

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
BOARD MEETING MINUTES
2:00 PM, Saturday, January 16, 2016
Arrowhead Mountain Lodge

Call to Order, Determination of a Quorum:

President Mike Wigent called the meeting to order at 2:00 PM. Present were President Mike Wigent, Vice-President John Moseman, Secretary Curt Treichel, Treasurer Al Hale, Member Dale Breckenridge, Member Bridget Isle, and Member Jim Matteson, representing a quorum.

Pledge of Allegiance:

Veteran Bill Payne led those in attendance through the Pledge of Allegiance to the flag of the United States of America.

Adoption of Agenda with Any Additions, Deletions, or Changes:

Additions, deletions, and changes to the agenda were discussed, with the updated agenda shown below. Bridget Isle moved that the agenda be adopted as shown below, the motion was seconded and approved.

Introduction of New Directors:

Mike Wigent introduced our two newest board members, Dale Breckenridge and Bridget Isle.

Report on Special Meeting:

Mike Wigent gave a report on the Friday, January 15, 2016, Special Meeting

Approval of October, 2015, minutes:

Curt Treichel made a motion to approve the Friday, October 16, 2015, Special Board Meeting minutes, the motion was seconded, and approved.

Curt Treichel made a motion to approve the Saturday, October 17, 2015, Board Meeting minutes, the motion was seconded, and approved.

Review of Financial Statements:

Treasurer Al Hale reported that 2015 ended with a Net Income of \$92,743.10, which he will recommend be transferred to line 363 - Member Contributions under New Business later in this meeting.

A significant contributor to the very positive Net Income was the fact that the 2015 fuel usage and cost were lower than budgeted, due to both a mild winter and lower fuel prices.

Additionally, while legal costs appear to be higher than budgeted, that cost was more than offset by a significant increase in collections of past due owner payments due to our legal team's very thorough pursuit of these past due monies via delinquency and foreclosure actions.

Al also reported that we were able to transfer \$75,000 from line 102 - Alpine Checking to line 105 - Bank of the West Money Market.

Old Business Items:

Electronic Data update: John Moseman reported that the new Arrowhead database system, which will be used in support of Design Review and Patrol, is up and running. Dale Breckenridge will be assisting John in the ongoing development of this program.

NNTC update: Jim Matteson reported on the recent activities of Nucla-Naturita Telephone Company and CenturyLink that hopefully will lead toward enhanced internet services at Arrowhead. Jim credited owner Ron Treche for being a key contributor toward moving this project along.

Purchase of Real Estate Office (Commercial Area): The Board discussed the possibility of purchasing the Arrowhead Real Estate office building. A letter will be sent to owners seeking their input regarding this issue.

Fact vs. Fiction:

Mike Wigent's Fact vs. Fiction report is attached to these minutes.

New Business items:

Creation of 2016 Election Committee: Linda Dysart, Kathy Koeltzow, and Lindy Lindner agreed to serve our community for another year on our Elections Committee.

John Krall Award Committee appointment: Bob Hernandez was asked to lead an effort involving all interested past John Krall Award recipients to determine the best options regarding the future of that program. The recommended option(s) will be presented to the BOD at the May 2016 meeting.

Track Vehicle Waiver: The BOD and owners discussed an owner request to operate an over the snow tracked vehicle larger than that presently allowed in our Rules and Regulation. The request was denied.

New Business Action Items:

Delinquency/Foreclosure Actions: Treasurer Al Hale made a motion to foreclose on 5 lots. The motion was seconded, discussed, and approved.

Firehouse Lease: Our legal team recommended a few changes be made to the lease. The lease will go back to attorneys for the changes. The old lease will stay in place until the new one is signed.

Transfer funds into Members Contribution: Treasurer Al Hale made a motion to transfer the 2015 Net Income of \$92,743.10 to Account #363 - Members Contribution. The motion was seconded and approved.

