

**MINUTES  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, JUNE 17, 2017  
ARROWHEAD VOLUNTEER FIRE DEPARTMENT, 1:00 PM**

**PLEDGE OF ALLEGIANCE** was led by Vice President Dick Bloss.

**CALL TO ORDER AND DETERMINATION OF QUORUM:**

Vice President Dick Bloss called the Regular Board Meeting to order at 1:00 P.M.

Also present were Bridget Isle, Secretary; Patty Greeves, Member; Becky Stilley, Member; and Jim Matteson, Member. A quorum was determined.

**EXCUSED BOARD MEMBERS:** Kim Norwood, President; Dale Breckenridge, Treasurer.

Vice President Dick Bloss reported on the Friday, June 16, 2017 Special Meeting and on the Executive Session held on that date. **EXECUTIVE SESSION:** Covers issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38.33.3.308) (a), (e) and (f).

**ADDITIONS OR DELETIONS TO THE POSTED AGENDA:** a) Addition to New Business by Bridget: Item on update and posting on AIA website of RV Request Form, Item. #5. Becky moved to adopt the agenda and motion seconded by Jim. Motion carried.

**APPROVAL OF MINUTES OF SPECIAL AND REGULAR BOARD MEETINGS HELD FRIDAY AND SATURDAY, MAY 19/20, 2017:**

A written narrative was submitted by property owner, Kat Krohn, showing what she would like the May minutes to reflect on her Owner Comment. The AIA Board Secretary will check the audio of the May meeting and ensure what was actually said is reflected. If a correction is justified to the May minutes it will be made and the May and June minutes will be so posted. Minutes for May and June will be reviewed for approval at the July Regular Board Meeting. No additional corrections were stated by attendee's.

**REVIEW OF FINANCIAL STATEMENTS:** With the absence of Dale Breckenridge, Treasurer, Dick Bloss read a brief update on the association current financial statements. (See attached Exhibits).

**OWNER COMMENTS-** None

**OLD BUSINESS**

**Held over/discussed from May 2017 meeting:**

- 1. Update on Sucker Fish/Hazel Lake and lake permits.** – Becky gave a detailed update on the current “Sucker Fish” problem at Flint Lakes. It was reported that a surprisingly large number of Sucker Fish (1,400), have already been netted or trapped to date out of the lower Hazel Lake. Becky also gave some information on the upcoming July 1, “Sucker Fish Derby”. It was also reported that the owners of Flint Lakes have obtained and updated a current Colorado Lake Permit, along with the Association’s permit for Hazel Lake. Signs have been ordered and will be posted very soon at Flint Lakes. Becky also reported that trout will be stocked in both the upper and lower Hazel Lakes on July 6, 2017. Jim Squirrell added that Don Squirrell/Arrowhead Water Company, is almost finished with phase I of the installation of the pipes between upcountry water drainage and Arrowhead Lake. All involved are very encouraged with the amount of water that is currently coming out of the new pipe system. The Association and the Property Owners of the Flint Lakes ask that owners please not use live bait of any kind.
- 2. Report on Security Cameras for Fire House** – Bridget reported that she attended the Arrowhead Fire Protection Board on Friday, June 9, 2017 and reviewed the information and costs of installing Security Cameras at the Arrowhead Fire House. The AFPD board made one suggestion to have the 3<sup>rd</sup> camera installed in the Fire House office with the two remaining on the north and south side of the building, where the entry and bay doors are located. The AFPD board voted unanimously to share the price up to \$1,500.00. Immediately following this report at the June AIA Regular Board Meeting, the following questions were asked by property owners: 1) Under what line item in the AIA budget is the association share of money coming from? 2) Could the office camera be installed with an on/off audio switch to not interfere with any “Executive Sessions” and other confidential meetings by official committees. Bridget will be checking into these questions and this issue will be tabled, reported and voted on at the July 2017 meeting. **Becky Stilley was excused from the remainder of the meeting for a pre-arranged commitment.**
- 3. Final Report on Relocation of Horse Corrals and Contracts** - Patty reported that the association’s new horse corrals have been installed. Signage has been ordered to be posted and the “Boarding Use Agreement” contracts have been established with the assistance of LOR. Patty thanked all who helped move and set-up the corral panels and announced that a few minor maintenance issues will be completed within the next week. Anyone wishing information on housing horses may contact Patty and they will forward the information on to Patty. Jim Squirrell had a question on water use. Patty will contact the Arrowhead Water Company regarding the subject of water use. Patty reminded the owners that our Use Permit from the County is for the parking of horse trailers, and not for any overnight vehicles.
- 4. Report on AIA Governance Review Meetings** – Patty reported that she and Becky have posted a schedule of the dates for the review of our Governing Documents. Any property owner wishing to attend may check the posted schedule of dates for location and time. All interested owners are welcome. Patty and Becky will be issuing a written

report to the board and to the community. Patty also reported that the current Articles of Incorporation require some updating. We are following the current requirements of the State of Colorado with the advice and assistance of the AIA attorney from Law of the Rockies.

