

Arrowhead Improvements Association

Board Meeting Workshop

Inn at Arrowhead

Friday, 20 July 2012

11:15 AM

11:15 Lunch at the Inn at Arrowhead - Because of where the Inn seated the board, no business was conducted.

Immediately following lunch the board adjourned to the firehouse.

Call to Order—Bob Hernandez

Board Members in attendance: Bob Hernandez, President; Don Koeltzow, Al Hale, Rich Ostrom, Sharon Pugh, and Larry Bruestle.

Committee Managers and others in attendance: Bob Rosenbaum, Melissa Hernandez, Linda Dysart, Joyce Boulter, Reinie Masanetz, David Tobler, and Carla Vavrik.

Determination of Quorum—Bob Hernandez

- **Forest Manager Report – Bob Rosenbaum** Forest Manager – We will review all the area to be mitigated this year on Tuesday and the work will start at the end of this next week or at the beginning of week following... Our Grant doesn't expire until October, so we still have time to get this work done. For the 2012 grant money, we have had 6 checks sent from property owners. Only 5 owners still haven't responded at this time. We have a demo lot flagged for the end of this year's mitigation, and will be doing the area North of Rim and Ute for next year. With the help of the grant, we will be able to offer those property owners a discount, and get our fire danger down in this area with high density and slope. We don't yet know what the reimbursement for 2012 will be, but we can apply this to our match.

Bob requested that the board consider paying Todd DeJong in-kind money for his one lot in the amount of \$3,680.00. This is for the hours and equipment used that he tracked and the amount will be applied to our grant matching fund requirement.

This amount will be applied to mitigating his 2 remaining lots during the summer of 2013. The board agreed and Bob Rosenbaum will draft a letter to this effect to Todd.

Bark beetles --- All MCH packs are out --- almost 15,000. Collecting beetles in the traps shows some decline from the previous week. We still have 6 pockets of beetle infestations of Doug fir. Blow-overs are also attracting bark beetles so at end of August we will start dealing with those. Bob was given 2 bids to take down 3 trees on common ground which the board agreed to getting done. Also, on Crest --- 6 infested trees that must come out (behind Mallory's). We may need to improve the positioning of the beetle traps.

- **Communications Report - Melissa Hernandez** – Reminded all managers and board president to send their reports for the 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.
- **Long Range Planning Committee – Carla Vavrik** --- the consensus of the committee is that it has outgrown its effectiveness. All committees need to have their own long-term plans. Carla recommended that the Long Range Planning Committee not continue. The board agreed that the committee should disband and have all committees do their own long-range planning. Carla further mentioned that as a result of the survey of 2009, people do not want the community changed. Owners want to keep the wilderness state of the area and see no changes that would affect this. Two items had been left on the table for the future of the committee, and Carla asked they be turned over to the appropriate committees for further

recommendations about what should be done. These issues include the possibility of installing a washer and dryer in winter parking lot bathroom and where to relocate the stump dump should the Meldrum's sell their property which is currently up for sale. Carla strongly recommended that pre-planning take place should the need arise for a new location for the stump dump. The board accepted Carla's recommendations, and will look into each of these areas to see what should be done.

- **Hazel Lake Report – Linda Dysart** – We now have a picnic table at the parking area on the NW side of Hazel Lake along with a life-preserver right below the picnic table. She thanked everyone for not fishing at Hazel Lake this year. Jim Squirrel wanted to know what the current water temperature of Hazel Lake is and Linda said she thought it was approximately 70 degrees but it is difficult to measure. She encouraged everyone to go over to the lake and enjoy all the wildlife.
- **Weed Committee – 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. Also, Linda Dysart reminded everyone that Carol 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.
- **DRC Report – 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; no houses this year.
- **Security Report – Reinie Masanetz** --- Fire permits --- several people have called to have fire pits approved, and security is almost caught up with the number of requests since the first Stage 1 fire ban has been removed. Reinie reminded everyone that an annual inspection needs to be done, and flames are to be no higher than 2'. The original Stage 1 Ban has been changed to a second Stage 1 Ban, but there are still restrictions in place; however, pre-fabricated and concrete fire pits are allowed along with patio chimeraeras with the proper permit. Brent Mims agrees that we can go ahead with the pit permits.

Speeding, underage driving is still a problem on the filing roads. Parents are still allowing this and this needs to be taken care of. We need to go after these folks very aggressively. They tend to do this when security is off duty. Security is asking that if we have a complaint about this issue that person be willing to give names and report this as a complaint. Leave a message for security if they don't answer and provide as much information as you able.

Inoperative snowmobiles on lots. How do we determine if they are in-operative? There are no limits on number of snowmobiles. Since the Regulations don't cover this, we could apply the nuisance Regulation to the problem of abandoned snowmobiles or those not screened from their neighbor's view. Perhaps we need to have Regulations that we can apply to this kind of violation. Reinie is suggesting stronger language in the Regulations to cover this.

Joanie did a survey of signs. She feels we need a stop sign at Ute and Rim. There are properties that still need street number signs. Reinie will check all of the signage needs and report back to the board on what needs to be done.

Video cameras have been received for the parking lot security, and we will try to get them installed within the next 30 days. The board decided to install signs and video cams to protect our parking lot. One camera will capture the trash compactor to limit people who are putting inappropriate trash in the compactor. The night vision cameras should also prevent further thefts like we had last year and will capture images of people and license plates. We are hoping to secure evidence by doing this to be able to give to the sheriff should it be necessary.

