

APPROVED MINUTES
ARROWHEAD IMPROVEMENT ASSOCIATION
SPECIAL BOARD MEETING
FRIDAY, JANUARY 18, 2019
ARROWHEAD FIRE DEPARTMENT

CALL TO ORDER, DETERMINATION OF QUORUM:

President Kim Norwood called the Special Board Meeting/Open Session to order at 9:00 AM. Present were: Norwood, Vice President Dick Bloss, Member Patty Greeves and (via telephone) Member Jim Matteson. Also present was Jacob With, AIA Legal Counsel from the Law of the Rockies.

A quorum was determined. Both Members Matteson and Larry Kontz were absent (excused) from the meeting.

Swearing in of new Board Members

New Board members Lowell Kindschy and Keith Dalton were sworn in by Norwood. The telephone call with Matteson was terminated as Kindschy and Dalton became part of the quorum.

Election of 2019 Board Officers

President – Greeves: Motion by Bloss, seconded by Kindschy. Unanimously approved.

Vice President – Bloss: Motion by Norwood, seconded by Kindschy. Unanimously approved.

Secretary – Dalton: Motion by Bloss, seconded by Norwood. Unanimously approved.

Treasurer – Kindschy: Motion by Norwood, seconded by Bloss. Unanimously approved.

Board Liaisons 2019

Greeves – Design Review Committee, Weed Control and Horse Corrals

Bloss – Forestry and Patrol

Dalton – Communications and Election Committee

Kontz – Lakes, Governance and Real Estate

Norwood – Governance and Patrol

Matteson – Maintenance & Improvements, Forest Refuse Site, Alpine Plateau Road/Hwy 50 projects

Kindschy – Treasurer duties only. No liaison responsibilities

Vote - enter Executive Session: Motion by Bloss, seconded by Norwood. Unanimously approved. Executive Session was called to order at 9:25 AM.

EXECUTIVE SESSION: *Covering issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38-33.3-308(4) (a), (b), (e) and (f).*

ADJOURNMENT: Vote - adjourn the Executive Session: Motion by Bloss, seconded by Norwood. Unanimously approved. The session was adjourned at 12:17 PM.

CALL TO ORDER:

Greeves called the Special Board Meeting/Open Session back to order at 1:00 PM. Present were all the AIA board members listed above and J.With. Several Arrowhead property owners were also in attendance.

Introduction of 2019 Board Officers – Greeves Introduction of Officers and announcement of Board Liaison responsibilities.

Owner Comments – Jessica Amie spoke regarding the planned major construction project on State Hwy 50 through little Blue Creek Canyon. She asked all owners to become informed and to be heard regarding potential hard road closures. <https://flh.fhwa.dot.gov/projects/co/little-blue/>

Discussion on proposed restated and amended regulations – Greeves

Joanie Aufderheide spoke about the many unauthorized snowmobile “ghost trails” on both AIA land and private parcels. A discussion was held regarding approved use of AIA land and how it is addressed in the regulations.

Owners Doug & Mary Cockes and Lucia Lebon spoke in opposition to a change in Design Review regulations that would increase storage shed size to a maximum 500 square feet. They also expressed their opinion that the proposed regulation change was progressing to a vote in a non-transparent fashion.

A discussion was held whether square footage or proposed use of an accessory structure was to be the determining factor as to identification of it as a garage.

Lebon identified the issue as not one of lot development but of lot use. It is her opinion the increasing RV and camping use of lots is detrimental to the future of Arrowhead in relation to

real estate values and community dynamics. The future of Arrowhead as a “mixed use” community is something she believes needs to be addressed.

Owner Pat Amie discussed his support for RV and camping use of lots from a business standpoint. The seasonal RV and camping lot owners are the major source of business for the Arrowhead Mountain Lodge, and it is his opinion that those owners, while paying the same annual dues as homeowners, are not treated fairly.

Norwood shared a collection of owner correspondence received regarding the proposed changes regarding storage shed size, and a proposal for a wood shed of a maximum 250 square feet. He responded to each shared question or complaint with an explanation of the Board’s reasoning for the proposed changes, and the process thus far utilized to seek input and provide an opportunity for owner input.

Although outreach had been made via notice printed on AIA dues statements and posted on the AIA website throughout the two-year review process, little interest had been showed by owners. However, a suggestion to give notice by US Mail to each owner was made by Lebon. Doug Cockes offered to pay for postage up to \$1000.

Discussion was held regarding notice to owners via US Mail and the scheduling of special meetings to allow further owner input (dates to be determined and included in the mailing). J. With was to work with Greeves on the language and organization of meetings.

ADJOURNMENT: Vote - adjourn meeting: Motion by Bloss and seconded by Norwood. Unanimously approved. The Special Meeting was adjourned at 3:35pm.

Submitted by:
Keith Dalton
Secretary/Member
AIA Board of Directors
02/02/2019