- 5. Report on Alpine Road** – Jim reported on the road improvements completed on the Alpine Plateau Road. He fielded several questions from the owners and the consensus is that the road is greatly improved. A question was also fielded from the audience regarding the current pipe project from upcountry to Arrowhead Lake. Jim thanked other board members and property owners for their assistance during the road work with traffic control. He also announced that we would continue asking yearly for the \$25,000.00 for road repair and upkeep. Jim restated that we still have plans to work with the Forest Service and the county using one of the already permitted rock quarries for crushing and hauling rocks.

#### **NEW BUSINESS:**

- 1. Report on Action Without Meetings** - Dick reported that one AWM was held between our May 2017 and June 2017 Regular Board meetings. The BOD was able to solve a dispute with a property owner regarding building issues.
- 2. Patrol and Digitizing Records/Personnel Needs** – Dave Reddish reported that he had met with John Moseman and Jim Gelsomini regarding the digitization of Patrol records. John Moseman has donated a work tablet to the association for Patrol to use. John has promised to donate another tablet for Design and Review to use. The association and community thank John greatly for his generosity. Patrol will have a location set up to work at the 4<sup>th</sup> of July Picnic. Any property owners in attendance who need to update their personal information on record are urged to please use this opportunity. Dave is also asking for a locked storage container to be installed on the back of the Patrol vehicle for security purposes. Property owners and guests are reminded to keep the speed down on the filing roads to between 15-20 miles per hour to help with road maintenance and dust. Be courteous and creep by pedestrians and their pets.
- 3. Additional Employee for Maintenance** – Jim reported on the need to hire a part time maintenance person for the associations heavy equipment. He noted that the association will be money ahead having our own maintenance/repair part time employee saving money lost which has been spent in years past transporting equipment someplace for repair and/or paying a mechanic to drive to Arrowhead to make repairs. The job description has been posted and the only response was from Curt Strange, a local Arrowhead resident who is a very well-qualified and certified mechanic. This is a part time and not a full-time position. Jim stated that in the long-run, the association will be money ahead having an in-house mechanic. After a brief discussion, Jim moved to hire Curt Strange, Patty seconded, and the motion carried unanimously.

4. **Discussion on Proposed Amended Articles of Incorporation** – Patty reported on this subject in item #4 of Old Business.
5. **Update and Posting to Association Website of RV Request Form** – Bridget and Patty reported that our Communication Liaison, Lisa Ditmore, has already received several inquiries from property owners on where to find the RV Request Form on our association website. The old form currently has incorrect addresses and appears to have been inadvertently deleted from the association website. Patty will work with Patrol and Dave to update the form ensuring the information necessary to streamline Patrol's needs is required. The updated form will be added to our website for owners to fill out and directly forward to Patrol.

#### **COMMITTEE REPORTS:**

1. **Communications – Lisa Ditmore** – Lisa announced her submission deadline on all material for the next Smoke Signals as Thursday, July 20, 2017. All ad's, articles and reports are to be forwarded to her on or before this date. Lisa continues to receive requests from property owners to have information added to the "Event Calendar." So be sure and check our AIA website calendar for upcoming community events. Lisa is creating a dedicated volunteer area on the web site where property owners can quickly find out where Arrowhead volunteers are needed and the points of contact. The association and community attendees expressed their thanks and appreciation to Lisa for the great job she is doing on our Associations Smoke Signals.
2. **Design and Review – Joyce Boulter**- Joyce reported she currently has: 1) 2 new home requests; 2) 3 Garages and 3) 2 shed requests as of date. She reminded anyone wishing information on Design and Reviews requirements and regulations, to check on the Arrowhead Website under Design and Review, or to call her at the number posted. Joyce announced that Gunnison County has changed the permit requirements for sheds 200 square feet or less. Please contact Joyce or Gunnison County for further information on this subject.
3. **Fire Protection District – Don Koeltzow** – In the absence of Don, AFD board member, Nick Garreffa reported that the AFD BOD held their monthly meeting on Friday, June 9, 2017. Please keep in mind that our Fire Danger at the present time is "High", so the AFD asks for owners to please be careful with outside fires and to be sure to have a current Fire Place permit.
4. **Forest Management – Bill Conway** – Bill reported that most of the MCH packs have been distributed to property owners who had ordered them and are currently in the process of being installed on lots and on Arrowheads Common Grounds. Anyone who has not picked up their MCH patches can call Bill for assistance. He reminded the

