

ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING
MARCH 15, 2008

The March meeting of the AIA Board of Directors was called to order by President Kathy Leary, at 2:05 pm on Saturday, March 15, 2008 in the meeting room of the firehouse. The following board members were present: Kathy Leary, Bruce Saunders, Rich Ostrom, Paul McDermott, Ralph Armbruster, and Randy Touslee. Absent member was Sandra Clifton, who is still in Texas, but who attended the workshop on Friday via conference call. Twenty one association members were in attendance.

Order of Business:

1. Approval of minutes: Randy asked for any comments or corrections of the January board meeting minutes. None received, he moved for approval, Rich seconded, and the motion passed.
2. Financial report: Paul reviewed the financial statements for January and February. Nothing of concern to discuss on the balance sheet. Income statement shows year to date collections of member assessments ahead of budget, but that only reflects people paying ahead. He noted the absence of a utility payment for the equipment shed, but that is a billing problem that will be corrected next month. Utilities are expected to be high in the cold times. Heavy equipment payroll and fuel are significantly above budget due to impacts of heavy snow. Budget impact will be monitored and may require reallocation of additional funds at a later time. A question was raised about the \$6200 listed on the balance sheet as 'Community Center Building Fund'. That is a CD (money from funds donated by members) that has been maintained for several years, held in limbo pending some future decision on disposition or use. No further questions, Paul moved for acceptance of the financials, Ralph seconded, and the motion passed unanimously.
3. Security Report: Kathy reported that two security personnel are off work because of personal issues and that Mike Bartlett and Carol Gelsomini have helped to fill the void. The new powder machine is on the mountain and has been a valuable addition to the abilities of security to do their job.
4. Fire Department: There were search and rescue exercises in February and March. This resulted in identification of some areas needing improvement and the Fire Chief has made those, especially in the area of command and control. We now have twelve certified first responders on the mountain and they meet monthly for continuing education and discussions. Anyone else interested should contact Kevin Stilley. Our fire department has more training hours per incident responded to than any other similar sized organization. Rich Leary is working with Gunnison County on communication improvements, especially 911 telephone procedures. One desired goal is for residents to only have to dial that emergency number, and the call would be relayed back to the mountain for proper response.
5. Committee Reports:
 - A. Fire Protections District: Paul yielded the floor to Bob Rosenbaum. Two new board members were selected via an uncontested election. They are Peggy Beach and Jim Gelsomini. They will be sworn in at the board meeting on May 16. Next election will be in 2010 when three director positions will be up for election. There is a draft mutual aid agreement with Gunnison County that has been approved by our board and is being

circulated through the Gunnison board.. It is AFPD hope to have that agreement in place NLT May 1, 2008. Next AFPD board meeting is March 21 at 1pm.

- B. Design Review Board: Rich reported that the March meeting was cancelled due to lack of activity. Nothing to report.
 - C. Hazel Lake: Bruce reported that the board is restudying the priority and related costs of repairing the lake bed. The large amount of money estimated to be needed requires us to re-evaluate this project versus other association priorities such as heavy equipment, roads, and a water storage tank. If it is decided to proceed, the board expects that a ballot initiative will be required due to dollar cost. A public comment was made that our money would be better spent improving the overall water situation- specifically building the water storage tank. An improved fire rating could be awarded- which means better fire protection and lower insurance costs. A three way collaboration between AFPD, AIA, and the Arrowhead Water Company is desired and will be pursued. Jim Squirrel raised the issue of water storage rights relating to Hazel Lake- a use it or lose it situation. If you have questions or comments, contact Bruce.
 - D. Roads and Equipment: Ralph reported that he will be off the mountain for the next several weeks and will turn over his responsibilities to different people. Rich Leary will be point man for issues relating to the Alpine and Oscar for any equipment issues. All equipment volunteers are on the payroll due to liability issues. The new plow blade for the front end loader has been ordered and we hope will be delivered before the snow needs are gone. It has a hydraulic quick connect. On the matter of replacing the road grader and after much research, it's been determined that it is not reasonable to expect to be able to improve on our present machine (condition and hours of use) for under the \$100,000 board spending limitation. We will look at alternatives such as snow blowers or other equipment to relieve and/or supplement the grader. If it is decided to proceed with grader replacement, then a membership vote will likely be required (spending limit again). The next subject discussed was potential flooding on the Alpine with spring runoff. Creek cleanout may be an option. We are working with the county. We are also looking at an alternate egress route which will require negotiating an easement with the new land owners west and below Hazel Lake (formerly Squirrel property). We are working on transferring Alpine ownership from Forest Service to Gunnison County. There are no expectations of increased funds for maintenance, just easier access for negotiations. Rich Leary is attending meetings with the county and the Logging Co regarding road maintenance and safety issues. The issue of the Lake City snowmobile club and trail grooming was discussed. The board is not in favor of using our groomer for that purpose, because it is the wrong equipment, the costs associated should not be borne by the association, and liability issues. Emergency rescue of accident victims up the Alpine was raised as a potential problem. Eric Johnson is point man for any further discussions. As in all other discussions, budget is the overriding constraint.
6. Long Range Plan: Ralph reported that Bruce has agreed to lead an effort to explore options for some other kind of management besides a volunteer board. We have a persistent problem of finding willing volunteers to serve and the demands are just going to increase as the mountain population grows. Expect a report on what is possible and affordable.
 7. Parking Lot Facility: We now have an approved septic and land use permit that will allow us to proceed with a septic perk test and tank engineering by Buckhorn Engineering. After some more work to define specifications, the board will publish a Request for Proposal for a design and build

contract on the structure and septic system. Facility will be located east of the equipment building. There needs to be further discussion with the water company for continued usage of the trailer dump by the upper pump house until the new facility is completed. Hoped for completion date remains before next winter.

8. Announcements: Jim Squirrel requested help from our equipment operator and the groomer to open a trail down to Evergreen Lake to maintain the dam and prevent wash out from spring runoff. After assurance that was a reasonable and doable request, Ralph agreed to so instruct Will. Kathy reported that our wonderful gravel spreading resident, Oscar, had an unfortunate accident that disabled his spreader. Be careful as you go down the Beaver slide area of the Alpine. Will is trying to compensate.

No further business to discuss, Kathy asked for a motion to adjourn. Paul so moved, Bruce seconded, and the motion carried. Next meeting will be May 17 At 2pm in the Firehouse.