

Arrowhead Improvements Association
Board Workshop Meeting Agenda
Firehouse
Friday, September 14, 2012
12:00 PM
DRAFT

Before the meeting began, we had 2 board members resign: Don Koeltzow and Rich Ostrom. They chose not to remain for today's meeting.

1. **Call to Order—Bob Hernandez** – Bob called the meeting to order at 12:00 P.M. at the firehouse.
2. **Determination of Quorum—Bob Hernandez** – Present at the meeting were Bob Hernandez, President; Carol Flick, Secretary; Al Hale, Treasurer; Larry Bruestle, and via Skype, Sharon Pugh. Managers present were Melissa Hernandez, Joyce Boulter, and Bob Rosenbaum. Committee chairs present were Brent Mims and Larry Bruestle. There were approximately 9 property owners present at the workshop meeting.
2. **BOD Handbook** – working on it since March and May. Rich Ostrom kept track of the changes and unfortunately lost the electronic changes. Not ready to go --- the community has said the same thing, and we don't disagree with this. After many hours of looking back through emails, Bob Hernandez was able to mostly recreate them and we could incorporate the CCIOA requirements. We are starting our budget process today, and since our process in the current BOD Handbook does not match the CCIOA requirements we need a modification to the BOD Handbook to match the current process. The other area needing immediate attention would be the length of biographies in the election procedures. If we don't get them passed, we may need to return to the 120 words rather than the 250. We need to pass these modifications tomorrow.
3. **Newly formed Mitigation Committee** – Several community members wanted to begin re-looking at the mitigation process we are using here at Arrowhead. Is what we are doing right and fair to all? Therefore, several people had concerns and were interested in looking into what we are doing and what should be done. Larry Bruestle developed questions and concerns and wanted to discuss with the board the possibility of putting a committee together to look into all of this. The question before us is to determine if we want to actually continue with this committee since they have all met? Our by-laws allow us to make decisions outside of the board meeting, and the majority of the board felt it was okay to move forward with this so that is what was done. Carol suggested that we make sure that all the board members have given input before we move forward with setting a committee into place. All on the board agreed that the committee is probably a good idea. Sharon suggested that we hear what the committee has discussed up to this point and does not want to see the committee come in and make changes to the mitigation policies without board approval. Larry agreed that this is a good idea. There was agreement that we hear the committee report.
3. **Approval of Minutes—Carol Flick** – Corrections were made to the minutes for presentation at the board meeting tomorrow.
4. **Approval of Financials—Al Hale** -

Expenses:

550 (legal): continue to be over budget there collection efforts for past fees and CCIOA

616 (fuel): \$2200 credit back because snowmobile club reimbursed us.

618(Repairs): chop saw and stakes

681(Utilities) --- paid one of the two payments for electricity

682 (Wildflower Mitigation): mitigation payment ---

5. Election of new Board Members – Carol Flick – Carol reported that the ballots with all voting materials including the biographies of the four property owners who are running for positions on the board will be put together in the AIA office by Dave, picked up by Carol, and brought up to the firehouse to get ready for mailing by no later than the 4th of October. The committee will meet to get this done over the weekend of the 29th of September.

6. Management Reports

- **Communications—Melissa Hernandez** – Melissa handed the board guidelines for newsletters and other communications. The board will look at her guidelines for the newsletter and the board will decide if it is acceptable. The official page does currently have guidelines. It is good to have FB to use in the future, and it will be recommended. It is not practical to put everything on the webpage and then take it back off the webpage. Melissa will encourage the use of FB. The deadline for Smoke Signals is September 16th.
- **Design Review—Joyce Boulter** – One house that might be started this fall with plans approved. One approved for utilities. 3 new --owners. Brand new owner had already picked up all the dead branches on their lot. All expressed that they really enjoyed looking at the website. All 3 new owners will put roads and camper pads in. Joyce also reported on how many lots have been mitigated. In 2008, 31 new owners --- 55% have finished mitigation of which 18 have been completed. 2009 --- 40 new owners, Close to 42% have done their mitigation with 17 completed. 2010 there were 21 new lot owners with 9 completed. 2011 there were 27 of which 6 had been done and 17 had been completed. A basic education for everyone who purchases a lot. There were, in all, close to 45% of the lots completed with defensible space and mitigation.
- **Forest Management—Bob Rosenbaum** - Bark Beetle – allocate in the budget the same money for MCH packs of 2500 dollars, he proposed to allow private property owners to piggyback on AIA order \$1.67 per pack, unless we break 5000 packs, and it would go down to \$1.37. Bob is proposing \$1.67 per pack, with 40 per acre; and make up the difference in more MCH packs. We shouldn't have to worry about doing it twice like this year when the manufacturers made a mistake. Beetles --- Doug Spruce has been identified. Bill Conway and his group have been doing a lot on this and Al has assisted also.