community that the beetles are in full swing at Arrowhead. He thanked the many residents who have volunteered and helped with putting up the MCH packs in our community. Bill also spoke briefly on the grant we were able to obtain last year for \$10,000.00. Please be aware that many of the downed trees that have been sawed and stacked, will be moved during “clean up” days. Volunteers, please bring your trailers to assist moving these trees to the “No Stump Dump.”

5. **Heavy Equipment/Maintenance – Jim Matteson** – Refer to the report by Jim on Maintenance needs and Heavy Equipment. (Item #3, New Business)
6. **Patrol – Dave Reddish** – Refer to the report by Dave on Patrol. (Item #2, New Business).
7. **Election Committee – Lindy Linder** - Lindy reminded the community that the association will have two (2) positions open on the Arrowhead Board of Directors at the end of this calendar year. Each board position is a three (3) year term and anyone interested in running for one of these positions and serving on the Arrowhead Board of Directors will need to submit a brief letter of intent to the Association Office in Gunnison or to Election Committee Chairperson, Lindy Linder, by July 15, 2017. Please go to the Election Committee area on the association website for more information.

**BOARD ANNOUNCEMENTS** –Vice President Dick Bloss announced that our board President Kim Norwood and his wife Cindy are currently attending to family issues on the east coast and requested our Arrowhead community members to please keep Kim and his family in their thoughts and prayers. No other board announcements were made.

**OWNER ANNOUNCEMENTS:** a) Dave Reddish gave a brief presentation on an upcoming free performance at Quigley Hall at Western States University, in Gunnison, by the “Western States Brass Band.” The performance date will be June 30, 2017 at 7:30 PM; b) Joanie reminded the community on the need for volunteers to help during the upcoming 4<sup>th</sup> of July Picnic at the Fire House on July 1, 2017. There is a sign-up sheet posted and you can also call Joanie for information; c) Reminder that the Arrowhead Exercise Class is held at the Fire House every Monday, Wednesday and Friday from 9:00 AM to 10:15 AM. Come and enjoy time with your neighbors and get fit; d) Joanie announced that she is giving “Dance Classes” weekly on Wednesdays from 4:30 PM to 6:30 PM at the Lodge. Call Joanie for more information and/or questions. e) Bob Hernandez reminded the community that they are still taking nominations for the John Krall Award for 2017. Please have all names to the committee by June 21, 2017. More information can be found on our association website or by contacting Bob. f) Carla also reminded attendees on the need for donated items for the “Silent Action” to be held at the July 4<sup>th</sup> Picnic. Please bring any donated items for this purpose with you to the picnic. g) Joyce reminded all that the red binder/note book at the Fire House table is for Billy and J. R. Ellis. Please feel free to add your message or donate photos for their send-off book.

**OWNER COMMENTS:** Resident Rich Krohn voiced his concerns regarding proper posting of board meeting agendas.

**ADJOURNMENT:** With no further announcements or business, a motion was made by Bridget and seconded by Patty to adjourn. Motion carried and the meeting was officially adjourned by Vice President Dick Bloss at 2:55 PM.

Submitted by Bridget Isle, Secretary

**Approved as corrected at the July 15, 2017 Regular Board Meeting.**

*Bridget Isle*

**Bridget Isle**

**Secretary/Member**

**AIA Board of Directors**

6/25/17



For the month of may we had \$30,229.50 of income and total expenditures of \$36,723.79 for a net loss of \$6,494.29, which is typical for the month before assessments are billed to members. The year to date numbers look good with a total income \$191,898.56 and expenditures of \$154,129.77. The net income after capital expenditures was 37,768.79 for the first 5 months of the year against our budget target of 25,970.83.

Note: There is a difference in the YTD amount for Item 410 - Membership Lot Assessments between what I calculated and what is on the income statement for May that I need to resolve with Agnes. The amount on the May Income statement is larger by about \$7,400 based on my calculations. The YTD numbers are based on the my calculations.

