both our Bylaws and state law permit appointments to fill mid-term vacancies. Redundant records request that were turned down on legal grounds have cost the Association in excess of \$800. The Board has been accused of taking votes outside of a meeting (something we have never done). A photo of Al's RV parked next to his home in Delta County was emailed to the Board accusing him of being a hypocrite on the RV Regulation. I find this kind of creepy and there are no covenants where Al lives in Delta County, but of course, facts don't matter to the folks doing this. One of my favorites is the reference to the Board on Facebook as "white trash" by a non-owner who resides at Arrowhead. And then there's the owner who made accusations of vandalism on their property telling all that a report had been filed with both the County Sheriff's Office and the Colorado Bureau of Investigations. A check of the records revealed that no such reports were on file and there were no case numbers. I can only conclude that this was done just to stir up negative sentiment in the community and drive an agenda (in fact, that person was running for a Board position).

I could go on, but I think you get the point. Many of these false issues could have been answered by simply attending the meetings, reading the minutes and reading our governing documents. Anyone doing so would know that the Board has been acting properly within the powers granted to them with regard to appointments, operations and other decisions. I know these people are smart enough to know the truth. Instead, they choose to inflame and agitate the community. One of my favorite quotes is: "You are entitled to your own opinions, but you are not entitled to your own facts."

I will concede that these people have a lot of energy. However, they have been using it, not for the positive, but for the negative. I call on this group to become positively involved with the process, attend the meetings and direct your efforts to the good of the community. Stop the vicious personal attacks and negative posturing. Think about what you are saying and writing and the consequences. Call me or another Board member if you have a question or concern.

Mike Wigent, Board President

HEAVY EQUIPMENT & MAINTENANCE REPORT

August 16, 2014

Filing Roads

Will has continued to wet down and grade filing roads as needed and will be putting down gravel starting in the next 2 weeks on Flint Road and Aspen Trail as well as pulling ditches. He has also removed down trees and rotten trees that were threatening to fall on our roads.

Trash Compactor

Will has completed arrangements with Bruin Waste Management for the changeover to the new compactor at a reduced cost to AIA.

ATV Safety Reminder

Please be aware that, even though ATV's are allowed to be driven on our private filing roads, that allowance is for transportation, not for racing, doing donuts and other "playing". We all need to be safe, be able to enjoy this peaceful mountain and want to conserve our gravel, not throw it off the roads.

Linda Squirrell, Heavy Equipment and Maintenance Liaison

August 2014 Communications Report
Cappi Castro
August 16, 2014

The next issue of "Smoke Signals" will be published October 1st. Advertisers can find a link on the AIA Website Smoke Signals page to order advertising. Advertising is due by the 10th of September for the October issue.

For important information that needs to be out in a hurry we utilize our "email blast." To sign up, email arrowheadblast@gmail.com. We do not share this list.

The Arrowhead in Colorado (AIA) facebook page continues to include current community information and events.

Questions or comments to AIA communications can be sent to aiasmokesignals@gmail.com.