

Arrowhead Improvements Association
Special Board of Directors' Workshop Meeting

Saturday, December 15, 2012

11:00 A.M.

AIA Firehouse

1. **Call to Order President Bob Hernandez** reported that those present for the meeting on Skype were Sharon Pugh, Mike Wigent, Al Hale, Barrie Riddoch and Carol Flick via com-call. Larry Bruestle was absent. Those present in the room were Bob Hernandez and Linda Squirrell also attending are Toby Ezell, Reinie Masanetz, Jim Burrichter, and Melissa Hernandez.
2. **Determination of Quorum President Bob Hernandez** reported that a quorum of the Board was present.
3. **Action Items:**
 - **Stump dump** – Colorado passed a law that deals with pollution from open burning. Now we need a state permit. The Regulation is quite long and Kevin Stilley and Brent Mims have met with Linda Squirrel to discuss this issue. Al Hale, Linda Squirrell and Bob Hernandez went to Gunnison on Thursday and spoke to the head of Environmental Health, Rich Stenson, and other representatives of Gunnison County regarding our plight with the stump dump. If we don't get a burn permit, we will have a fire hazard this coming summer. Rich Stenson, et al, supports us burning the stump dump. Brent Mims will submit the application for a permit. The state office is trying to help us this year regarding burning of these types of holding facilities for this year. Next year we will have to follow the new law. Rich Stenson is satisfied that there is not a health issue with burning the stump dump. The fire department can determine when it is best for us to burn. Brent would like to do this sooner rather than later.

As we look at the future, the Board will determine between now and the spring about what to do with the stump dump. Since we cannot burn root balls and stumps, we may have to find an alternative for what to do with them. We will need to let the Meldrum's know by the 1st of January whether or not we plan to renew the lease with them, so the Board's recommendation is to go ahead with the lease so we have it if we do get a permit to burn. It is to our advantage to continue to have a forest refuge dump available for property owners. It sounds like the state and Gunnison County will be reasonable regarding our need to have a refuge dump and burn it annually. We will need to wait and see what happens with getting a permit.
 - **Arrowhead Snowmobile Club groomer lease.** The club has signed the lease. We did add the replacement groomer onto the insurance. The Board determined that it would be best to renew the lease with the snowmobile club. Mike Wigent made a motion that we sign the lease with the Snowmobile Club. Sharon Pugh seconded the motioned, and the motion was passed.
 - **AIA investment for new groomer.** We have talked with the Snowmobile Club since they got the grant for the new groomer and were able to sell our old groomer to another club. There is enough money from the grant and the proceeds from the sale of our old groomer to purchase the new groomer. AIA will pay 55% of the bill for grooming the AIA filing roads during the winter as we have done in the past; however, the tiller on the newly purchased groomer needs to be cut down so it will work better on our filing roads. The Snowmobile Club has asked AIA to fund the cost to cut the groomer down on the track and cut the tiller down so the groomer is better for us in doing the filing roads. Approximate cost is \$8,000. Bob recommended that we go ahead and cut them a check now. This will save the AIA from having to purchase a new groomer, and this will help us all out so we can have our roads taken care of. Al's recommendation is to take this money out of the surplus funds for 2012. Carol Flick moved to take the \$8000 out of the surplus funds to pay for the cost of cutting down the track and tiller on the new groomer. Al seconded it. The motion carried.

- Rob Robbins lease.** Jim Burrichter and Wayne Rhodes have been concerned that AIA have a formal agreement with Rob for his business use of the AIA parking lot during the winter. He moved his truck to the parking lot so that he is no longer doing any work on his residential property. On Wednesday he signed a newly created formal lease with AIA drawn up by the Master's Law. It does require him to pay for the electrical use, have insurance, use the electricity only for lights and fuels, and locate the vehicle as requested by the AIA. Jim Burrichter says he is doing the work out of his shop, and we still do not know if he has hazard insurance. Since we still do not have proof of insurance, Bob agreed to call him today. We will not allow him to do business at the AIA parking lot until he has proof of insurance. If he conducts business without the insurance, we will not allow him to continue with his business at the AIA parking lot. Jim mentioned that if Rob has hazardous waste, we need to be sure that he has placards to show that he has those in there, if the amount he produces requires the placards to be put in place by law. It also looks like he is going to do work in both his truck at his home and in the parking lot. Rob replaced his old shop truck. Jim and Wayne are concerned that Rob may continue to use the red truck on his lot --- which would be an extension of the summer concern of doing business outside his home. If he is, we need to be sure that he extends the courtesy of closing the van down during the remainder of the winter months. It has also been rumored that Rob is going to make the van an RV --- if so; he needs to remove it as per the Regulation regarding RV's being parked beside a residence. This needs to be monitored going forward. Bob thanked Wayne Rhodes and Jim Burrichter for bringing this to the Board's attention.