Income from fees and interest (items 413 - 435) is lagging budget expectations by about \$4,800. The low amount of income from assessment interest and Fees because more owners are paying on time is good for the association , but not so good for the budget.

Item 612 · Heavy Equipment - Fuel is still over budget year to date \$4,240. The over budget amount was reduced from last month by almost \$1,000 as only \$208 was spent on fuel this month.

Item 735 - Forest Refuse Site. The fee for the for the Forest refuse Site in the amount of \$5000 was paid to the Cox family in May.

Item 695 - Forest Health. \$7,400 was paid to Gary Moore Services for the removal or dead trees under a \$10,000 grant received from the Forest Service. This completes the work to be done under the grant and we should receive a check for the \$10,000 grant money in the future. ( Bill Conway may have more to say about this in his report.)

You may have noticed some improvement in part of the Alpine Road. For this improvement we have received an invoice from Gunnison Materials for material put on the Alpine in the amount of \$24,117.15 which will be paid this month.

Delinquencies as of June 12,2017

13 lots more than 180 days overdue in pay dues for a total amount due of \$8,403.

13 lots less than 180 days overdue for a total amount due of \$3085.

**ASSETS** as of May 31, 2017

**Checking/Savings**

<b>101 · Bank of the West Checking</b>	<b>\$ 89,939.72</b>
<b>102 · Alpine Checking</b>	<b>\$ 44,011.94</b>
<b>105 · Bank of the West - Money Market</b>	<b>\$156,608.51</b>
<b>106 · Alpine Bank - Money Market</b>	<b>\$125,098.73</b>
<b>109 · Bank of Colorado - Money Market</b>	<b>\$244,603.93</b>
	<b>-----</b>
<b>Total</b>	<b>\$659,798.46</b>



# Communication Liaison – June 2017 Report:

## SMOKE SIGNALS:

- All ad & articles for the upcoming August/Sept edition of Smoke Signals is **due no later than Thursday, July 20<sup>th</sup>**.

## Arrowhead in Colorado (AIA) Facebook:

- 29 post made since May 20<sup>th</sup>. See attached breakdown of post and viewers reached.
- 827 “Likes”

## AIA WEBSITE:

- Will be creating a new page on “Volunteerism”

## BLAST EMAIL LIST:

- 7 Blast emails have been sent to owners since last May 20<sup>th</sup>.
- In recent weeks, Gmail has tighten their security parameters when addressing emails to a Large Volume or Group of email addresses....especially those that are “blind carbon copied/bcc’d”. This is requiring our AIA Blast email listing to be broken down into Alphabetical Groups with no more than 60 email addresses in a group. So, we currently have 6 blast email groups.
- If you want to receive important messages and community updates in the form of an email, I encourage owners to be added to our Arrowhead Blast Email listing at [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com) This listing is strictly for Arrowhead residents & owners only and will remain a confidential “post only” email account.

**Community Calendar:** Upcoming events as posted on our website Calendar & Facebook page, under Events:

- Wednesday, June 21<sup>st</sup>...and every Wednesday, at the Lodge, Joanie’s **Country Dance Lessons**
- Saturday, June 24<sup>th</sup>: **Community Clean Day**
- Saturday, July 1<sup>st</sup>: **Annual AVFD Community 4<sup>th</sup> of July picnic AND Sucker Fishing Derby**

If you have a community event you’d like posted to the website event Calendar or Facebook, please let me know.

## INFORMATION BOARDS:

- I will be working to clean up and re-organize the two boards, located at the firehouse & heavy equipment shed.

*Lisa Ditmore*

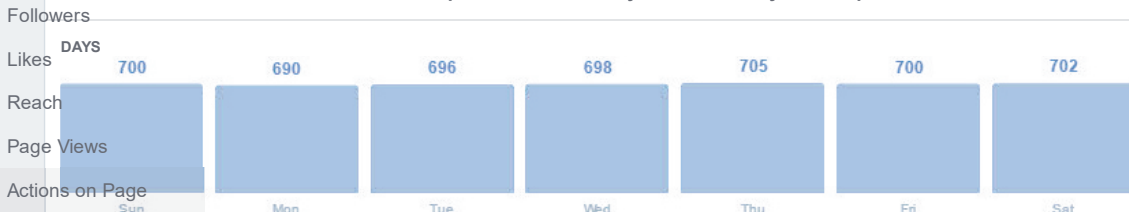
AIA Communication Liaison

Smoke Signals: [aiasmokesignals@gmail.com](mailto:aiasmokesignals@gmail.com)

AIA Blast Email: [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com)

Overview **When Your Fans Are Online** Post Types Top Posts from Pages You Watch

Promotions  
Data shown for a recent 1-week period. Times of day are shown in your computer's local timezone.



