

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
SPECIAL MEETING MINUTES
SATURDAY, JANUARY 17, 2015 – 9:00 a.m.
ARROWHEAD MOUNTAIN LODGE

Call to Order, Determination of Quorum: President Mike Wigent called the meeting to order at 9:03 a.m. Members present in addition to the President were Vice President John Moseman, Treasurer Al Hale, Secretary Linda Squirrell, Member Tim Carlson and Member Kathy Krohn. Sharon Pugh was unable to attend this morning but will join the meetings electronically later today. There was a quorum.

Linda Squirrell moved to go into Executive Session to deal with any privacy, personnel, delinquencies/collections and legal matters in conformance with C.R.S. Section 38-33.3-3-8 (4) (a), (e) and (f). The motion was approved unanimously.

At 10:57 a.m., the Board reconvened the Special Meeting to proceed with Work Session items.

Report on Executive Session: Mike reported that in the Executive Session the Board has discussed the lease agreement with the Arrowhead Snowmobile Club, records retention, foreclosure of a lien, delinquencies and the proper time to seat the new Board members.

Additions to Agenda:

- Introduction and Seating of New Board Members,
- Administration of Oath,
- Election of Officers,
- Letter from Water Company,
- Lease and Note with Arrowhead Snowmobile Club.

Introduction and Seating of New Board Members: Linda Squirrell introduced newly elected Board Members Val Taylor and Curt Treichel and administered the Board Member Pledge. They both affirmed the oath and signed it for the official record. Mike advised them to obtain separate e-mail addresses for AIA business.

Election of Officers: Mike Wigent agreed to continue as President, John Moseman agreed to continue as Vice President and Al Hale agreed to continue as Treasurer. Tim Carlson nominated Kathy Krohn as Secretary, to which she agreed.

The Board discussed whether it should hire a recording secretary but will consider this further in May. Meanwhile, Mike asked Linda Squirrell (not as a voting member) to remain at the table to assist with today's meetings and to take minutes. Nancy Hale agreed to continue to take minutes as well as a volunteer as she has faithfully done in the past.

Discussion of Posted Regulations Revision: Kathy Krohn reviewed comments received from both Board members and property owners on the substantive changes in the Regulation. The suggested format changes will be incorporated and the date of approval of the revision will be shown on the cover page. Camping and Recreational Vehicle (RV) Use will be moved to Article 2. Use of Sites. There was

some discussion of whether to remove the existing long footnote from the RV regulation since it had already been published.

The Board recessed for lunch at 12:05 p.m.

At 1:26 p.m. the Board reconvened the meeting.

Discussion of Election Procedures with Election Committee: Kathy Koeltzow reported on the well run election and presented some issues that the Election Committee gleaned from this election:

- There is no deadline for withdrawing from an election in our procedure. After discussion, it was felt that a firm deadline might not be necessary so long as candidates were informed of the deadline for printing ballots and the committee reconfirmed their candidacy before sending the ballots to be printed.
- 13 ballots were received on which the property owners had not included their signature on the outside envelope. Six of those subsequently did sign but, since there was no formal policy, the Committee went ahead and counted all those ballots. They will add a provision informing voters that failure to sign the outside envelope will void the ballot. In addition, it was suggested that the ballot instructions include a notation in bold that “Failure to follow ballot instructions will void your ballot”
- For the first time ever, we had a write in candidate and it was suggested that the rules should include a provision that “write-in candidates for election must satisfy all requirements of candidacy (because they have not been vetted as have the formal candidates).

The Election Committee will include in the candidate instructions that bios can only be 250 words long and cannot include website addresses or other advertising or promotion.

All three Election Committee members, Lindy Lindner, Linda Dysart and Kathy Koeltzow, have agreed to serve again this year.

Discussion of Letter from Water Company: Mike read a letter from Arrowhead Ranch Water Company informing the Board of their purchase of a snowcat for access and maintenance of the water system in winter. Mike had requested this as a courtesy to the Board even though the water company is a utility.

Discussion of Groomer Parking Lease and Note from ASC: Mike will work with Lucia Lebon, President of the Arrowhead Snowmobile Club on this. The \$6,000 note will be paid to AIA over a 3-year period.

Discussion of Snowmobile Trailer: The Board needs to consider whether to continue offering the snowmobile trailer for property owner use due to maintenance and insurance issues. John explained that the original purpose of the trailer was to help owners move snowmobiles from the parking lot to their own property at the end of the season. Both he and Mike pointed out that the hydraulic dump trailer that owners can borrow to haul tree debris to the Forest Refuse Site is not permitted to leave the mountain. That should also be the case for the snowmobile trailer. It was decided to post a reminder on the website that the snowmobile is for on mountain use only; it is not to be taken off the mountain except on official AIA business. The Board will revisit this topic at the May meeting.

Consideration of Sledding Area for Arrowhead: A property owner had suggested that Arrowhead formalize a spot for sledding on common land. John distributed 2 Google maps photos showing the proposed area on common land south of Upper Flint Lake with a snowmobile corridor around it to facilitate hauling kids and sleds back up the hill to sled down again. He has contacted our insurer and believes about \$800 would cover snow fence around it, stakes and signage. There will need to be grooming of the sledding hill and the parking area for its use. And the Board would want to seek input from property owners, particularly those on the west side of Ponderosa whose properties are above this location. This topic will be revisited at the May meeting.

As part of the sledding discussion, there was much concern expressed by both Board and audience members about ghost trails on our common land. Arrowhead Patrol will erect sign reminding folks that this is prohibited, and Mike will publicize this both in Smoke Signals and otherwise. It was pointed out that these ghost trails also create a significant danger to first responders and other emergency personnel during the night.

John pointed out that the Board is aware that the snowmobile trail leading north out of the winter parking lot encroaches on the property on which the new house was built this summer. The owners are aware of it and are willing to permit it this winter but the Board will need to move that trail next summer. Curt Treichel will head up the Sledding Area committee, which includes Melissa Hernandez and Kathy Koeltzow.

2015 Work Plan: John distributed the plan to each Board member.

Meeting was adjourned at 2:10 p.m.

Respectfully submitted,
Kathy Krohn