

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
SPECIAL BOARD MEETING MINUTES
9:00 AM, Friday, May 20, 2016
Arrowhead Firehouse
Approved June 18, 2016

Call to Order, Determination of a Quorum

President Mike Wigent called the meeting to order at 9:00 AM. Present were President Mike Wigent, Treasurer Al Hale, Secretary Curt Treichel, Member Dale Breckinridge, and Member Jim Matteson, representing a quorum. Not present were Vice-President John Moseman and Member Bridget Isle. Also present were Law of the Rockies Property Management team members Jacob With and Agnes Kroneraff.

Executive Session: (to cover personnel, privacy, delinquencies/collections and legal matters under CCIOA (C.R.S. Section 38-33.3-308 (4) (a), (e) and (f)) began at 9:15 AM and continued to 12:00 PM

The BOD adjourned for lunch at 12:00 PM

The BOD reconvened for the afternoon session at 1:00 PM

Ruth Collins of Crested Butte joined us at this time to take notes of the meeting to assist in the creation of the official minutes of the meeting.

Report On Executive Session

Mike Wigent reported that in Executive Session the BOD discussed personnel, contracts, legal matters and delinquencies.

Owner Comments

There were no owner comments at this time.

Agenda discussion items

Additions, deletions, and changes to the agenda were discussed, with the updated agenda shown below.

Introduction and welcome of Agnes Kroneraff and Jacob With, Law of the Rockies

Agnes Kroneraff, Law of the Rockies, was introduced as our new Office Manager. Owners should normally contact Agnes first when seeking help with just about all AIA issues. She can be reached by telephone 970-642-4232 and/or email aia1@arrowhead1.org

Jacob With, Law of the Rockies, was introduced as having a lead role in working with the AIA to enable Law of the Rockies to transition from its startup role as our Office Management team to becoming our Full Service Property Management team for Arrowhead.

We are already moving forward with the transition from Office Management to Property Management.

Review and status of transition of Dave Tobler's duties to Law of the Rockies

Dave Tobler has done a very professional job of assisting the AIA and Law of the Rockies with a smooth transition of office management services from his office to Law of the Rockies.

Plan for upgrading Law of the Rockies toward a full service property management status

This was discussed at length, stressing that this is a learning process for AIA , Owners, and Law of the Rockies. The BOD, Owners, and Law of the Rockies will need to all be patient and helpful toward one another as we make this process work for the mutual benefit for all of us.

Real estate office lease/purchase questionnaire/survey feedback

The results of the Real Estate Office Purchase/Lease questionnaire/survey were discussed. There were 312 surveys returned, 44 in favor/198 not in favor of purchasing, and 74 in favor/143 not in favor of leasing. The BOD agreed that we had listened to the community and would not proceed with either a lease and/or a purchase of the real estate office building at this time.

Metro district update, scheduling

The BOD discussed the rationale for learning more about the pros and cons of establishing a metro district, particularly as it relates to our long term relationship with our domestic water company. Mike Wigent will contact a Denver-based group that has offered to present us with an educational workshop on the topic to see what dates they might be able to meet with both the BOD and the Owners. Jacob With will see what other options may be available going forward regarding our relationship with the water company.

Requests for Actions Without A Meeting review

The BOD discussed the process with which it exercised its requests for Actions Without A Meeting between the January Regular Meeting and the May Regular Meeting. Going forward this process will be administered by our Property Management Team.

Snowmobiling fine issue update

We had an owner that was operating snowmobiles in a manner not in compliance with our governing documents. Using the complaint process outlined in our governing documents, another owner filed a complaint. Following up on this complaint as per our governing documents, the BOD issued a fine. The owner who was witnessed to be operating snowmobiles not in compliance with our governing documents promptly paid the fine. The entire process worked well as outlined in our governing documents.

Owner hearings review

Any owner found to not be in compliance with our governing documents, and therefore issued a fine, may ask for a hearing before a hearing committee established by the BOD to appeal the decision. That process was initiated recently, with the results still pending.

