

Arrowhead Improvements Association, Inc.

Board of Directors Meeting

Saturday, May 17, 2014

2:00 PM – Arrowhead Firehouse

PLEDGE OF ALLEGIANCE: Veteran Steve Isle led the reciting of the Pledge of Allegiance.

CALL TO ORDER AND DETERMINATION OF A QUORUM: Vice-President John Moseman called the meeting to order. John determined there was a quorum. Board members present were Secretary Linda Squirrell, Treasurer Al Hale, Sharon Pugh, Tim Carlson and via Internet, President Mike Wigent. John asked each Board members to introduce him or herself.

ADOPTION OF AGENDA WITH ANY ADDITIONS OR DELETIONS: John added the resignation of Don Gladwell and a family reunion request for Lindy Lindner as well as the report on the April Executive Session to the agenda.

REPORT ON APRIL EXECUTIVE SESSION: John reported that an Executive Session of the Board was held on Friday, April 25, 2014 at 2:00 p.m. at 525 N. Main Street, Gunnison, Colorado to discuss legal matters including the pending Regulations and Handbook revisions (C.R.S. 38-33.3-308 (4) (b) and (f)) with the Board attorney.

REPORT ON MAY EXECUTIVE SESSION: John reported that an Executive Session of the Board was held on Friday, May 16, 2014 at 9:00 a.m. at the Arrowhead Firehouse to discuss an exception request, delinquencies, personnel and legal matters with the Board attorney (C.R.S. 38-33.3-308 (4) (a), (b), (e) and (f)).

APPROVAL OF MARCH AND APRIL MINUTES: Linda asked for any corrections to the March workshop and board meeting minutes as well as the April special meeting minutes. Hearing none, Linda moved to approve the March and April minutes as posted. Sharon seconded and the motion carried unanimously.

REVIEW OF FINANCIAL STATEMENTS: Al stated the income was on budget. He reported that Account #655 is running high due to two major repairs to the snowmobile plus a battery for the security vehicle. However, the rest of the expense accounts look good. John added that AIA's change of its main insurance company (account #800) should save the Association \$4,000 - \$5,000 this year.

NEW BUSINESS ACTION ITEMS:

EXECUTION OF CORRAL LEASE: Sharon reported that legal counsel had approved the wording of the corral lease which has been signed by the lessors, Lucia Lebon and Will Hobson. Sharon made a motion to accept the 2014 corral lease as written. Al seconded it. Linda abstained; motion carried. Mike's signature was attached via stamp as approved by legal counsel.

APPOINTMENT OF WEED SPRAYING COORDINATOR: Tim will take over as weed spraying coordinator and will work to put together volunteers for this project for the summer.

APPOINTMENT OF JOHN KRALL AWARD CHAIRPERSON: Bob Hernandez will continue to chair the committee.

APPOINTMENT OF RESERVE STUDY REVIEW CHAIRPERSON: John will continue to chair the committee.

APPOINTMENT OF FISH STOCKING LIAISON: John will be the liaison for stocking the lakes. Jim Squirrell will help John research two fish hatcheries for fish stocking.

APPOINTMENT OF COURTESY PATROL LIAISON: Mike and John will be co-liaisons for Courtesy Patrol. The name change from Security Patrol to Courtesy Patrol is to reduce liability concerns by the new insurance company. The name change will be made on vehicles, uniforms, etc.

REPORT ON AQUATIC WEEDS SEMINAR: John reported on the Aquatic Weeds Seminar that he and Linda attended in Gunnison on April 25th which provided a lot of information on identifying and treating both aquatic weeds and algae. A very good book on this topic was provided to all attendees and should prove useful for the Association in maintaining the health of our lakes.

BOARD ANNOUNCEMENTS:

RESIGNATION OF DON GLADWELL & MID-TERM BOARD VACANCY: John announced that Don Gladwell had resigned from the Board. Therefore, there is a mid-term vacancy which the Board may fill per the Bylaws. Letters of interest in serving the rest of Don's term may be sent to the AIA office by June 15th.