Letters to the Board: Mike Wigent reviewed a request from an owner that we be more thorough in ensuring that structures at Arrowhead are not painted and roofed using colors that do not complement our natural setting. The BOD is working with Design Review regarding options to improve this process.

Reports:

Arrowhead Patrol: John Moseman reported that Arrowhead Patrol is short staffed. A new Operational Management Plan is being developed to establish clarity and priority of duties.

Communications: Cappi Castro reports that all entries for the February/March SmokeSignals are due Friday, January 22.

Design Review: Joyce Boulter reported that, as to be expected, winter design review activity is low.

Election Committee: Linda Dysart's report is attached to these minutes.

Forest Management: Bill Conway requests that all MCH packs be ordered no later than February 22.

Maintenance & Heavy Equipment: Curt Treichel's report is attached to these minutes.

Fire Department Report: Jim Gelsomini's report is attached to these minutes.

Board Announcements:

The BOD is following up on written owner complaints regarding snowmobiles being operated off filing roads within the community and plans on issuing monetary fines as per our Rules and Regulations to those who disrespect our governing documents.

Patrol is short-staffed and looking to add personnel. Anyone interested should contact Arrowhead Office Manager Dave Tobler at 970-240-9599.

A Patrol Lead will be named shortly.

The Patrol landline is no longer available. Please call the Patrol cell at 970-209-6335.

The BOD is investigating the feasibility of adding a tracked vehicle larger than a snowmobile for winter Patrol use.

Owner Comments:

Please take the time to thank all the volunteers and BOD for all the work they do.

Joyce Boulter will be leading exercise classes Monday, Wednesday, and Friday at 10:00 AM at the firehouse while Carla Vavrik is away.

Owner's Announcements:

Don Koeltzow announced that there are three Arrowhead Fire Protection District Board of Director positions coming up for election. He has self nomination forms available for those who may be interested.

Adjournment:

The meeting was adjourned at 3:45 PM.

**COPIES OF VARIOUS REPORTS MADE DURING THE MEETING ARE INCLUDED BELOW, INCLUDING:
FACT VS FICTION, ELECTION COMMITTEE, HEAVY EQUIPMENT & MAINTENANCE, AND FIRE
DEPARTMENT**

FACT vs. FICTION

January 16, 2016

Dear Owners,

I will keep this as short and to the point as possible. There have been several false, malicious, mean spirited and, in my opinion, libelous comments made about me on a forum that I must address. I do so reluctantly, but the record and my reputation must be set straight. I am very disappointed with those who authored and posted these untruths. What I am going to address is all easily verifiable via public record documents that include a filed incident report with the GCSO and Gunnison County court documents.

Below are the facts addressing some of the posts:

- **FACT:** Yes, there was an incident involving an owner and myself. I made a concerted effort to keep this incident quiet and told no one other than my wife, the board, the sheriff's office (SO) and one neighbor, for personal reasons, and asked them to keep the information confidential. I have shared information upon request, after postings appeared on the forum.
- **FACT:** I contacted the SO and was advised to file an incident report, which I did.. The SO followed up with an interview with the owner. After the interview the SO issued a summons and the State of Colorado prosecuted the case in Gunnison County Court. The owner pled guilty.
- **FICTION:** It is posted that I forced the owner on a snowmobile off the groomed road. Neither party EVER left the groomed road, nor did I "force" the owner anywhere.
- **FICTION:** A post asks "how many other people at AH have you (referring to me) pulled over for speeding"? **FACT:** None. And no one was "pulled over" in this situation.
- **FICTION:** Another post asks "how many other people besides this owner have you run off the road for allegedly "speeding"? **FACT:** Friends and neighbors, NONE. And it didn't happen in this case.
- **FICTION:** It was posted that I went to the parking lot to seek this individual out. **FACT:** I did go to the parking lot to address two board issues. I was there on board business. I had no idea who was on the snowmobile earlier until I was confronted by the owner involved in this incident in the parking lot and I learned it was he. Please refer to incident report IR# 2014-0521 and court documents for case #2015 M 000002.
- **FICTION:** Postings allege that association money was spent to pursue legal action against the owner. **FACT:** Not true. The SO deemed this incident met the threshold for them to pursue charges via a criminal summons and referred the case to the District Attorney for consideration of whether to prosecute, which they did. Again, no association money was spent on this prosecution and no AIA legal counsel was involved. This matter was prosecuted by the District Attorney as a criminal court matter and not as a civil case.
- **FACT:** There are numerous other totally false statements, some redundant, that were posted in this time frame that are just as malicious and, I believe, libelous that I will not list here. I think you get the point.

