

Arrowhead Improvements Association
Board Meeting
Arrowhead Firehouse
Saturday, July 21, 2012
2:00 PM

1. **Call to Order—Bob Hernandez** – Bob called the meeting to order at 2:00 P.M.

2. **Determination of Quorum—Bob Hernandez –Present**, Bob Hernandez, President, Don Koeltzow, Carol Flick, Al Hale, Rich Ostrom, Sharon Pugh, and Larry Bruestle. Approximately 75 owners were present in the audience.

3. **Approval of Minutes—Carol Flick** – Since there were no corrections, additions or deletions, Al Hale moved that the minutes be passed. Don Koeltzow seconded the motion and it was passed.

4. **Approval of Financials—Al Hale** - - The June 30th Balance sheet shows a balance of \$755,310.07. Under expenses, Line item 612 (heavy equipment) we purchased a load of fuel, Line item 655 (Security Vehicle Repairs/maintenance), we purchased a new fuel pump, Line item 670 (Corral Lease), we renewed the lease, Line item 672 (waste disposal), we had two dumps, and Line item 800 (association insurance) the policy premium was paid.

5. **Management Reports**

- **Communications—Melissa Hernandez - Smoke Signals**

The Aug/Sept Smoke Signals will be out in the first week of next month. The new policy on ads has been great, according to AIA Office Manager, Dave Tobler. Further information about the Smoke Signals is on the Website. Facebook is receiving approximately 600 hits per week, both those from Facebook users and those checking it from the AIA Website. I posted a note on Facebook to let you know that if you saw a picture of you, your family or friends in the albums of pictures I post there, you can feel free to drop me an email, and I will send the photo to you. Just a reminder, there are Official AIA hard-copy bulletin boards on the outside of the firehouse and on the Maintenance shed.

- **Design Review—Joyce Boulter** - The committee is currently checking lots due to have their mitigation completed. Many lots are complete. A total of \$1100 has been collected for building permits for 2 sheds, 2 decks and 1 garage. There have been no requests for permits for houses this year.

- **Forest Management—Bob Rosenbaum** – Bob will order the MCH Packs for the spring of 2013 and depending upon how many packs we order, it will cost accordingly. We will order later this summer. Beetles look like oversized mosquitoes --- black. Sappy trees with dead needles are a good indication that you might have these beetles. The areas that have been treated are not showing much increase --- it is hard to know if they actually work since the conditions change and the beetles migrate. 2010 is the first we were aware of these. The beetles have migrated from the east side of Arrowhead and are moving west. Since the beetles are here all the time --- we won't know until fall if the beetles are killing the trees. Bob's traps will show us a trend on how well we are doing.

- **Maintenance and Facilities—Don Koeltzow** –

1. Trash dumpster --- having the dumpster is a privilege and not a right and one that we could lose. We used to have to take all of our own trash out.
2. Disposals – a sign is on the dumpster to let people know what can be put in there. Don has a list of what can go into the dumpster --- no corrugated cardboard; no toxic materials include paint (empty paint cans are fine), lacquers, stains, chemicals like pesticides and herbicides, batteries and heavy metals; building materials

drywall, tile, siding, insulation, etc.; No appliances or furniture (the wood and metal in the fixtures break the mechanisms in the dumpster.)

3. Cost of using the dumpster is \$10.00 per month. We need to pay for the whole month even if we only use it for one day. We are paying for service availability.
4. What should we do with trash that doesn't go into the dumpster? Take it to either Gunnison or Montrose Landfill. Cost of gas to get there and back and the cost of using the landfill (approximately \$17). We can take good things and leftover paint to Habitat for Humanity.
5. Don went over what it is costing to pay our employees so that everyone understands that the employees are not getting any exorbitant amount in the way of pay. The employees up here do a tremendous job and have maintained great relationships with the forest service and Gunnison County. We are getting a good deal from these people at little cost to us.
6. Security Team --- have earned the respect of Gunnison County Fire, Sheriff and Management system. Please give the staff their due respect.
Audience comment; --- we appreciate all that the project managers, etc. who work up here do to keep things going well.
Bob let everyone know that we will have security cameras facing the dumpster and parking lot.

- **Security - Reinie Masanetz** – gave his background and introduction for the new people. Gunnison County lifted the fire ban on Tuesday so people can now request fire pit permits. Youngsters up here are speeding on motorcycles up and down the filing roads. If you see anyone doing this or anything else they shouldn't be doing, security needs the information right away and will go after this immediately. We need everyone's help on this. Security cameras will be put up in the parking lot as soon as the experts get here to install them.