IMPLEMENTATION OF VOLUNTEER RELEASE AND LIABILITY WAIVER: John explained that anyone volunteering for anything pertaining to AIA needs to sign a waiver before they can help. The waiver needs to be signed yearly. This change is needed to help with lower insurance costs. Forms will be available at the firehouse, from the AIA office, and on the AIA website.

WINTER PARKING LOT CLOSURE DATE: May 31st is the usual deadline to remove the trailers, snowmobiles and other vehicles parked in the winter parking lot. However, due to the heavier snow this winter, Courtesy Patrol will check the parking lot by that date to see if any machines or trailers are still there, match their stickers to the owners and check to see whether it's possible for them to be moved to the owner's lot. (It was pointed out that very warm weather is forecast for the next week; so there may be no need for this.)

SECURITY CHANGEOVER TO COURTESY PATROL: As discussed earlier, the name change is due to lowering of insurance costs.

STATUS OF FOREST REFUSE SITE OPENING: Bill Conway reported that a date has not been set for the opening of the no stump dump (Forest Refuse Site) due to the condition of the Alpine Plateau Road.

ELECTION DEADLINES AND CALL FOR CANDIDATES: Linda asked Lindy Lindner to announce the deadlines for the 2014 Board of Directors election. There will be two 3-year terms to begin in January, 2015. Interested property owners should send a letter of intent to the Election Committee in care of the AIA office giving a little of their background and reasons for wanting to run for office. Deadline for letters of intent is July 17, 2014.

Ballots for the 2014 election will be mailed out on September 30th and must be returned by November 14, 2014.

Lindy reminded everyone that owners' dues and/or assessments must be current as of the day before ballot mail-out in order to receive a ballot.

REPORTS:

COMMUNICATIONS: There was no communications report. John reported that we will be working on both the website and the courtesy patrol site.

FOREST MANAGEMENT: Bill Conway reported on efforts to control Doug Fir beetles and spruce beetles, which are both being fought with MCH packs here in Arrowhead. He had the previously ordered MCH packs with him for pickup and also had some extras on hand for folks who may have forgotten to order them.

Bill Conway reviewed how the Alpine Plateau Road, which is a Forest Service Road, is maintained. AIA snowplows it under a special use permit with the Forest Service. Blading is done by Gunnison County under a Schedule A agreement. Our equipment operator, Will Hobson, usually does some spot maintenance on the Alpine Road early in the spring before the county has time to get to it. This year the spring condition of the road is much worse than usual, substantially because the logging company hauled logs about three weeks longer than breakup conditions warranted and this was not picked up by the sale administrator because of personnel changes within the Forest Service. The log trucks were using the roads during times when the roads were too soft to support the trucks. With the help of the Forest Service, we were able to get the logging company to agree to pay for some of Will's time, use of AIA equipment and gravel to repair the part of the road from the highway to Spruce Road just south of the Inn. Without that solution, repairs would have to wait until the upper country (from the cattleguard on the south boundary of Arrowhead on up to the sale) has melted off so that the logging company can bring in repair equipment (which could well be mid-July or later). The logging company will pay AIA \$110/hour for 16 hours of work on the Alpine Plateau Road. Bill advised everyone to stop until Will stops the equipment he is running before trying to pass him while the road work, which will begin Tuesday, is going on. He also asked everyone to stay off the Alpine Road between the winter parking lot and Ponderosa (except, of course, for property owners on Ponderosa). The Forest Service has the "road closed" sign on the road at the winter parking lot entrance.

Bill also pointed out that, due to snow and road conditions, the no stump dump (Forest Debris Site) is not yet open. When it is ready to use, that will be announced. He noted that there may be summer logging and hauling, especially to try to rid the forest of as many beetle infected trees as possible. He also announced his new phone number which is 541-729-6259, and invited anyone with questions to contact him via that number. He has prepared an extensive report which will be published in the next issue of the Smoke Signals.

