

**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**BOARD MEETING**  
**JULY 19, 2008**

President Leary called the July meeting of the AIA Board of Directors to order at 2 pm on Saturday, July 19, 2008, at the Arrowhead Inn. All board members were present: Kathy Leary, Bruce Saunders, Rich Ostrom, Paul McDermott, Randy Touslee, Sondra Clifton, and Ralph Armbruster. Approximately forty-five association members attended the meeting. This was also the annual meeting. Look for a copy of the Board's Annual Report on the web site and hard copy at the August meeting.

Order of Business:

1. Approval of minutes: Randy asked for any comments or corrections of the June board meeting minutes. None received, he moved for approval, Rich seconded, and the motion passed.
2. Financial report: Paul reviewed the financial statement for June. There are no significant changes from previous months to report. The association is pretty much on target for the majority of the budget areas, with the exception of previously discussed increased costs associated with the heavy snowfall such as fuel and employee benefits. If and when necessary, money will be reallocated from undesignated reserves to cover these overages. One item brought up for discussion was Asset Account 107, a money market account that holds over \$6200 in donations collected a few years ago for a community center. The Board is looking for ideas of what to use the money for. Two suggestions were to fund some significant item for the firehouse or put the money towards the parking lot bathroom. The Fire Chief was not in favor of the former and the latter was appealing. The Board will continue discussion on this. Paul moved to have the financials approved, Randy seconded, and the motion carried.
3. Property Line adjustment: A prior board had approved a property line adjustment for two properties (Lots 6 and 9, Block 12, Filing 3) that stemmed from a misplaced center pin and subsequent incorrect home placement. It was recently discovered that the resurvey had never been filed with the county. To clean up this item, Paul moved that the current board approve the adjusted pin placements as surveyed by Merrick Dismant in 1999. Randy seconded and the motion passed. A second motion was made by Paul to approve a variance to the setback requirement for Lot 9 because the existing house is not the required distance from the revised property line. Rich seconded and the motion passed.
4. Association priorities: Bruce reported on the board's continuing work to assess and assign relative priorities to areas needing further study and planning for future major expenditure of association monies. The resident population is growing and the infrastructure is aging. The overriding challenge will be funding. The Association's annual budget is constrained by both income from dues and the overhead expenses of normal operations such as equipment, utilities, and employees. As a first step to getting started, the board established the following general order of priorities. One of the first is to complete the process underway to define the roles and duties of our Security personnel. This effort is an outgrowth of the problem of wintertime expectations from residents for non-essential chores. Our goal would be for this effort to be completed before next winter. The second priority is to finish the parking lot bathroom, again before the snow flies. Following are some other items for planning for future years: improve and upgrade the roads and infrastructure; develop a community manager concept to augment the volunteer board; work with Arrowhead Water to improve the system; replace and/or upgrade equipment; investigate forming a

Metro taxing district; improve/expand the winter parking lot; fix Hazel Lake; negotiate emergency egress with neighboring land owners; and upgrade office equipment. Member input is requested, needed, and will be considered. Look for a web site posting on this subject and please give us your thoughts.