- Recreation Cross Country Ski Trail Lease** This is the land behind the Inn between the Inn and Spruce Road from Flint Road to Lake Road. This land belongs to the Squirrels, and they have leased it to us. No cost to it. No need to exchange funds for any payment. The lease has been signed so we can use the cross country ski trail again this winter.

- Parking Lot Diesel Spaces:** Owners of diesel vehicles feel that paying \$200 annually for having the use of electricity to heat their diesel block. The owners feel that they are paying more electricity than they actually use. The Board is trying to determine the true cost of the electricity used. AIA has located some portable one unit usage meters costing 18 to 25 dollars apiece --- also sensors that monitor temp up to 30 degrees so the diesel block can remain heated at a cost of 12 to 18 dollars apiece. We currently have 30 available diesel spots in the parking lot and twelve owners have gotten permits so far this year. With the use of the usage meters and sensors, we can monitor the actual usage per diesel. These meters and sensors would have to be put into protective boxes to keep them out of the elements. We would also need extension cords, etc. We could be talking \$100 per spot that are set up with this monitoring equipment. We could do three or four and test it out this winter. If the meters work out well, we could look at each person paying their own costs for the use of the plug-ins. For this year, we will keep the \$200 charge and do the monitoring. Next year, we will monitor and pay as we go. We really have no idea where all of the costs for the electricity are coming from. Could we put a sensor in the bathroom? Bob may just go purchase a sensor. Could we have a motion to spend up to \$600 for these sensors? This would come under equipment building maintenance. Al stated that Line 702 was budgeted for \$3500 and we have spent zero on this line. How will this be monitored? Security can monitor these devices, and we could consider locking them up so they aren't easily stolen. Bob will go to Home Depot to look for what they have in the way of short extension cords and boxes. If anyone wants to design something that could be locked and would work to house the whole unit, that would be nice. Sharon Pugh suggested that Craig would probably be willing to do this. Bob will contact him to see what can be done. In the meantime, Al and Bob will go to Home depot to see what they can do. Sharon Pugh moved that we take \$600 out of Line Item 702 to purchase some test equipment for this year in our diesel parking. Mike Wigent seconded the motion, and the motion carried. Bob will take pictures and Craig will help with designing the boxes.

- 4. **Minutes from October Meeting:** Carol will send out the first draft of these minutes following the meeting.

5. **2013 Budget Updates: Al Hale**--- one question about the grader lease. The lease does end this year and doesn't cost us a lot. Barrie Riddoch wrote up several questions for us which we can address at our next workshop meeting in January. Bob did answer questions for Barrie on the phone and we can discuss this further at our next workshop. Sharon Pugh and remainder of the Board members thanked Al for all the work he has done on the budget.

6. **Survey on Moore / Venosdel** – Carol has sent out emails to both the Moores and the Venosdels, and did hear back from Venosdels. She has not heard back from the Moores. She will try to contact Gary Moore via phone and get back to Fred Ballard, the surveyor, regarding next steps. Fred has been contacted and will send the plat drawings on to Gunnison County officials for their approval.

7. **Financials:** Financials for October and November were reviewed. Income Statement: Line Item 422: Wildfire grant money should come in before the end of the year --- Line Item 510: Webmaster bill should come in soon and will be under the \$3000. Line Item 550: Legal expenses-- over budget mostly from collection efforts and some legal expenses. A portion of these expenses will be offset by income Line Item 435. Line Item 699: will go up approximately \$1400 for grooming but we will still be under the \$6,000 budget. Al moved that we approve the financials. The motion carried.

8. **With no further business to discuss, Bob moved that we move into the Executive Session and called a short recess.**

Executive session was called to order at 12:20 P.M.

- **Non-compliance issues**
- **Delinquent accounts**
- **Employee issues**

Bob called for the meeting to a close at 2:30 P.M.

The next Board meeting will be held on Saturday, January 19, 2013 at a location to be announced.