DESIGN REVIEW: Joyce Boulter reminded folks to make sure their address numbers are posted at their driveways to make it easier for emergency personnel to find them as well as to facilitate the mock evacuation drill in July.

MAINTENANCE AND HEAVY EQUIPMENT: Linda reported that the bear latch has been installed on the trash compactor for the summer, that bears are out and hungry and that everyone needs to remember

to fasten the latch. Sign-in boxes at Lake Road and Ute Drive have been repaired; we plan to replace them this summer. She also thanked everyone for being so careful and cooperative during the winter log hauling.

COURTESY PATROL: Leonard Wasilewski reported 3 different bears around the subdivision. He also asked anyone requesting that their driveway be opened to do so about a week ahead of time so that Will can handle several in an area at the same time. Anyone seeing snow stakes lying around should notify Courtesy Patrol who will pick them up or they can be put in the warming shed at the winter parking lot. Courtesy Patrol is still seeking more members. The 2007 Arctic Cat snowmobile is for sale. He also warned folks using the snowmobile trailer that the lights aren't working and the tongue is a little out of whack. Will is aware of this but needs to work on the Alpine Road first.

It was also pointed out that someone continues to fail to adequately change the padlock combo at the highway after use so that it isn't so easy for someone to open it and steal the packages inside the shed.

And John announced that Brad Fowler is back working as one of our Courtesy Patrol members.

FIRE DEPARTMENT REPORT: Fire Chief Kevin Stilley announced that the mock evacuation is set for July 26 at 10:00 AM. There will be a Code Red (formerly called Reverse 911) notification. There will also be a door to door notification. Please notify the fire department if you don't want them to knock on your door during the mock evacuation. There will be only one evacuation site, which will be at the winter parking lot. Food will be provided for all present. Fire Department volunteers will be fed at fire department building. There will be literature at the parking lot to help educate everyone on what to do in a real fire. The subdivision will be broken down into 8 geographic zones. These 8 zones will be ranked by where a fire may be more likely to occur.

Kevin also thanked Rich Leary for installing the new repeater for the fire district on Friday, which will improve emergency communications. He announced that Rich Leary, fire personnel, first responders and courtesy patrol personnel will meet at the firehouse on Tuesday morning to update radios to conform to the new repeater.

Kevin announced his resignation as of June 9th and asked anyone interested in applying for the position to let the Fire District Board know.

COMMITTEE REPORTS: There were none.

FAMILY REUNION REQUEST: Lindy Lindner requested approval of a family reunion July 19-24 under Article IV. 29 of the Covenants. After hearing the details, Sharon made a motion to approve the reunion, which Tim seconded. Motion carried.

CALL FOR OWNER COMMENTS: Billie Ellis reminded all that it's time to organize for the annual fire department picnic scheduled for Saturday, July 5th. Anyone who wants to lend a hand should meet Tuesday, June 3rd at 10:00 a.m. at the firehouse. A coordinator and many volunteers are needed.

Randy Touslee asked whether anyone knew of someone who could clean his cabin. He also announced that he has snowmobiles for sale.

Carol Bond questioned the letter sent out to some owners from Law of the Rockies. John advised that questions should be addressed to the Board for forwarding to the attorney.

Bridget Isle asked about who pays for the attorneys AIA has hired. They are paid by the Association just as the Master Law Firm is paid by the Association. The Law of the Rockies firm was hired to advise the Board on HOA issues because they are highly regarded in HOA law.

Rich Leary advised against setting up 24-hour web service for security due to maintenance issues

There being no further business, John made a motion to adjourn the meeting. Sharon seconded it and the motion carried.

Meeting adjourned at 3:35 PM.

Linda Squirrell, Board Secretary