

# ARROWHEAD IMPROVEMENT ASSOCIATION BOARD MEETING

May 15, 2010

Approved July 17, 2010

The May 15, 2010 meeting of the AIA Board of Directors was called to order at 2:00 p.m. at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Paul McDermott, Bob Hernandez, Kathy Leary and Diane Benson. Approximately 25 homeowners were present. President McDermott determined that a quorum was present.

## Order of Business:

**1. Approval of the minutes:** minutes of the January 16, 2010 meeting were distributed (as this was the last meeting with a Board quorum in attendance wherein official business could be conducted). Kathy Leary moved that the minutes be approved and Bob Hernandez seconded it. The motion carried.

**2. Financial reports:** the financial reports were distributed and in the absence of Treasurer Touslee, the President made a few comments. He noted no extraordinary expenses. The electricity for the equipment building is a little high due to seasonality. The insurance costs appear high as the billing occurs in the first half of the year. The AIA membership dues are ahead of the YTD budget as some owners pay ahead. There were no questions or corrections and Diane Benson moved approval of the financials. Kathy Leary seconded and the motion carried.

## 3. Management Reports:

**a. Communications:** Cheri Ratliff announced May 31 as the deadline for articles for the June issue of Smoke Signals. She noted that she is working on changing the website colors and would like to have any spring photos from the community. Cheri commented on lack of usage of the website Message Board, encouraged people to make use of it, and handed out the "Top Ten Reasons for using the Website Message Board".

**b. Design Review:** Joyce Boulter stated that the DRC has approved one set of house plans and one set of garage plans so far this year. There is a possibility of another garage and one or two sheds, but she expects a very quiet building season.

**c. Forest Management:** Bob Rosenbaum delivered the news that our mitigation grant was not funded this year. However, peripheral mitigation will be completed this year using the budgeted AIA funds and he is hopeful that the new District Forest Service may find some additional financial support for Arrowhead. Ron Black asked Bob about beetle damage to the trees and Bob indicated he has not seen any evidence of that, but we should be observant of any top fade or sap tubes on the trees.

**d. Maintenance and Facilities:** in the absence of Don Koeltzow, President Paul thanked Will Hobson for the road opening and made a few comments. He noted a big change in Gunnison County's attitude about the Alpine Plateau Road. This week they requested that Will to assist in the road repair. Paul noted that this is a credit to Will and also to Rich Leary for his efforts to establish a rapport with the county commissioner. The recent washout was not reported to the county as Will, Don, and Rich were off the mountain. This resulted in extra repair expense which made the county quite unhappy. The Board has discussed this and in the future when a deteriorating situation is noted, either a Board member or Security will call the county commissioner.

**e. Security:** Reinie Masanetz announced the resignation of John Summers. The reserve Security Officer, Bill Hokanson, will take his place.

Reinie has cancelled his summer plans and will remain as Security Manager at the Board's request. He announced May 31 as the deadline to remove ALL vehicles from the parking lot. Any that remain will be impounded as of June 1 and a \$100 fee is required for release. Reinie reminded everyone to have their new and existing fire pits inspected. This is an annual requirement designed to protect the Arrowhead properties. Reinie will be arranging delivery of the fish in the first part of June after the road to the Flint Lakes dries up. Mr. Masanetz described the new form which security and design review will be using to cite violations in a more efficient and trackable manner. He announced the sale of a Security snowmobile. It is a 2008 Arctic Cat powder machine with 4500 miles. The Blue Book value is \$4500 and it is up for sale with a minimum bid of \$3500. Joanie Aufderheide reported that the security sign-in boxes are now open and ready for use.

#### **4. Committee Reports:**

**a. Fire Department:** Assistant Fire Chief Bill Boulter announced the annual picnic will be on July 3. Volunteers are needed and interested persons can contact Bill, Billie Ellis (for kitchen), Joanie (for kids' games), or Star Misner (for flea market). The surveys of homeowner properties for fire equipment access are going very well. There has been an excellent response from owners and an information book is being developed which will be kept in the fire truck at all times. There will be a night helicopter landing zone practice on June 7. The Montrose helicopter will be here and will do 2 or 3 takeoffs. Bill reminded the audience that smoke detectors should be cleaned out and checked regularly as sometimes moths or spiders get inside and trigger the mechanism. He then introduced Ron Benson as the new Fire Protection District president. Ron started by recognizing Bob Rosenbaum and Lucia LeBon for their service to the FPD. Both spent nearly 5 years on the FPD – initially looking into the possible formation of an FPD and then a 3 year term which laid the groundwork and established the necessary protocols and procedures. Ron noted that the other members of the FPD Board are John Cook, Nick Garreffa, Jim Gelsomini, and Jan Touslee. They are in the process now of choosing a new Fire Chief who will be hired as a part time employee. That process includes the creating a job description, establishing a pay scale, and structuring a contract. The salary does NOT come out of AIA dues. It is paid through the fire tax assessment and the mill rate remains unchanged.