Mitigation – all materials for 2012 for reimbursement have been submitted and we should get \$30,000 before the year is out. Bob recommends that the Rim Ute project scheduled for next year be cancelled for next year. Because we cannot provide the dust screens for the money available, it would be too costly to do it as planned. Cancel for those who have already sent their share and send their money back. We will have to pay for the demo lot. What Bob proposes --- the properties north of Rim and Ute are above the common land that we mitigated first. That property was chosen because it was considered extremely hazardous by the forest service, not only did it have density and slope but it also had the Alpine. Were that to burn it would impact the development. The area above that with the 30 private lots has always been a concern because it is as hazardous as that that has already been mitigated. What can we do that will help and what can we afford? Money is a constraint. When we got the extra money that Tim got for us --- it offered a price for property owners that they could afford. It was a bargain --- and we went ahead without considering the benefits to other property owners. Can we do this in a way that would allow dust barriers and privacy screen? No, we cannot do it because the price would be 3X if not more than the price of lop and drop. Bob: Since this was extra money that we

aren't using is there another place we can use the money? This isn't going to hurt us. Is there a place we can use that money. There isn't one other area on the periphery that would be economically feasible. It could be done but very expensive. Tim indicated that this is money that is pulled back from Boulder County because they didn't complete their project. Bob isn't sure we can move it to another project and Tim may not want to run interference with the new boss. The mitigation that needs to be done is bad and it affects private lots. In order to keep privacy barriers and dust barriers are what people want. People want the forest for privacy. There are 30 lots that are impacted with 11 completed so 19 left plus the common land within. About 42 to 45 acres still need to be done in the area that we are talking about. Lop and scatter does leave a lot of debris. There have been a lot of questions about the mandatory mitigation. If we try to keep privacy and dust screens which is allowed, to do this kind of detail at this scale wouldn't be feasible. And continuing the way we have been would not be fair to those people who want to keep privacy screens and dust screens. The Board will come to a decision ASAP so we can let Cody and Tim know. Bob suggested that we have a discussion regarding this following the committee report. Larry would like to have more time for discussions. The issue might be moot if the forest service takes the money away from us. We will have more discussion on this following the report from Larry's committee. We can also have this as a decision on next month's workshop meeting.

- **Maintenance and Facilities—Bob Hernandez** - The road project on the Alpine has \$26,800 grant to go to at least Ponderosa including 9 culverts. If they go to Spruce it is 1.3 miles with \$31,000 in gravel. We have \$6,500 still in budget. A portion of the gravel left in the parking lot could be used. Therefore, we can have the \$6,500 to add to the grant funds as the AIA portion of the project. With culverts we need \$34,000 and we have 33,800 so let's go for it. AIA can come up with \$7,200 vs. \$6,500 if needed.
- **Security - Reinie Masanetz** - Emails regarding horses over Labor Day weekend --- in violation -- cannot let it happen again. They know better. Signs: John Summer's son came up with the family --- was that illegal because he was advertising Arctic Cat, or should he use discretion. Can these signs be on vehicles? We will address this when we get to the regulations. We had Rob remove his sign, when a builder parks his trailer with a sign, it is an advertisement. When they park a sign on the lot so that it can be a billboard. Clarify the signage regulation. If their purpose is for free advertising. What are we going to do with the rates on the diesel parking? Winter parking lot will open on the 15th of Oct. Remove all RV's by no later than Sunday the 18th of November.

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7. Committee Reports

- **Mitigation Committee report – Larry Bruestle** - A number of people in the community were concerned about mitigation. The committee has the following members: Bob Rosenbaum being on the fire department and as the AIA forest manager; Bill Conway with 30 years of experience in forest service and created a 4 page synopsis of what our present program is doing, with concerns, and recommended solution. Fire protection, Brent Mims and Kevin Stillely. Also Joyce Boulter, Nick Garreffa, Linda Squirrel and Lucia Lebon with Real Estate, Al Hale, Larry Bruestle, and Bob Hernandez. They have had one meeting and one is scheduled for next Monday at 10 AM at the Firehouse. Larry will propose recommendations for the Board to vote on at the next meeting. Feelings were strong that this mitigation and defensible space program be voluntary, but that it be strongly encouraged on private