Reinie received an e-mail stating that some dogs got into some kind of poison. No security report was made on this issue, but he wanted to remind property owners that they cannot use pesticides outside of their homes to prevent animals from being accidentally poisoned.

Reinie also volunteered to help with staking out the perimeter of AIA property. We could use more volunteers. Melissa will put this information onto FB.

1:00 Discussion items (28 owners present to listen to the workshop, and several more trickled in during the course of the workshop meeting)

- **Review of last meetings Minutes – Carol Flick-** Carol asked if there were any further corrections, additions, or deletions needed to be made to the minutes. None were given. These minutes will be reviewed and voted on at tomorrow's board meeting.
- **Review of Financials, Audit Report, & Expenditure Control – 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 water 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. . A new line item called Mitigation Deposits was added under Liabilities on the Balance Sheet.
- **Discuss Budget Timeline – Al Hale -** A proposed timeline for the proposed budget was presented. It was: August the board will go over the proposed budget; in September give the proposed budget to owners at the Board meeting and post on web-site; approve at proposed budget at the October board meeting. Dave Tobler was concerned that we might be trying to get the budget approved too early in the year. A discussion about the budget committee pointed out this was done before we had managers and hadn't been used for the last 4 years. Dave stated that it works better to have a budget from managers rather than a committee that is appointed. Al wants to check all the by-laws; however, the board feels the managers are working out well so we should leave this as we have done for the past couple of years with no committee necessary. The agreed upon timeline will have a final draft budget available after the October meeting for owners comments (posted on the web and maybe mailed out in December) and we would accept the 2013 budget in January.
- **Discuss procedure for changing Policy, Procedures and Rules – Bob Hernandez** asked that everyone refer to the handout regarding the Procedure for Changing Policy, Procedures and Rules. He explained that the first page is a resolution which explains why the AIA Board must have a procedure in place. The next few pages are the procedures for adoption of new Policy, Procedures and Rules which will apply to any changes we make to our regulations, bylaws and BOD handbook. A key area is paragraph number 6 which allows for an emergency situation for these procedures. An example would be the decision not to issue fire pit permits in a Stage 1 Fire Ban. This set of procedures does not cover any amendments to the Covenants which are handled by the procedure and requirements in the covenants. Comments were received by several in attendance. Several changes were suggested. These will be sent to our attorney for review. Accepting these procedures will be tabled until the August meeting.
- **Respect and trust --- Bob Hernandez --** the board deserves the respect and trust of the community and Bob asked that they please show them their respect and trust. Our board works hard on what we do to honestly decide what is in the best interest of the whole community, to preserve the natural beauty and property values and uphold the covenants and regulations. If owners can show any occasion or reason that they feel their trust has been violated or broken, they need to show us and Bob, as president, will take care of it. There has been no such occurrence, but many people approach the board in a manner that suggests they don't trust anything we do. This does not allow us to do our work in an efficient manner.
- **Discuss policy on fire pit permits -** Fire pit permits. The decision has already been made by Brent Mims that the Arrowhead community could have open fires; therefore, permits will be issued to appropriately built fire pits. According to Reinie Masanetz, all the fire pits up here must be concrete or steel lined.
- **Board Handbook Update - Rich Ostrom -** We are going into our second draft. Rich feels that we need to take this handbook and call it the Board handbook and procedures and add the procedures to this to make this an official handbook. The board will address this further.

- **Regulation & Enforcement Update – Larry Bruestle** - The board will be using the redline version of the Regulations and copies have been made to pass out to the owners in attendance. Discussion ensued regarding the changes recommended by board members to the current Regulations. The Board went over the redlined version. RV's are going to be handled under a new heading rather than the heading it is under now, Accessory Buildings. The board decided 6 to1 that there should be a limit to the number of RVs. It was also decided that this number should be 1 for the whole summer. Several options about a second RV for a limited time were discussed. Consideration for permit vs. no permits and for how many days were also considered. A board suggested language was agreed upon, and it would be included in a survey to owners.
- **Use of Survey** - This draft for regulations and enforcement has been worked on and the board will send out a survey to all site owners to get their feedback. In changing these regulations, the board's duty is to all community owners. According to the 2009 survey, there was no statistical significance between age of owners, home and RV owners, or part time and full time owners. It was a very diverse audience. As a board we need to represent the community as a whole. It was decided a survey will be conducted to get owner input. We will send out the survey before the next meeting. All board members were asked to look at suggested survey topics and questions and to suggest other. The board is aware and compassionate about all the concerns so we need to get feedback from the owners.
- **Sale of AIA lot on Spruce by firehouse**- After a short discussion, the board agreed that we should not sell the lot.
- **Stump Dump Options Discussion** --- Due to time constraints, this will be tabled until the next workshop meeting.
- **Water Rights for Hazel Lake** --- Bob had talked to Donny Squirrell about the water rights for Hazel Lake. He agreed to meet to discuss and proceed with an agreement that was drafted up over 10 years ago. Bob and AI will meet with Donny Squirrell regarding the water rights for Hazel Lake, since AIA owns the lake but not the water.

3:00 Executive Session

- Delinquent Accounts and Actions
- AIA Personnel Discussion
- Status of Legal Responses
- .
- **Adjournment** --- The motion was made and seconded to adjourn the meeting at 6:30 P.M.
- The next workshop meeting will be held on 17 August 2012 beginning at 12PM at the AVFD Firehouse.