



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, August 19, 2023
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/swklq49mzezhtv0epdwed/August-19-2023_Regular-Mtg_AM.mp3?rlkey=a19h6990y3qec0mv0ig679zzv&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 9:02 a.m. 00:05

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Dennis Roberts & Rachel Grasmick. Member Bill Brassfield was absent. Also present was legal counsel Jacob With.

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), (e) and (f).* 01:05

CLOSE EXECUTIVE SESSION: The session ended at 11:40a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

This session was digitally recorded and owners may access the audio file at:
https://www.dropbox.com/scl/fi/l8onkxeu31mp2zty3q758/August-19-2023_Regular-Mtg_PM.mp3?rlkey=d5upzbsznuzzmtlg37ync0amf&dl=0

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

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. 00:20

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. The previously determined quorum remained. 00:49

About 56 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: 01:02

Addition: New Business – Item #4 – request by owner for a Special Event on the site at 807 Wildflower from Sept 1-5.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:47



APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON JULY 15, 2023:

Dalton read and responded to an email complaint from owner Lucia Lebon (who was present) regarding the structure and content of meeting minutes. After discussion and questions from other owners, a vote to approve the minutes was held.

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Fowler - Unanimously approved. 03:49

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for June & July 2023: Motion by Harris, seconded by Roberts - Unanimously approved. 13:45

OWNER COMMENTS: None.

OLD BUSINESS:

1. **2024 Budget – vote to approve budget** - Motion by Harris, seconded by Dalton - Unanimously approved. 17:43
****Discussion included clarification that both the **September & November Regular Meetings are still scheduled.** AIA transition to self-management resulted in incorrect information via an Appfolio email. ****

NEW BUSINESS:

- 1) Report and review of Action Without Meetings (AWM) held between July 15, 2023 meeting until present date – Kindschy 23:40
 - a. AWM – July 17, 2023 - to approve and ratify the \$45,000.00 payment on the lease with option to purchase with Honnen Equipment Co. for the John Deere 772G in order to continue the option to purchase and the lease. – Approved
 - b. AWM – July 17, 2023 – vote to approve the final \$98,123.27 payment on the lease with option to purchase with Honnen Equipment Co. for the John Deere 772G in order to exercise the option and make the final payment - Approved
 - c. AWM – July 17, 2023 - vote to approve request by owner for an exemption to allow a third RV on the site at 455 Ute Drive from July 21-23 – Approved
 - d. AWM – August 08, 2023 - vote to approve request by owner for an exemption to allow a third RV on the site at 720 Spruce Road from Sept 01-03 – Approved
- 2) **Vote to adopt committee prepared 2024-2044 Reserve Fund Plan** - Motion by Dalton, seconded by Grasmick – Tabled. 26:03 **** Proposed Reserve Fund Plan is posted to website. To be further discussed and voted on at September Regular Meeting****
- 3) **Vote to authorize Margaret Henry to open up a checking account with US Bank for Arrowhead Improvements Association, Inc. and to have the signatories on the account as Lowell Kindschy, Brad Fowler, Rosanna Harris and Margaret Henry and to authorize the execution of any separate banking resolution to this effect as may be required by US Bank** – Motion by Dalton, seconded by Roberts – Unanimously approved. 41:30
- 4) **Vote to approve request by owner for a Special Event on the site at 807 Wildflower from Sept 1-5** - Motion by Fowler, seconded by Roberts – Unanimously approved. 43:03



****All Reports and Owner Comments were presented at the Annual Owners meeting which immediately followed this Regular Meeting****

COMMITTEE REPORTS:

REPORTS FROM OTHER ENTITIES:

BOARD ANNOUNCEMENTS:

OWNER ANNOUNCEMENTS AND COMMENTS:

ADJOURNMENT:

Motion by Dalton, seconded by Roberts - Unanimously approved. 44:41

The meeting adjourned at 1:44 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

08/25/2023

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.