6. Committee Reports

- **Hazel Lake – Linda Dysart** – There is now a picnic table on the NW side of the Lake and life preservers are available. If you want anything else over at the lake, let Linda know. Hazel Lake is low because of the lack of spring run-off. Fingerlings did survive the winter, and plant life on the water acts as a cover to protect the fingerlings. There will be no water coming into the lake this year. The water in Hazel Lake comes from up country via a pipe from snow run-off.
- **Weed Spraying Report – Carol Flick** –. Carol thanked the many volunteers who have come out and sprayed weeds on the filing roads and at the horse stables. Many of the roads have been sprayed with Crest, Ridge, Deer Trail, parts of Spruce and the parking lot left to do. The spraying will need to be done again in late August. Carol reminded everyone that she has everything at her house if anyone would like to spray their own property. AIA owns a pull-along sprayer, three small hand sprayers, and spray for using on noxious weeds. Carol reminded everyone that they are welcome to call and set up a time for using the spray and spraying equipment for their own property, and there is still need for volunteers to spray the filing roads. Also, Larry Bruestle reminded everyone that they need to be sure to take any bagged noxious weeds to the landfill rather than tossing them into the AIA compactor since the seeds can become airborne further spreading the growth of the noxious plants.
- **Fire Department – Brent Mims** – Bob Hernandez reminded everyone that the fire department is not part of AIA and has a fire district that they are a part of. Brent explained that the Stage 1 Fire Ban that has been lifted allowing owners with proper permits to have fires in their fire pits. He thanked everyone for how well they have handled doing the right thing. He stated that he is not aware of any intentional fires or neglect while this Fire Ban has been in place. July 12th --- the AVFD was dispatched to the Ute's property and were able to get the fire out rapidly. He thanked 1st Responders for coming out for a weekend to re-train. He also announced that the Snowcat is purchased and it is on route from back east. We will have much better capacity for fires this next winter. When you use your chainsaw or build an open fire, have a shovel, water, and fire extinguisher right there with you. You should still be concerned about fire. Fuel moisture has improved from 3% to 9%, but we still need to be cautious.

7. Action Items

- **Review of Workshop Discussions –**

1. Bob Hernandez stated that we had many attendees at the workshop yesterday. It was a long day and we put in over 6 hours. Lots of work gets done at these long workshop meetings. Everything you heard today was done at the workshop yesterday.
2. The timeline for preparation of the AIA budget for calendar year 2013 has been set. The board would like this finalized by the October meeting, and be sent out via mail with the December billing. It will be put on the agenda to be approved at the first meeting in January. That gives us time to adjust the budget if needed.
3. We worked on the procedures for making changes in the Regulations, By-laws, etc. These are procedures that have actually been followed in the past, but the CCIOA requires that we have these in writing. These will be made available on the website so any property owners who want to make comments on these can.
4. We are currently working on updates to Regulations and Board Handbook. Rumors are spreading that are saying ridiculous things about what the board might be doing. Please call a board member to get the facts so that these rumors can be stopped.
5. We went over the 2nd half of the Regulations and are recommending changes toward finalizing the draft so you can all see it. Most of the issues are small. The big issue right now is the RV issue which came out last year when owners found out the board was going to do what the Regulations say. The board wants the Regulations to be easier to understand; easier for the community to abide by the intent of the rule; and make it easier for Security. 39 Arrowhead property owners went to an attorney to ask for 3 things:
 - a. The proposal would be to allow two RV's on an unbuilt lot for the entire "camping" season and one RV for lots with a house for the entire "camping" season.
 - b. In both cases, the RV's could be either owner or guest owned, and either occupied or unoccupied at any time.
 - c. No permitting would be required except for permits for additional RV's for occasional family events or gatherings.

The majority of the board feels that there is currently a limit on RV's that needs to be abided by. It goes back a long way. Bob contacted former board members --- Gary Kiser sent us an e-mail which clarified what their board had done to fix earlier Regulations. We bought property here with Covenant expectations. It is our duty as a board to preserve the beauty and property values of Arrowhead. What you will see in this draft is what the board came up with based on what has happened in the past and the feel for what the community wants to see. Up to 200 lots set up for camping with 175 RV lots used routinely. So what we are going to do is send out a survey to get the feel of the community --- which will not be binding to the board. This survey will be sent out on web, in mail, and will have each property homeowner's number so we only receive one set of comments per owner.

