



**APPROVED**  
**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**REGULAR BOARD MEETING**  
**Saturday, MAY 20, 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/s/oq4g865vzk87on2/May%2020%2C%202023 Regular%20Mtg AM.mp3?dl=0](https://www.dropbox.com/s/oq4g865vzk87on2/May%2020%2C%202023%20Regular%20Mtg%20AM.mp3?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 9:01 a.m.

**DETERMINATION OF QUORUM:** Present were: Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Member Rachel Grasmick. Members Bill Brassfield and Dennis Roberts were absent excused. Also present was legal counsel Jacob With. **00:20**

**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)).* **01:00**

**CLOSE EXECUTIVE SESSION:** The session ended at 12:05 p.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/s/9uy2ri3gk8sl74n/May%2020%2C%202023 Regular%20Mtg PM.mp3?dl=0](https://www.dropbox.com/s/9uy2ri3gk8sl74n/May%2020%2C%202023%20Regular%20Mtg%20PM.mp3?dl=0)

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**CALL TO ORDER:** Kindschy called the meeting to order at 1:01 p.m. **00:04**

**PLEDGE OF ALLEGIANCE:** Kindschy led the owners in the Pledge of Allegiance. **00:18**

**DETERMINATION OF QUORUM:** All officers and members from the morning session were again present. The previously determined quorum remained. **00:50**

About 13 owners were also in attendance.

**ADDITION/DELETIONS TO POSTED AGENDA:** **01:10**

**Addition** - New Business - #3 – Vote to approve Special Event request.

**EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS:** Kindschy **01:49**

**BOARD ANNOUNCEMENT:**

Introduction of new AIA Bookkeeper, Margaret Henry. **02:35** Welcome aboard Margaret!



#### **APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MARCH 18, 2023:**

**Vote – approve Regular Meeting minutes:** Motion by Dalton, seconded by Fowler- Unanimously approved. 04:00

**REVIEW OF FINANCIAL REPORT:** Harris and Henry reported on the 2022 year end financials. 07:04

**Vote - approve Draft Financial Reports for year end 2022:** Motion by Harris, seconded by Dalton - Unanimously approved. 10:38

**OWNER COMMENTS:** None.

**OLD BUSINESS:** None.

#### **NEW BUSINESS:**

1. Report and review of Action Without Meetings (AWM) held between March 18, 2023 meeting and present date – Kindschy 16:30
  - a. AWM – April 06, 2023 – vote to employ Margaret Henry as AIA Bookkeeper – Fowler, Harris, Dalton, Grasmick, Brassfield and Roberts – Yes Kindschy – No Approved.
2. Set 2023 AIA Board Member election dates & deadlines - Dalton 19:00  
**\*\*Correction to audio record – Board seats currently held by members Bill Brassfield and Brad Fowler, not Dennis Roberts as reported during the meeting. \*\***
3. **Vote –special event request – wedding and reception on Saturday June 03, at 2190 Spruce Road – Motion by Dalton, seconded by Grasmick - Unanimously approved. 22:45**

#### **COMMITTEE REPORTS:**

1. Communications – Dalton 29:20
2. Design Review – Joanie Thompson 30:20
3. Forest Management – Cory Huggard 41:00
4. Heavy Equipment – Fowler 42:30
5. Arrowhead Patrol – Leonard Wasilewski 48:55
6. Election Committee – Dalton 01:19:39

#### **REPORTS FROM OTHER ENTITIES:**

AVFPD/AVFD - Diana Soong announced that the 2023 AVFD 4<sup>th</sup> of July Picnic fundraiser is scheduled for Saturday July 01. Volunteers are needed. (Sign-up sheets posted at the Firehouse) 01:20:00

#### **BOARD ANNOUNCEMENTS: 01:22:12**

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. Happy Mud Season! Be kind to our suffering filing roads and drive appropriately.
3. Owners are always responsible to AIA for the actions of their guests, including renters. Know what our Regulations require or prohibit and make certain your guests know too.
4. The Hwy 50 Little Blue Canyon Project is again underway– updates & links available on the AIA webpage.
5. Volunteers for a Reserve Study to be conducted this summer, and a future long range planning group are being sought. Please email the Board at: [aiaowner1@gmail.com](mailto:aiaowner1@gmail.com) Further discussion @ 05:10



**OWNER ANNOUNCEMENTS AND COMMENTS:** None.

**ADJOURNMENT:**

Motion by Dalton, seconded by Grasmick - Unanimously approved. 01:25:53

The meeting adjourned at 2:28 pm.

Submitted by:

**KEITH DALTON**

**Secretary/Member**

**AIA Board of Directors**

05/22/2023

**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.**