Real estate foreclosure acquisitions and plans to sell update

AIA became the owners of two lots via foreclosure actions against two owners who chose not to pay their monthly lot owner assessments. Dale Breckenridge is the BOD lead, working with two of our locally active Realtors to sell those two lots. The monies gained from the sale of these lots will be returned to our AIA operating funds.

Design review issues

Design Review asked the BOD to review several issues that had been before their committee over the winter. Relevant and important information regarding these issues came to the BOD just prior to our meetings. The BOD felt it best to postpone this agenda item to the June BOD meetings to give BOD members adequate time to study the materials provided.

Boy Scout campout

The request by an owner to host a Boy Scouts of America campout on their property in early June was discussed. While several of the BOD members felt the thousands of acres of public lands surrounding Arrowhead might be a better venue for those sorts of events, it was agreed that this event was not in conflict with our governing documents if managed well. It appears as if the event will be very well managed.

John Krall Award review committee

Bob Hernandez reported on the findings of the review committee that he had been asked in January by the BOD to lead. The review committee had been asked to review the past processes of the John Krall Award program and determine if any changes were needed going forward. The review committee recommended that the program continue forward with no needed changes. Bob Hernandez accepted the BOD's request that he continue to lead the John Krall Award committee.

Firehouse camera

The BOD agreed to set aside no more than \$1000 for repairing and/or replacement of the firehouse camera. Bob Hernandez will continue to lead this effort.

Welcome Committee structure, membership, leadership

The BOD recognized that the manner in which the committee was structured by the BOD during the January meetings was not the most efficient way for the committee to be structured going forward. The Welcome Committee, going forward, will now be made up of the people already in lead roles relating to our communications with new owners. The lead will be our Communications Manager, and will also include the leads from Design Review, Forestry, Patrol, and Property Management.

CD interest rate review

It was decided to postpone discussion on this until our June meetings.

Nucle-Naturita Telephone Company

NNTC and Century Link are continuing discussions on how to improve our internet service.

Protection of natural character of common lands along roadsides

The BOD discussed its responsibility to manage the Common Lands along our filing roads, as per our governing documents. The BOD will continue to expect owners to leave the Common Land that separates their private lot from the filing roads natural, with exception of the removal of dead wood and noxious weeds. Owner mowing and/or weed whacking of Common Lands along our filing roads is a violation of our governing documents.

Pipe in support of getting water to Arrowhead Lake

The pipe that was approved for purchase last fall should be delivered soon to facilitate the flow of water from near the Pipe Spring toward Arrowhead Lake.

Patrol Operational Management Plan

Discussion on this was postponed until the June meeting.

Driveway checking, packing, clearing

Discussion on this was postponed until the June meeting.

Assisting with stuck vehicles on common lands and private lands

Discussion postponed until the June meeting.

Guest parking in winter lot

Discussion postponed until the June meeting.

Patrol staffing

Discussion postponed until the June meeting. Mike Wigent will continue to recruit new Patrol personnel.

Patrol database and tablet computer

Agnes Kroneraff will work with John Moseman, Dale Breckenridge, and Joyce Boulter to ensure we have a database system that facilitates our transition toward Law of the Rockies becoming a full service property management team. It is expected that our property management team will be a significant user of this database system and should have a lead role in its design and management.

Patrol vehicle upgrades with both summer and winter in mind

Jim Matteson reported on several vehicles that might serve us better than the present combination of the Ford Explorer and snowmobiles. He will continue his research in preparation for more discussion at the June meeting.

Winter parking lot expansion

Discussion on this was postponed until the June meeting.

Elections Committee

The BOD will continue to retain the Dalby Wendland and Company accounting firm in support of our elections processes.

Owner Comments:

There were no owner comments at this time. Owners present did, however, contribute to the discussions surrounding the agenda items listed above when those items were discussed in agenda sequence.

Adjournment:

The meeting adjourned at 4:40 PM.

In compliance with CCIOA, all meetings of an HOA board are either regular or special meetings. Thus our Work Sessions are actually Special Meetings during which the Board works on Association business. No votes are taken during Work Sessions or any Executive Sessions. The Board will recess for lunch during this meeting.