

# ARROWHEAD IMPROVEMENTS ASSOCIATION

## Board Of Directors Meeting Minutes

Saturday July 20, 2013

AIA Firehouse 2:00 PM

**Call to Order / Determination of a Quorum**– Bobbie Kerns called the meeting to order and began the meeting with the Pledge of Allegiance. She determined that a quorum of the Board was present.

### **Board Members in Attendance**

Bobbie Kerns  
Mike Wigent  
Al Hale  
Barrie Riddoch  
John Moseman  
Sharon Pugh – via conference call  
Linda Squirrell

**Approval of Minutes:** Barrie stated that he had received and made most of the corrections to the June minutes. Linda requested some additional changes be made to identify the Friday meeting as a Workshop Board meeting to help distinguish that meeting from the Saturday Board meeting. She also wanted the disclaimers on the website, bulletin boards and Smoke Signals. She also wanted the minutes to mention that an audit is not a CCIOA requirement for AIA. **Barrie moved to approve the minutes with the final changes as stated above. The motion was seconded and passed.**

**Financials:** Al reviewed the financial data for June. A new account for the flagpole donations has been added. He also discussed the Arrowhead Awareness Booklet that Kathy Koeltzow will be updating. The printing costs will be funded by the Arrowhead Awareness budget line 595 in the amount of \$500 and an additional \$1000 from the dumpster budget (line 672) since we will not be having a third dumpster this year. Linda discussed some research she had conducted on reducing the cost of propane by purchasing the propane during the summer when the price is lower. She recommended that we switch out our 500 gal tank for another 1000-gallon tank. Our supplier, Amerigas, will pump the remaining propane from the 500 gal. tank to the new tank at no cost. They would then fill the tank. We would sign a one-year contract when the tanks are switched guaranteeing a rate of \$1.80/gal. for any additional fill ups. Al continued the

discussion of the financial data noting our cost of the repairs to the Firehouse roof was about \$4000. He also indicated that the cost of weed spraying was more than expected.

## **Board Action Items**

### **A. Unfinished business from previous meeting(s)**

- a. Mitigation Regulation Change: The changes to the Regulations regarding Mitigation were discussed. **A motion was made by Mike to adopt the changes. The motion was seconded and passed.**
- b. Reserve Study: John discussed the question regarding why the Firehouse was not included in the study. He stated that the proposed Reserve Study is looking at the next ten years of possible needs. Since the Firehouse was recently remodeled it will show up in a subsequent reserve study covering the 15 to 20 year range. John will make a change to the documents to reflect the Firehouse as an asset. John also discussed two other issues related to the Reserve Study. The first issue John reminded the owners of is that our surplus at the end of the year funding that is currently listed as undesignated funds must now be called member contributions. The second issue John reviewed is the Investment Policy for the reserve funds. The funds will have to be managed in such a way that we have maximum protection of the money and where our liquidity of funds is adequate should the need arise to use the funds.
- c. 14-day RV permits: A former Board member, Carol Flick asked if she could make some comments regarding the granting of exceptions. Barrie made some comments and a motion: **I move to allow 2 RVs on an un-built lot and one RV on lots with a house, which may be occupied or unoccupied for the remainder of this season. Any additional RVs on a lot would need Board approval.** The motion died for lack of a second to the motion and because it wasn't on the agenda. Discussion continued on the use of the 14-day permit in increments rather than just a single 14-day period. Reinie presented the Board with a form he developed for tracking the usage of the 14 days. Because the interpretation of the usage of the 14-day permit was clarified, there was no need to make a motion. Owners may use their allowed 14 days in increments as they wish. Owners will still be able to request exceptions in compliance with the Regulations and Covenants.

### **B. New business items**

- a. AIA Lot at 1156 Hazel Lake- The lot at 1156 Hazel Lake has been sold. Mike read a legal document that requires a certified copy of resolution by the Board of Directors of the AIA Inc. authorizing the sale of the property. What this document does is clarify that the Board is selling the property and not any individual member of the Board. **Mike made a motion to adopt the resolution on the title on the lot.** John seconded the motion and the motion passed. Linda Squirrell abstained from any actions regarding the sale of this property.
- b. Owner appeal for an RV exception- Jim & Janet Johns 357 Wildflower- Jim discussed his family needs for an exception to the 14-day permit. Jim's father's health issues and Janet's parent's health issues are problems. Currently they have Janet's parent's RV parked on one lot and their RV parked at 357 Wildflower. At these locations there is no cell phone service so they have been relying on walkie-talkies but these do not work well either. The majority of the Board felt that the circumstances of the situation constituted a hardship and granted them an exception so they can park both RV's on their lot for the rest of the summer only. Mr. Johns said that he would be looking into alternative solutions for parking the second RV before next season. Board members voting for the exception were: Mike, Barrie, Al, Linda, and John. Sharon voted against the exception.
- c. Owner appeal for an RV exception- Wanda Bingham 1701 Hazel Lake Drive. Wanda was asking for permission for her brother to remain on her lot for an additional five days. He has been on the lot in his RV since July 1<sup>st</sup>. She admitted she was in violation of the 14-day permit. The second RV had already been on the lot six additional days. She described the hardship she and her family have had over the death of a co-owner of her lot. After much discussion, a majority of the Board denied her request. Board members voting for the exception were: Barrie. Board members voting against the exception were: Al, Mike, Linda, Sharon, and John.

**Management Reports:** (all reports are attached to these minutes)

**Communications** – Lisa Ditmore

**Design Review** – Joyce Boulter

**Forest Management** – Bill Conway

**Maintenance and Heavy Equipment** – Linda Squirrell elaborated on the abuse of the dumpsters. Many people were dumping their garbage into the

dumpster instead of the compactor. This not only smells but also attracts bears.

**Security** – Reinie Masanetz

**Committee Reports:**

**Hazel Lake:** Linda Dysart was unable to attend the meeting. She gave her report and request at the Friday July 19 meeting. Bobbie summarized her request to the Board. Larger trout need to be stocked. Last year the lake was stocked with fingerling trout that do not appear to have survived due to salamanders. Linda also recommended Hazel Lake be catch-and-release fishing with flies and single hook lures only. Reinie needs to find a new supplier for fish before the stocking can happen.

**Weed Spraying:** Patty Greeves reported that the weed spraying is going well. A second spraying will be needed in about 3 weeks. There are now two back-packs available for spraying and the tank sprayer has been repaired.

**Fire Department:** Paul Grosvenor reported that the East Fork fire cost four million dollars. Had this fire been on private property, it is possible that the owner would be required to pay the fire fighting cost. Paul also expects the Stage 1 fire restrictions to be lifted on Tuesday, July 23.

**Announcements from the Board:** The Annual Owners Meeting will be held on August 17, 2013 at 2:00 PM at the Firehouse.

**Adjourn:** The meeting was adjourned at 4:47 PM.

**Secretary - Barrie Riddoch**