

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
BOARD MEETING MINUTES
Saturday August 15, 2015
Immediately following 2:00 PM Annual Meeting
Arrowhead Firehouse

Pledge of Allegiance: Veteran Jim Burrichter led the Pledge at the Annual Meeting.

Call to Order and Determination of Quorum:

President Mike Wigent call the meeting to order at 3:00 PM. Members present in addition to the President were Vice President John Moseman, Secretary Kathy Krohn, Treasurer Al Hale, Tim Carlson and Curt Treichel. A quorum was established. and a quorum was established.

Adoption of Agenda with Any Additions or Deletions:

Moved: Letters to the Board after Old Business. Kathy made a motion to do that and the motion was approved.

Report on Special Meeting:

During the special meeting on Friday the board adjourned to executive session where they discussed personnel issues, owner issues and legal matters. The board covered the rest of the items on the agenda at the afternoon session.

Approval of July 2015 minutes:

Curt made a motion to change the word "adopted" to "approve" on the Friday Special Meeting minutes. Motion passed. Curt also made a motion to change the word "adopted" to "approve" on the Saturday Board Meeting minutes. Motion passed.

Review of Financial Statements:

Al reported that the budget is tracking per plan.

Old Business Items:

Cappi stated she and Robb Pennie are working on improvements to website to make it easier to navigate. The new brochure to promote Arrowhead is ready for printing.

New Business Items:

The final draft of the 2016 budget will be posted on the website after the September board meeting and mailed to owners the end of September. The 2016 budget will be voted on in October.

Kathy made a motion to rescind the motion made in July to approve the reserve study. Some enhancements are to be completed and the report should be approved at the same time as the 2016 budget. Motion was approved. The draft will be posted in September.

Owners have asked Tim what types of insecticides are approved for Arrowhead. If it could be bought off the shelf at retail stores (Walmart, Ace, Home Depot, etc.) then it is safe to use. Please do not put poison outside to kill rodents because the hawks, owls eat the rodents and they will be poisoned too.

New Business Action Item:

Bylaw Revision: The revision was posted for all owners to read and comment on. Tim explained why this change is taking place. Curt made a motion to approve the Bylaw revisions. The motions was seconded. After discussions two changes; (1) the word "bylaw" to paragraph 3.6.4(1) and, (2) to fix the

word that only had a “t” to the word “to” in paragraph 3.6.4(7) were proposed. A subsidiary motion was made by Curt, and seconded to approve the changes to the Bylaws. A comment from an owner showed that the word “corporation” was used in one paragraph instead of “board”. It was decided for the document to flow smoother to change “corporation” to “board” in paragraph 3.6.4(3)(a). Curt amended his subsidiary motion to include the last change. Subsidiary motion was approved. Motion to approve the Bylaw revision was approved.

AIA Board Appointment:

Two owners applied to be appointed. Dale Breckenridge and Jim Matteson. The board had a secret ballot and Jim Matteson was appointed.

Letters to Board:

Mike read letters concerning the Reserve Study, Board Vacancy, and Bylaw revision.

Reports:

All reports will be attached to minutes.

The candidates running for the board this fall gave a brief talk about themselves and why they are running for the board. Lindy explained a few dates to be eligible to vote. All owners need to be in good standing (dues, fines) by September 29th to be eligible to vote. If your lot is held in a trust or LLC a designated voter has to be appointed and submitted to the AIA office by September 15th. If you have already done this in previous years you don't need to do it again. Returned ballots need to be postmarked by November 16th to be counted.

Board Announcements:

The board and the realtors on the mountain are working together to place ads in publications to promote Arrowhead.

The committee is still talking with NNTC about ways to improve internet service at Arrowhead.

The land between a lot and a filing road is common ground. Please do not mow or change the natural appearance.

Owner Announcements:

Don Koeltzow read a letter to the board and will be attached to these minutes.

Jim Squirrell offered his help with promoting Arrowhead.

Call for Owner Comments:

None

Adjournment:

Mike adjourned the meeting at 5:00 PM

Kathy Krohn,
Secretary

HEAVY EQUIPMENT AND MAINTENANCE REPORT, AUGUST 2015

Curt Treichel, Heavy Equipment And Maintenance Liaison

This is my first Heavy Equipment and Maintenance Annual Report, made easy by our Heavy Equipment Team and both past and present members of your Board of Directors.

The budget planning, and execution, that has been done previously placed us in a good place this year. We have the funds to properly maintain our equipment throughout the year and a good reserve fund strategy for future equipment replacements.