Many of these posts are authored by individuals who do not have the courage or integrity to put their names with their post. In all fairness, a few of those posting, to their credit, do use their real names. However, NOT ONE of the persons, whether writing anonymously or not, ever contacted me for the truth prior to posting these lies. This is a case where the truth and facts would not fit their agenda. If this behavior took place in the workplace or any level of school, there would likely be aggressive actions for libel and/or bullying behavior. I guess, however, HOA board members and board presidents are considered fair game.

I know that those of you who know me do not believe I would do the things posted about me. However, as I have said before, false and malicious comments that are available to the public at large, have an effect on each and every owner. These comments are potentially detrimental to all owners property values and paint Arrowhead in a negative light.

I have the SO incident report report and the court documents right here if any of those posting, or allowing these lies to be posted, would like to see them. I would like for them to educate them selves and offer me an apology on their forum. However, if past experience with this group holds true, there will be no apology because, again, it would not fit their narrative or agenda.

I hope and pray that none of you, if you ever sit on this volunteer board, have to go through false attacks on your reputation and character as I have.

Mike Wigent, AIA Board President
(970)901-4867
aia1bod@gmail.com

Election Committee Report

2016 AIA Board of Directors Election

The official count for the 2016 Arrowhead Board of Directors election conducted by Dalby, Wendland and Co. P.C. is as follows:

63 delinquent dues; no votes

784 ballots mailed

567 accepted and tallied votes

5 exceptions

1 ballot returned in the mail (mailed twice)

211 did not vote

784 ballots accounted for

Count:

Breckenridge 320

Carlson 276

Isle 291

Krohn 241

As soon as the results were obtained, the committee notified the Board President and the Board of Directors and e-mail notifications were sent to the candidates. Results were sent to the communications manager for publication on the AIA Web page, Facebook and Smoke Signals.

The ballots have been sealed and stored in a secure location at Dalby Wendland. A letter from Dalby Wendland and Co, P.C. certifying the results of the election as well as the Certificate of Destruction of last year's ballots are on file in the AIA Office.

There were two problem areas in this year's election: the candidate biographical statements included in voter material packet and the voter signature on the return envelope.

Running an election that is fair and unbiased is the highest priority for this committee. Therefore, all material sent to voters need to reflect our priority.

The AIA bylaws allow the Board, at its discretion, may decide to include other materials such as candidate biographies in the election materials sent to voters. By definition, a biographical statement is one outlining the candidate's background, education and experience. It is factual in nature and should not include statements of opinion or issues. This year, the biographical statements submitted by the candidates did not meet this definition and candidates were asked to revise their statements to meet this requirement. This was not a popular request and created some dissention between the candidates and the committee. We also received an email from a community member expressing disagreement with this request to candidates. The committee strongly believes that the Arrowhead community should be provided with factual information

about the candidates. If the candidates wish to provide information about their personal stands on issues, goals etc., they should send a private mailing at their own expense

The question whether the requirement for voters to sign the back of the return envelope deprives owners of the right to vote came up again this year. It has been our practice that if a ballot is received without a signature on the back of the return envelope, it is sent back with a request for signature. This year eleven ballots were returned for a signature and six ballots were returned with a signature. Five ballots were not returned. The individual questioning this practice was referred to the association attorney for clarification.

The chart below shows the data from the last two elections. As you can see, there was a slight increase in the number of owners voting this year. Many thanks to Pam Cadwallader, with Dalby Wendland & Co., who did an outstanding job managing our election and the Board Liaison, Al Hale for his support.

