



DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, May 18, 2024
ARROWHEAD FIREHOUSE

MORNING OPEN SESSION - 9:00AM

The open session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/scl/fi/im4lymrzi8m7rng6i0ia/May-18-2024_Regular-Mtg_AM.mp3?rlkey=z8j28xajkmyagtyy73had9yc5&st=alo10pml&dl=0

The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 9:03 a.m. 00:03

DETERMINATION OF QUORUM: Present were: Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Dennis Roberts & Rachel Grasmick. Member Bill Brassfield was absent excused. Legal counsel Jacob With attended virtually via the internet. 00:24

ENTER 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) and (f). Pursuant to C.R.S. Sections 38-33.3-209.5(1.7)(a)(II), 38-33.3-316(11) and 38-33.3-308(4)(e) possible action in executive session to refer delinquent accounts to legal counsel for collection and to authorize foreclosure of the association's lien relating to the same.* 00:58

CLOSE EXECUTIVE SESSION: The session ended at 10:47 p.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

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https://www.dropbox.com/scl/fi/xt8lj1srttgz4rbxd0gis/May-18-2024_Regular-Mtg_PM.mp3?rlkey=hcvfmsi966o80wlr3auw5muth&st=rhq2shno&dl=0

The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: CALL TO ORDER: Kindschy called the meeting to order at 1:00 p.m. 00:05

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:38

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. The previously determined quorum remained. 01:13

About 10 owners were also in attendance.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:35

ADDITION/DELETIONS TO POSTED AGENDA: None



APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MARCH 16, 2024:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 03:15

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for March & April 2024: Motion by Harris, seconded by Grasmick - Unanimously approved. 04:20

OWNER COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between March 16, 2024 meeting until present date – Kindschy
 - a. AWM - April 06, 2024 – vote to employ Shawn Cooper as a Patrol Agent – Unanimously approved. 06:59
2. Set 2024 AIA Board Member election dates & deadlines - Dalton 07:30
 - a. Letter of Intent to the AIA Elections Committee no later than Friday, August 16th, 2024 by 5:00PM MDT.
 - b. Ballots for the 2024 election will be mailed Thursday, October 11th and must be returned, postmarked by Tuesday, November 26th, 2024 (46 days).

COMMITTEE REPORTS:

1. Communications – Dalton 12:35
2. Design Review Committee – Joanie Thompson 14:55
3. Forest Management – no report 16:52 **** Forest Refuse Site is now OPEN****
4. Heavy Equipment/Maintenance – Fowler 18:22
5. Patrol – Leonard Wasilewski 23:14 **** Winter Parking Lot will be CLOSED on May 31****
6. Election Committee – Dalton 01:05:34

REPORTS FROM OTHER ENTITIES:

1. AVFD – Chief Jennifer Bonner reminded owners to call 911 in an emergency. Calls made to Patrol will result in a response delay. Minutes matter, call 911! She also asked the Board to consider a \$500 donation toward the continuation of the address sign program. 26:25
2. AVFD Auxiliary – Deb Hoven announced that the Independence Day Picnic will be held Saturday July 6th, 2024. They are asking for donation of Silent Auction items. Contact Deb (see below) to make a donation. 35:35
3. Arrowhead Snowmobile Club – Hoven also announced that the ASC will be coordinating filing road dust mitigation as a fundraiser. Information and sign-ups can be found on the ASC Facebook page. If you have any additional questions, please contact Deb at arrowheadsnowmobile@gmail.com or 303-475-8404. 36:00

BOARD ANNOUNCEMENTS: 37:28 Summer Edition!

1. **Bears are out foraging. Do not attract or feed them.** Owners are required to keep sites clean!
<https://cpw.state.co.us/Documents/Education/LivingWithWildlife/LivingWithBears.pdf#search=Bears>
2. **The Speed Limit on our filing roads is 20mph** regardless of vehicle type or time of year. Please help insure the safety of all, help keep our roads in serviceable condition and reduce dust.
3. **Know what is authorized for disposal** at both the trash compactor and Forest Refuge Site (no-stump dump).
4. **You must have your fire pit inspected** each year before use. Contact Patrol.
5. **Owners are always responsible to AIA for the actions of their guests**, including renters. Know all that our Covenants & Regulations require or prohibit and make certain your guests know too.



6. **Owners are also responsible for their pets.** All should familiarize themselves with the following Governing Documents sections at <https://www.arrowhead1.org/>;
 - a) AIA Covenants Article 4, section 15.
 - b) AIA Regulations Article 5, section 4 (N) through (Q) and Article 6, section 6.
7. **RV Site owners should familiarize themselves with the following Governing Document sections;**
 - a) AIA Covenants Article 4, section 7.
 - b) AIA Regulations Article 2, section 2 (A) through (I).
8. **HWY 50 Little Blue Canyon and Middle Fork Bridge projects** info is posted on AIA Facebook page & website.

OWNER ANNOUNCEMENTS AND COMMENTS: None

ADJOURNMENT: Motion by Dalton, seconded by Roberts – Unanimously approved. 44:39

The meeting adjourned at 1:45 pm

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

05/20/2024

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.