5. Committee Reports:

- a. Roads and Equipment: The Board now acknowledges that replacement of our road grader will not be required for a few years due to the added capability from the blade on the front end loader which gives it a grading capability. We are hoping to postpone grader replacement for a few years, while acknowledging the challenge of finding parts to keep it going. The front end loader does need heavy (550 pounds per wheel) snow chains, so Ralph moved that \$6200 be moved from Heavy Equipment Reserve Fund to the General Fund for the purchase. Bruce seconded and the motion passed. Grading of filing roads is underway and will be repeated as necessary. The budgeted amount of gravel (remember the increased cost of everything will diminish the actual amount bought) will be put in the areas of most needed. Mag chloride application is not in the budget this year and previous application should be sufficient, with grading and watering. Rich Leary reported on county plans to do annual maintenance, including some Mag Chloride, on the Alpine. Our agreement is to cost share by providing the water truck and driver. The Forest Service has agreed to provide money for surface rock for the Alpine above the parking lot. Earliest date for the next logging RFP is next spring, with further delays possible due to overriding needs to harvest beetle kill in other regions of the state. Ralph reported on progress for the new RV dump facility and parking lot restroom. A soil percolation test has been done, including laboratory testing of soil samples, with the results showing heavy clay concentrations. This will necessitate an engineered design of the septic system. The location of the restroom facility is targeted for the southwest corner of the lot (vicinity of existing package shed). The land use permit has been received. The design is being done with construction to begin ASAP after receipt. There is an ongoing effort to find a suitable design for the building. Mary Cokes reported on the efforts to form a snowmobile club. The organization has been approved by the State and a contact has been made with someone to groom the trails upcountry on a contract basis. Please contact Mary to join and/or look for the membership form in the Smoke Signals or on the web site. We need paid members to succeed. As an additional note, there have been preliminary discussions and site surveys with the Forest Service concerning an alternate trail in case of logging activity. As a final comment, Ralph reminded of the need to observe posted speed limits on all gravel roads. Wash boarding comes primarily from excessive speed. Report contractor violations to Security ASAP.
- b. Design Review: Rich reported that Lenny has resigned as manager and Joyce Boulter has been appointed as an interim manager while the board recruits a permanent replacement. Public discussion was entertained concerning construction impact on the roads and also one site's building impacting on a neighbor.
- c. Fire Protection District: AFPD is getting organized and is beginning work on the 2009 budget, the first year when they will have money from property taxes. There are strict state guidelines concerning dates and notifications of the budget process. Notification will be via Gunnison newspaper and fire station postings.
- d. Fire department: Bruce reported that the department continues it's training efforts. The picnic fundraiser was successful, with over 400 paid dinner tickets sold. Negotiations are

still underway for a common 911 system with Gunnison County. A public call was put out for more volunteers, including women.

6. Water Report: As an addition to the community priority list, a water storage tank in the range of 60 to 80 thousand gallons needs to be built. AFPD in the person of Bob Rosenbaum is beginning preliminary search for possible grant funding to assist with this project, since a primary benefit will be for fire protection. The plan is for a three way partnership between the water company, AIA, and AFPD. Another item, the water company has agreed to guarantee the pass through water for Hazel Lake in a non- drought year. A third subject has to do with AIA having the first right of refusal if the water company was ever put for sale. Bruce and Don Squirrel will revisit the wording and timeline specifications of the existing document.
7. Equipment Building: All actions have been completed to obtain the county's certificate of occupancy, pending payment of the invoice for the inspector's time and mileage.
8. M&I: Sondra reported that spraying for Canadian thistle will continue at the end of August and September. Turn in your nominations for the John Krall award to either Sondra or Gerry Wigent. Community clean up day is scheduled for August 23- working on a yet to be determined area of filing roads.
9. Forest Mitigation: Bruce reported that the contractor is scheduled to begin work on the designated areas below Columbine and Crest in August. A budgeted amount of \$46,000 was designated for this effort this year. This should almost complete the effort above the Alpine. The 2009 grant from Colorado has been approved for \$26,000 and the application for the 2010 grant will be sent in this fall.
10. Security: Kathy reported that the job description update is underway. The committee is reviewing duties and regulations to bring the written word into line with what is actually being done and also bring them up to date and in line with responsibilities we want security officers to perform and in what priority. ATV's require Forest Service stickers to operate up country, with the fine for non-compliance running at \$125.
11. Questions: Kevin Stilley asked whether the association would assist in paying for the extra AED's to be mounted around the community. The Board does not feel that we have the discretionary funds available at this time. Another question concerned stocking of the lakes. Only the Flint Lakes are stocked while Evergreen Lake is natural. Another question was asked concerning Security maintaining trails into home sites in the winter. We have purchased a powder machine for this purpose, but ask that trails be marked prior to snowfall (at least six feet up) and that part timers call ahead of time with scheduled date of arrival.
12. Announcements: Gunnison County Electric has been working to replace about 7000 feet of underground cable in the community. They are supposed to restore the ground after digging. There will be a bake sale at the next meeting as a fire department fundraiser. The Inn will also be selling hot dogs.

No further business to discuss, Kathy asked for a motion to adjourn at 3:40pm. Bruce so moved, Paul seconded and the motion carried. The next board meeting will be Aug 16 at 2pm, to be held at Arrowhead Inn.