6. The possible need to move the stump dump was discussed and tabled until the next workshop meeting.

The board then went into executive session to discuss problems that have been happening up here in the way of infractions as well as other personnel issues needing addressed.

Motions resulting from Workshop --- There were no motions resulting from the workshop.

John Krall Award Presentation – This award has been given since 2003 for outstanding volunteerism. Just as in the past, this John Krall Award recognizes outstanding volunteers. 22 nominations were received this year and they covered 11 people. Serving on the committee were Billie Ellis, Linda Dysart, and Lucia Lebon who are past John Krall award winners as well as Gerry Wigent and Joanie Aufderheide who have served on the committee routinely over the past 5 years. The 2012 John Krall awards went to Carla and Clyde Vavrik and Kevin Stilley. Each recipient was given a gift certificate to a place of their choice.

8. Announcements from the Board

- Letters of Intent for vacant BOD position due July 31st to Carol Flick --- 4 letters of intent have been turned in so far.
- 2012 Board Meeting Dates – Aug 18th, Sep 15th, Oct 20th. The next meeting is August 18th followed by the Annual Owners' Meeting.
- The board will be responding to the letter from the attorney of the 39 owners who sought an attorney regarding the RV situation.

9. Announcements from the Audience

- **Clyde Vavrik** -- The clean-up Saturday, July 28th will be at Hazel Lake by Wall's house and by Spruce Road. Al Hale will bring the AIA trailer again. Meet Carla at Hazel Lake at 9:00 AM or Clyde at the firehouse. We are done at 12 Noon without exception. Bob said that these cleanups make a huge difference for the beauty of Arrowhead.
- **Jim Burrichter** --- request to address the board ---He stated that where he lives, they are experiencing lots of noise by a mechanic. He runs a business and grinds, saws, bangs, etc. It is against the rules and Rob Robbins is fully aware of this, and it needs to stop. Jim and his neighbor are the only ones who hear it. He has 2 panel trucks there and we are trying to sell our house. This needs to stop. He is running a mechanic shop at his house and is breaking the rules. Another family is also being impacted. He would like the rules in the Covenants enforced. Another owner added that he is being impacted by the noise and hears it way into the night. Along with these two complaints another was received in writing from Wayne and Sylvia Rhodes which Bob Hernandez read to all present. Bob stated that he appreciated that Jim and the Rhodes, along with another neighbor, brought this to the board's attention and that they would be addressing the situation at the next workshop. (NOTE OF ACTION: after the Board Meeting, Don Koeltzow addressed the issue with Rob on Tuesday after the board meeting and discussed the noise requirements of the covenants, "Noise resulting from the secondary use of a residence as a business cannot interfere with the quiet and dignity of the neighborhood." The neighbors will be informed of this action. Indications are that the noise level has decreased.)
- **Rich Leary**--- Rich commented on the state of Alpine Road improvements. Background: The Secure Rural Schools Act from 2008 is basically designed to provide funding to the counties dominated by federal lands. Gunnison County has more public land by far than private land. They receive a pool of money which we compete for. We were able to secure in the spring of 2011, \$43,000 to improve Alpine Road up to the parking lot. We submitted a project request for 2012 to continue with improvements, but it was not fully funded. We had asked for \$92,800 but only received \$26,800 which left of shy by \$66,000. We are working with the county to see what we can do with the \$26,800 that we have received. The week before last, Congress extended the Secure Rural Schools Act and the committee will be meeting in September to make decisions about who will receive any money from it for this year. We should know shortly after the committee meets if we will receive any of that money for this year. The road maintenance money is not enough to do all that needs to be done with Alpine Road. Will Hobbs provides the labor.
- **Karla Vavrik** reminded everyone that we are still having our potlucks on Tuesday nights beginning with a social time at 5:30 and dinner at 6:00. Bring a dessert, salad, or entrée to share. One Tuesday a month is a specialty night and the second Tuesday in August has been designated as Pizza night.
- **Bob Hernandez** reminded everyone that the Winter Residents' meeting will be held right after the close of the Board meeting on October 20, 2012.
- **Clean up Saturdays** – July 28th, Aug 25th, & Sep 22nd. Everyone can meet at the firehouse at 9 AM to find out where to go for the clean-up.

11. Adjournment---- At 4:06 PM, Bob adjourned the meeting. The board re-convened for a short Q&A period for new owners, Crystal Cross and Darrel Flagler who were welcomed by the board. The next Board meeting: August 18th.