**b. Snowmobile Club:** Lucia LeBon reported that she and Star Misner have completed their terms and the new board consists of Eric Johnson, Sally Burrichter, Kathy Koeltzow, and Pat Ostrom. The past season was a good one with lots of participation in group rides. The club was able to pay off \$2,000 of the \$5,000 loan from AIA. There may not be as much money available for upcountry grooming next year due to financial pressures on the state association. President McDermott stated that the arrangement between AIA and the Arrowhead Snowmobile Club worked out very well this year and that Ron Benson did an excellent job of coordinating the grooming effort. The Board has decided to sell the old groomer. Any interested parties can contact Ron Benson or Will Hobson for the specs.

**c. Heavy Equipment Storage:** President Paul stated that Bob Hernandez, Diane Benson, and Don Koeltzow have been working on a committee to determine the possibility of a storage lot for contractor equipment. Bob noted that two problems arose. The cost was estimated at \$15,000 - \$20,000. Secondly, there were objections by property owners in the area where the lot was proposed in the land use change which was filed with the county. Consequently that concept has fallen through and we are left to simply enforce the existing covenants. The Board is trying to clarify the regulations and is interested in community comments. Copies of a draft policy were made available to anyone interested. A new aspect would be the submittal of a "Heavy Equipment Usage Plan" to the DRC (in conjunction with any building plans) which would be monitored proactively. The other initiative would be the enforcement of fines for storage of contractor equipment on lots. Joanie Aufderheide questioned what timing was anticipated for the implementation of this policy and Bob responded by saying the Board would like to set the stage for the summer building season. Will Hobson asked about the impact of such a policy on utility companies and Paul McDermott said that under the covenants the utility companies are exempted. Linda Dysart asked if there were any other alternatives or if the Board was out of options. Bob Hernandez spoke about the other alternatives considered but stated the conclusion that the Board sees

no other viable alternatives. Joanie queried the Board about small building and maintenance projects. The Board's response was that those details need to be worked out, but generally it is expected that the requirements will be reasonable and unlikely to be a problem.

### **Action Items:**

a. President McDermott explained that there have been problems with excessive speed within the subdivision, but to this point the regulations have not included a penalty. Bob Hernandez therefore moved to amend Section III, Article I – Violations and Non-Compliance Assessments Category 5, \$50, to add: “g, speeding in excess of 20 mph by any motorized vehicle.” In the call for questions, Jim Squirrell asked if Security is equipped to monitor the speed and the response was affirmative. Carla Vavrik asked if Colorado has a law that prohibits youths under the age of 16 from operating ATVs and the response was “no, not on private property and Arrowhead is private property”. Kathy Leary then seconded the motion and the motion carried.

b. President McDermott noted that Security has tried to get vehicles registered but about 20% of the property owners fail to do so which creates problems particularly with snow removal. Bob Hernandez therefore moved to amend Section III, Article I – Violations and Non-Compliance Assessments, Category 5, \$50 to add “h, failure to register vehicles, snowmobiles, ATVs, UTVs, trailers (Section II, Article 2, f).

c. At the president's request Diane Benson described the Board's opportunity to purchase a snowmobile for Security from John Summers at a value below Blue Book. She then moved that we authorize the Security Manager to purchase a powder machine for \$5,500 and amend the 2010 budget to reflect this capital expenditure. There was no discussion. The motion was seconded by Bob and the motion carried.

d. The Board's decision to sell the old groomer (as discussed earlier in the meeting) was referenced and Diane Benson made a motion to authorize the sale of the 1985 Piston Bully groomer. Will Hobson asked about whether the groomer would stay on Arrowhead property until it is sold and the answer was affirmative. Kathy Leary seconded the motion and the motion carried.

e. To correct a mistake discovered in the audit preparation, Kathy Leary moved to make an addendum to the January 17, 2009 Board Meeting Minutes reflecting that the grader lease was with John Deere, and not Alpine Bank, as originally reported. Bob Hernandez seconded and the motion carried.

### **Announcements from the Board:**

The deadline for the John Krall Award nominations is June 30. Forms are on the website.  
The deadline for Board Candidate Letters of Interest is July 31. There are 3 vacancies.  
The Annual Meeting and New Owner Reception will be held July 17.  
The Winter Residents Meeting will be held September 18.

### **Announcements from the Audience:**

There will be a book signing by Bob Rosenbaum at the Inn on May 22 from 2 – 5 p.m.  
Potluck has re-started and is held Tuesday evenings at 6 p.m.  
Rich Leary has been appointed to the Mesa Uncompahgre Resource Advisory Committee.

