

**ARROWHEAD IMPROVEMENT ASSOCIATION**  
**BOARD MEETING NOTES**  
**March 20, 2010**  
**DRAFT**

The March 20, 2010, meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, March 20, 2010, at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Paul McDermott, Randy Touslee, and Donald Koeltzow. Approximately 30 association members attended the meeting. President McDermott determined that a quorum was NOT present. Therefore, no official actions were taken.

Order of Business:

1. Review of the January 16, 2010, Minutes. Donald Koeltzow asked for any additions or corrections to the minutes from the January 16, 2010, Board Meeting that were distributed. None were received.
2. Review of the February 2010 Financials. Randy Touslee called attention to the motions made in January to change several accounts. The money market fund containing \$6,200 for the community center was closed and the funds were added to the money market held at the Alpine Bank. The Operations Reserve and Property & Equipment were the same as they were in January. The surplus funds from 2009 were split and added to the Equipment Reserve and Undesignated Surplus Funds which increased both of these line items significantly. Mr. Touslee stated that the income and expense statements were normal for this time of the year. He pointed out that the major expense in February was the insurance bill of over \$24,000 which gave the Association a negative income for February. Finally, he commented that the delinquent account balance had decreased.
3. Management Reports:
  - a. Communications: Cheri Ratliff reminded attendees that March 31 was the deadline for receiving articles for the next Smoke signals. She also asked for volunteers to be featured in the "People of Arrowhead" section on the web page. She stated that we now have 5 advertisers on our Service Directory page and she expects to have two more next week. These were received as a result of the 46 invitation letters that she sent out to potential advertisers. Ms. Ratliff again asked that homeowners send her the names of business and service people with whom they have had good experiences so that she can continue to contact potential advertisers.

- b. Design Review: Joyce Boulter was not able to attend and sent an email report. The Design Review Committee has received one set of house plans for approval for 2010.
- c. Forest Management: Bob Rosenbaum reported that this year's mitigation will complete the clean-up of the Arrowhead perimeter. He stated that he had met with the new District Forest Ranger and that funds to provide a grant for this mitigation will probably be available again this year.
- d. Fire Department. Bob Rosenbaum reported that, since the last meeting, the Department had conducted a successful, snow shoe golf tournament, chili cook off, and winter games event. A record number of participants were fed during the chili cook off. He reported that the new members on the Fire Protection District Board were Jan Touslee, Ron Benson, John Cook, and Nick Garreffa. New Board members will take office on May 14<sup>th</sup>. Since the number of candidates matched the number of positions available, an election of Board members was not held. Finally, Mr. Rosenbaum announced that the Fire Protection District was seeking applicants for the paid, part-time position of Fire Chief. The salary for this position will be established by the new Board after May 14<sup>th</sup> and will be dependant on the candidates training and experience. Interested applicants should submit a letter of intent to either Bob Rosenbaum, 636 Columbine Drive, Cimarron, CO 81220, or the Arrowhead Fire Protection District, Cimarron, CO 81220. Applications will be accepted until the position is filled.
- e. Maintenance and Facilities: Don Koeltzow reported that the application for a change in our Land Use Permit to establish a contractor's equipment storage area and to allow for the snowmobile repair van in the winter parking lot had been submitted and that two responses to the request for public comment had been received from homeowners. He stated that the Board was carefully reviewing these responses. He also stated that the sewer line for the winter parking lot bathroom continued to freeze and, as a result, this bathroom was closed for the remainder of the winter. In the summer, AIA will need to dig up this line to locate the problem and repair it before next winter. Finally, he commented that the leaking roof problem in the Fire House had continued again this year although the vent fans that had been installed seemed to help some. Several volunteers had removed the snow from the bottom 8 feet of the west roof and this stopped the problem temporarily. There is definitely a leak in this roof and Mr. Koeltzow will be talking to contractors and obtaining bids for repair. Two specific solutions that will be investigated are the construction of a cold roof on the west side of the fire house or the application of a heating system to the bottom portion of the west roof.

- f. Security: Reinie Masanetz mentioned that if homeowners were going to be gone for extended periods of time and if they were going to leave vehicles in the winter parking lot while they were gone, they should make arrangements to leave the keys to these vehicles with security. This will allow security to move these vehicles when the parking lot needs to be cleaned. He also stated that they had updated the standard operating procedures for security personnel. One of the changes deals with the privacy of homeowner information. Unless there is an emergency, security will not release private information such as telephone numbers, etc. for any homeowner to anyone. Instead, when security is asked for such information, they will contact the homeowner and inform them that specific parties are trying to get in touch with the homeowner. Finally, he announced that John Summers will be leaving the security team.
  - g. Snowmobile Club Report. Eric Johnson reported that Star and Lucia would be leaving the Snowmobile Club Board and the new members will be Kathy Koeltzow and Pat Ostrum. He also stated that members of the Forest Service had ridden on and were pleased with the new snowmobile trail. Finally, he reminded club members to submit their charitable donations of time and resources to Star so that the club could obtain credit for these donations.
4. Announcements from the Board: Paul McDermott made the following announcements: The annual meeting and new owners reception will be held on Saturday, July 17; the winter residents meeting will be held on Saturday, September 18; the close of nominations for the John Krall Award will be June 30; and the last day for receiving letters of interest to fill Board positions from persons who are interested in serving on the Board will be July 31.
5. Announcements from the audience: Jim Squirrell announced that Donnie wanted to thank residents for their patience with the problems that they were having with the water system. This was the first time in 40 years that they have had this many winter freeze difficulties and they were able to locate and repair the leak (approximately 30 gallons per minute) in the line.
6. Adjournment: The meeting was adjourned at 2:30 pm. The next meeting will be held at the Inn on May 16<sup>th</sup>.