The early snow melt in April, followed by the above average rainfall in late Spring and early Summer, challenged us as we tried to have the roads in 'summer condition' while the wet surfaces lingered in 'spring condition' for an unusually long time.

Now that the road surfaces are expected to be quite dry for the remainder of the summer, and as the daily traffic begins to decrease, we will apply gravel after Labor Day as planned and budgeted. The heavier trafficked main arteries will get the bulk of the gravel, with the lesser traveled roads getting gravel as needed.

Gunnison County has done an excellent job for us this year on the Alpine Plateau Road. Their first treatment focused on the lower Alpine Plateau Road just prior to Memorial Weekend, their second treatment focused on the middle Alpine Plateau Road just in time for the Independence Day heavy traffic, then their third treatment placed stabilizing and dust controlling magnesium chloride on the middle and upper portions of the Alpine Plateau Road in mid July.

Looking ahead to winter maintenance, we hope to have lots of snow to challenge the maintenance program. This past winter the newly purchased Prinoth groomer performed very well, as expected, as did the grader and loader.

On the curb appeal side of maintenance, we are looking better. The new sign-in boxes at Ute and Lake look great, poorly maintained signage and/or associated posts continue to be removed throughout the community, UPS and FedEx cooperated in the removal of the rusty UPS box at the bottom of the Alpine Plateau Road, and hopefully many of the rusty green phone pedestals along the Alpine Plateau Road will be gone soon courtesy of Nucla-Naturita Telephone Company.

While we have had great success dealing with Gunnison County, FedEx, UPS, and NNTC, we have yet to have any success with the United States Forest Service and the United States Postal Service regarding requested improvements for Arrowhead. We will keep trying.

Thanks to each and every owner for doing your individual part to ensure that our community continues to cherish the natural beauty that is Arrowhead.

August Communications Report

Cappi Castro

August 15, 2015

The next issue of Smoke Signals will be published October 1st. Advertisers can find a link on the AIA Website Smoke Signals page to order advertising. Advertising is Due by the 10th of September for the October issue.

For important information that needs to be out in a hurry we utilize our "email blast." To sign up, email arrowheadblast@gmail.com. We do not share this list.

The Arrowhead in Colorado (AIA) facebook page continues to include current community information and events.

Questions or comments to AIA communications can be sent to aiasmokesignals@gmail.com.

Recommendations for AIA Board Management

From Don Koeltzow

Several years ago, members of the AIA Board decided to institute a system of area Program Managers. Four areas were specified - namely Design Review, Communications, Arrowhead Patrol, and Maintenance – and three managers were hired. These three managers were responsible for the specific areas of Design Review, Arrowhead Patrol, and Communications. The area of Maintenance wasn't deemed in need of a manager since the major function of this manager was to communicate the maintenance needs to the Board and it was felt that a Board member should be designated to accomplish this job. I along with Mr. Ambruster served in this capacity.

This system was adopted in order to remove Board members from having to get involved with the minutia of details need to run these various areas of Board activities. In this system, the area managers would take care of a majority of the day-to-day details and provide summaries of their activities at monthly Board meetings. In my experience, this system allowed Board members the luxury of spending their time on strategic planning and it worked very well.

What I see happening today is the tendency to slip back into the management system where the Board was having to do all of the day-to-day work. Case in point is the lack of hiring an Arrowhead Patrol Manager which means that two Board members are saddled with trying to do this job on top of what should be happening at Board meetings. For example, God love ya, John, we appreciate all that you do for us, but, in my opinion, you shouldn't be spending your time developing a brochure for fire pits. That should be the job of the Arrowhead Patrol Manager.

In this electronic age, I also see a definite need for an Arrowhead Data Base which would hold electronic Board minutes, Arrowhead Patrol Activities, Design Review Activities, emails, Bylaw and Regulation Revisions, etc. Such a data base which

should be housed in two different locations, would guarantee maintenance of vital Association records in a form which could be easily searched electronically. The maintenance of this data base should logically be the responsibility of the Communications Project Manager or you might consider creating a new program manager position. In addition, this manager could take responsibility for operating the AIA web page.

Since the Arrowhead Fire Protection District also has need of such a data base, in my opinion, it would be an advantage to both the AIA Board and the Fire Protection District to support the development of such a data base that both organizations could share.

Therefore, I would like to highly recommend that the AIA Board fill the position of Arrowhead Patrol Manager, redefine the position of Communications Manager to include the data base and web page management or create a new data base manager position, and revert back to a management system under which the various program managers were given responsibility for making day-to-day decisions. This would give Board members time to work on planning which is where I feel you are really needed and I believe it would be money well spent.