All Posts Published

Published	Post	Type	Targeting	Reach	Engagement	Promote
06/16/2017 10:46 am	May the Forest Be With You! Come on out and help make a difference.	Event	Global	41	0	Boost Event
06/15/2017 7:40 pm	NNTC completed restoration of services at approximately 6:15P	Text	Global	263	12	Boost Post
06/15/2017 12:20 pm	Just a reminder.....Arrowhead's Annual 4th of July Picnic is j	Event	Global	128	10	Boost Event
06/14/2017 8:51 pm	Temporary Emergency Communications: Folks, as you may or	Text	Global	271	21	Boost Post
06/13/2017 7:41 pm	Thank you Earl Fay for sharing your photos & videos from toda	Text	Global	0	0	Boost Post
06/12/2017 5:43 pm	Arrowhead in Colorado (AIA) shared Arrowhead Mountain Lodg	Text	Global	175	26	Boost Post
06/11/2017 11:17 am	Happening this coming Thursday, June 15th and Friday, June 1	Event	Global	679	35	Boost Post
06/09/2017 5:51 pm	Bluebird sky!! Photo from Arrowhead web camera: net2cam pho	Image	Global	418	37	Boost Post
06/09/2017 4:00 pm	Click on the link to upload flyer for more Sucker Fishing Derby r	Text	Global	0	0	Boost Event
06/09/2017 11:08 am	Please be aware that on Tuesday, June 13th, a joint AVFD train	Text	Global	408	27	Boost Post
06/09/2017 11:01 am	There will be a joint AVFD training session with CareFlight (Med	Text	Global	238	11	Boost Post
06/09/2017 8:58 am	Just a reminder: Governance Review Meetings: Meetings are s	Text	Global	183	16	Boost Post

Category	Date	Image	Text	Share	Public	Reactions	Engagement	Reach	Actions
Overview	06/07/2017 4:57 pm		Keep Calm and Learn To Country Dance!!			169		68	
Promotions	06/07/2017 6:15 pm		Country Dance Lessons, starting Wednesday, June 14th thru S			0		00	
Likes	06/07/2017 9:41 am		Governance Review Meetings: Meetings are scheduled workin			195		251	<a href="#">Boost Post</a>
Reach	06/07/2017 9:19 am		The Horse Corrals are Open! The AIA Horse Corrals are now loc			419		8520	<a href="#">Boost Post</a>
Page Actions on Page	06/07/2017 8:55 am		Arrowhead's Annual 4th of July Picnic is just around the corner!			0		00	<a href="#">Boost Event</a>
Events	06/05/2017 9:34 pm		Just one of many simple pleasures we love about Arrowhead!			334		429	<a href="#">Boost Post</a>
People	06/02/2017 10:42 am		Beginning June 5th through June 8th new gravel will be applied			457		2211	<a href="#">Boost Post</a>
Local	06/03/2017 10:53 pm		The June/July 2017 edition of the Smoke Signals is now posted			400		784	<a href="#">Boost Post</a>
Messages	05/31/2017 8:38 pm		Per Bill Conway: MCH PACKS are available to be picked up at t			271		523	<a href="#">Boost Post</a>
	05/28/2017 9:46 pm		The Book Club will be gathering this Friday, June 2nd. They will			128		42	
	05/27/2017 11:25 am		About this same time every year, the bears are awake and back			398		749	<a href="#">Boost Post</a>
	05/27/2017 10:19 am		We are so very grateful and thankful to all our Arrowhead Veter			413		3827	<a href="#">Boost Post</a>
	05/27/2017 10:01 am		Photo by Bridget Isle			615		8147	<a href="#">Boost Post</a>
	05/21/2017 10:19 pm		Looking forward to seeing as many friends and neighbors, this			204		262	<a href="#">Boost Post</a>
	05/21/2017 9:58 pm		The Winter Parking Area is CLOSING and all vehicles, snowmo			173		32	<a href="#">Boost Post</a>
	05/21/2017 11:14 am		Heads up! Starting on Monday Hwy 50 road construction resum			617		12612	<a href="#">Boost Post</a>
	05/18/2017 3:32 pm		Thank you Cindy Norwood for sharing the beauty of our latest S			0		00	<a href="#">Boost Post</a>

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