Respectfully submitted,

The Election Committee

Lindy Lindner, Vice-chair, Linda Dysart, Kathy Koeltzow and Al Hale, Board Liaison.

HEAVY EQUIPMENT and MAINTENANCE REPORT

January, 2016 - Curt Treichel, Board Liaison

Arrowhead is a great place, 365 days a year.

Our Heavy Equipment Operators, Will Hobson and Ron Corder, are tasked with ensuring access 365 days a year. We are very fortunate to have two such competent professionals working on behalf of our community.

They both say the snow groomer we purchased in 2014 and the grader front blade we purchased in 2015 are performing as advertised, making it easier for them to groom and/or move snow in a more efficient manner.

There are several things owners and guests can do to help Will and Ron keep our roads open during the winter months.

First of all, please realize Will and Ron have about 25 miles of roads to maintain in what are sometimes some very miserable weather conditions. They put in some very long days and some very long nights on our behalf. Please be patient.

Second, when you encounter the snow groomer or grader, stop, do not get off of the road, and wait for them to find a way to move over and let you pass. They do not want to spend valuable time getting you unstuck because you tried to go around them. Let them call the shots so you can stay on the road and not get stuck. If there is a filing road intersection you can return to and wait, that can be helpful.

Third, periodically a request is put out via the Arrowhead Blast email for all owners to remove every vehicle from the winter parking lot for half a day so Will and Ron can clear the parking lot of snow. Please pay attention to this advertised schedule so your vehicle is not the one in their way to get their work done. If you are going to be off the mountain, make sure somebody on the mountain has your keys so they can move your vehicle for you.

Going forward, Board Member Jim Matteson will be the Board Liaison for Heavy Equipment and Maintenance. Whereas the heavy equipment in my background was airplanes and helicopters, Jim's heavy equipment background was ground based and far more aligned with the needs of Arrowhead. He's the best man for the job.

I have really enjoyed working with Will and Ron for the past year. These two guys are the best.

Please give Will, Ron, and Jim your support.

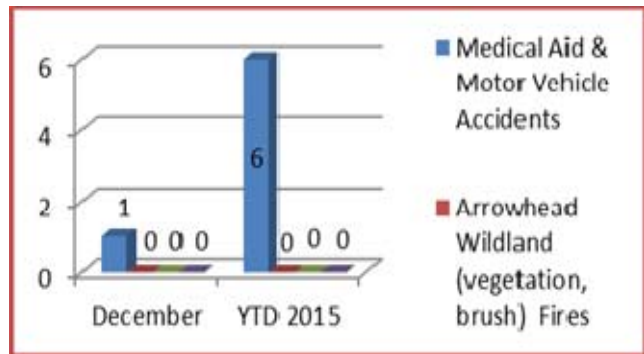
Arrowhead Fire Chief Report

Date of Report: **January - 2016**

Fire Level Status: **Low**

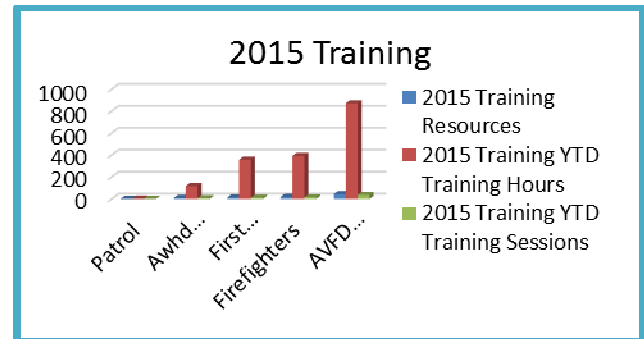
Part-I Emergency Events

Description	December	YTD 2015
Medical Aid & Motor Vehicle Accidents	1	6
Arrowhead Wildland (vegetation, brush) Fires	0	0
Structure Fires (Commercial & Residential)	0	0
Interagency Assistance	0	0
2015 YTD Total		6