property which is recommended by and just up to the limits of the Community Wildfire Protection Plan. Common land adjacent to property owners maybe should not be mitigated without approval with all property owners touching the common land but there is no agreement yet among the committee. Increase the budget for forest health up here for Beetle control, etc. Bob Hernandez stated that Brent went through all of the Colorado Statutes regarding wildfire protection and forest health. Gunnison County completed theirs in 2011. Standard proposed in all the codes are encouraged but not enforced. The plans for mitigation are to be done by certified people. The DRC is not approved to create mitigation plans. The Gunnison County CWPP says that property mitigation needs to have 42 feet between mature trees. We don't necessarily want to go by these codes. And according to CCIOA, we don't have to follow these standards. The CCIOA says that while we can't prohibit mitigation, we can control it. We have input into the per lot basis. 1. From the board's perspective, it doesn't seem fair to make it mandatory for some but not for all. 2. If someone is forced to mitigate and the next door neighbor's house burns down because they were grandfathered --- can the AIA be sued and the Covenants (Articles of Incorporation) doesn't allow for these kind of suits. Bill Conway: We would like to focus on the past mitigations and education. The DRC will suspend the mitigation enforcement until a decision has been made. All were in agreement to suspend the work. Joyce had letters that went out to owners that their lots needed to be completed by a date in October. It was agreed upon that we would all suspend the enforcement of mitigation and defensible space until such time as this is looked into further and a decision is made.

- **Weed Committee:** Carol Flick – There has been a second crop of noxious weeds that need to be sprayed this month. Carol is looking for volunteers to do areas where there is mullein and Canada thistle in several areas. If it cannot be done this fall, we can hit it the first thing in June after the winter snow melts. Carol thanked everyone for their hard work, reminded anyone that is still pulling weeds to bag them and take them to Larry Bruestle so he can run them to the landfill in Montrose, and thanked the several property owners for spraying the weeds on their own personal property and commons. The volunteerism meant that we spent less than \$600 of the \$1300 budgeted for weed control this year.

8. Action Items

- Workshop Discussions Two Board resignations --- interest by Oct 5 --- bios by 14th of Oct and interviews on the 19th. Board selection will be on 20 Oct. Carol Flick will take care of this.
- Regulations: Larry moved that we accept F without permits. After further discussion it is felt that permits should be required to insure proper enforcement. Larry proposed that we accept 30 days with a permit. 4 for and 1 opposed.
- Bob will make changes to the final regulation, get it on the website for comments, and we'll get it passed in October.
- Survey the lots on Wildfire on the 21st of October.
- Water in Hazel Lake owned by the water company. 2 other issues came about: Two suggestions 1. Take dirt off the current dam and seal the lake with that 2. To drill a well if we can get approval from the county next to Hazel Lake which could help us keep water levels up 3. Work on the diversion ditch from the pipe spring to the lake (approximate cost \$50,000) Bob Hernandez will get those updated and reviewed by Donny.
- 2013 Budget Review
- Approve Alternative Dispute Resolution (ADR)

- Approve Updated AIA Regulations

9. Announcements from the Board at tomorrow's meeting:

- Winter Residents' Meeting will be held following the October board meeting.
- Winter Parking Lot Opening date – 15 October 2012
- Date to Remove RV and Camping Vehicles - 18 November 2012

10. Homeowners Topics and Requests to address the board must be made to the AIA President by Tuesday, 16 Oct.

BOD Handbook --- comments have come in from a number of folks.

Executive Session:

Non-compliance Letters – Sent out two non-compliance letters

Three amendments need to be added to the regulation on the website:

Shed Height 3-19-11,

Underage Driving 9-18-10,

Stem walls 3-19-11

Delinquent Accounts and Actions

Foreclosure Action -

AIA Personnel Discussion – It was suggested by Bob that managers perform yearly reviews of personnel so that they know what they do well and what they can improve upon in their performance.

Sign Violations -discussed the signs on trucks or cars that advertise a business being parked in the driveway in the view of all to see. It is not clear if this is a violation of the sign regulation that does not permit advertising a business.

The Regulation on signs isn't clear. We need to be careful about what we do. If a utility truck is large and advertises a business, it is against regulations. It depends upon why the vehicle is here.

Handling complaints --- If someone has a complaint, tell them to talk to security. That way all can be filled out and taken care of.

Actions with AIA Attorneys

Adjourned meeting at 6:35P.M.

Respectfully submitted,

Carol Flick, AIA BOD Secretary