Part-II Training:

2015 Training			
Group	Resources	YTD Training Hours	YTD Training Sessions
Patrol	1	3.00	2
Arrowhead Dispatch	10	117.75	8
First Responder	14	358.25	12
Firefighters	20	301.50	15
AVFD Combined	45	872.5	37



Training overview – Guest trainer Dale Erickson – continues basic firefighting knowledge/skills

- Fitness Training 2015 Total - 132
- Next Training session – January 12th, First Responder – complete; January 19th, Fire Fighter

Part-III Personnel (staffing): 44 (FF & FR)

Fire Fighters = (22)

Arrowhead Dispatch = (8)

First Responders = (14)

Part-IV Buildings & Grounds Inspections:

1. Fire House

- Shovel NE Bay access/egress for FR snowmobiles
- Use drag to maintain snow level NW side

Part-V Fire Apparatus & Equipment:

1. Hoses

- a. No new updates

2. Trailer Status:

- a. Trickle charger placed in pump battery, no issues starting pump motor

3. Fire Brush Trucks

- a. **Red/White** – parked in Fire House fully operational
- b. **Blue Brush** – no new updates, fully operational
- c. **Blue First Responder** - Parked at 121 Lake for winter with trickle charge placed on vehicle battery

4. Snow Cat:

- a. Run January 06; no issues noted
- b. Trickle charger placed on main battery

5. Vehicles:

- a. **Snowmobiles** – staged in Fire House full operational
 - i. Batteries operational

Part- VI Interagency & County & Association Meetings:

- 1. Monthly Western Region Wildland Fire Council – Montrose, no new updates

Part- VII Communications

- 1. Performed communications checks with Snow Cat during operation run to Soldier Summit
- 2. Robb Penne 5 email with attached AFPD/AVFD data from AIA web site.
 - a. Next step – work with AIA BOD's and AFPD BOD to agree upon a date to remove all AFPD/AVFD data from AIA Web site.
 - b. Suggestion to AIA BOD to keep the following documentation, posting to the Forest Living pages(s)
 - i. Community Wildfire Protection Plan
 - ii. 2013 Wildland Fire Mitigation Brochure
 - iii. Fire House Protocol Use & Use Request Form (may not post to Forest Management page(s))
- 3. AVFD investigating the feasibility of installing an ATT Microcell at Fire House, enabling use of ATT mobile telephones.
 - a. Follow up needed – verify internet speed = complete 01/12/2016 ~1.0 MBP
 - b. Signal response levels at various points within Fire House to optimize cell signal – in progress

Part- VIII Medical:

- 1. Monthly AED preventative maintenance performed.
 - a. Batteries – good
 - b. Enclosure status – Temperatures remain stable

Part- IX Budget

- 1. No new updates for current reporting period

Part- X Miscellaneous:

- 1. Forest Refuse Burn 2015
 - a. Completed without issue 12/19/2015

- b. 6 fire fighters on site
 - c. 1 First Responder
 - d. Snow-Cat with MRU (trailer)
 - e. First Responder Equipment
 - f. First Responder patient transport
 - i. Material delivery date 01/20/2016 to Recla Metal
 - ii. Saved ~\$250 by coordinating the deliver with large bulk order to Montrose Recla warehouse
 - iii. Next step – pick up material and start fabrication
 - g. Fire Chief Coordinated with Denver Air Quality District
 - i. Form submitted 24 hours prior to ignition
 - ii. Form submitted post ignition
 - iii. Annual Report submitted to Air Quality Staff – Denver
 - iv. AIA Board President and Forest Manager copied on forms
2. Annual 2015 Fuel Usage report submitted to Al Hale and Mike Wigent – January 4, 2016
3. Fire Bay
 - a. Floor drainage solution from AIA status – requires follow up in 2016 with AIA BOD and AFPD BOD to finalize solution.

THIS IS THE END OF THE REPORTS