

ARROWHEAD IMPROVEMENT ASSOCIATION
BOARD MEETING
September 17, 2011
Approved October 15, 2011

The September 17, 2011, meeting of the AIA Board of Directors was called to order at 2:00 p.m. on Saturday, September 17, 2011, at the Arrowhead Inn with President Bob Hernandez presiding. The following Board members were present: Bob Hernandez, Paul McDermott, Rich Ostrom, Carol Flick, and Donald Koeltzow. Approximately 35 association members attended the meeting. President Hernandez determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the draft of the August 20, 2011, minutes was distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Rich Ostrom and the motion carried.
2. Financial reports: Paul McDermott commented on several line items on the Income Statement. He stated that income from assessments (line 410) was ahead of what was expected because many owners pay their assessments in advance. He pointed out that the miscellaneous income (line 447) reflected the insurance check received for damage to the firehouse from the roof leak and that these funds were going to be used to partially pay for repair of the roof. He stated the fuel costs (line 612) were higher than expected due to the long wet spring that caused difficulties in opening the filing roads and that the fire department repair and maintenance (line 680) item was higher than budgeted due to the first payment made for the installation of the new cold roof. Hearing no questions, he moved that the August financials be approved. Carol Flick seconded the motion and the motion carried.
3. Election of Board Members: Bob Hernandez stated that, as had been announced in the August Board meeting, two board vacancies had occurred due to resignations. Four candidates, (Dale Breckenridge, Larry Bruestle, Al Hale, and Sharon Pugh) had indicated an interest in being considered for these positions and the Board had interviewed each of the candidates during the workshop held on the previous Friday. The Board conducted an election by secret ballot and Larry Bruestle was elected to the position that will expire on December 31, 2012, and Al Hale was elected to the position that will expire on December 31, 2013.

4. Management Reports:

- a. Communications: Melissa Hernandez reported that the web camera was now mounted on the firehouse facing north and was operational. She also announced that there was a new bulletin board on the outside of the firehouse just west of the north entrance. Half of this board will be used for fire department announcements, schedules, Arrowhead Fire Protection District Announcements, and AIA community announcements. Since she is also the secretary for the fire department in addition to her duties as Communications Manager, she will be posting the materials to this bulletin board. She asked that this board be used only for official announcements from the fire department and AIA and stated that people who didn't have access to the internet while they were on the mountain could go to this board for the latest information on AIA and fire department events.

Ms. Hernandez stated that the feedback she has received on the earlier publication date for the Smoke Signals and the new format has been very positive.

- b. Design Review: Joyce Boulter provided a summary of the year's activities. She stated that two houses had been built this summer and that two remodels were completed. She also stated that seven sheds had been built and numerous driveways and utilities had been approved and completed. The total revenue from permits for the year was \$3,250.
- c. Forest Management: Bob Rosenbaum reported he was now accepting orders for the MCH packs. These are the small packets that can be attached to fir and spruce trees that send out a scent telling bark beetles in the area that this tree is full and that they should go else where. He stated that the current cost per pack is \$1.59 and that normally 30 to 40 packs are needed per acre on the average Arrowhead lot. He stated that owners who wished to purchase these packs should multiply the number of packs they wanted by \$1.59, make the check out to the AIA, and give the check to him before November 15. If there is a price reduction, owners will receive a refund. He will keep the packs in his freezer until it is time to dispense them next spring.
- d. Security. Reinie Masanetz stated that there were two dates that owners should be aware of. The Board has established that November 7, 2011, is the date by which all RVs and other camping vehicles should be removed from Arrowhead. Bob Hernandez explained that, the previous year, the removal date had been approximately a week later and, as a result, several who waited until that date had difficulty removing their vehicles. Mr. Masanetz stated that November 1st was the first date that vehicles and trailers could be parked in the winter parking lot. He also noted that owners who wished to have the same diesel warming station they have had in previous years should provide

Mr. Masanetz discussed the use of the Security cell phone number. In the past, this number had been reserved for emergencies. However, today, in an emergency, owners should call 911. If owners see an infraction or if they need to report incidents to security, this should be done as soon as possible using the security cell phone number (209-6335). In some instances, the phone may not be answered due to poor reception; however, owners should leave a voice mail message that will be picked up as soon as possible. If owners have items that need the attention of security that are not time sensitive such as obtaining fire pit approvals etc., they should leave a voice mail message on the 862-8262 number.

Finally, Mr. Masanetz reported that the Board has approved hiring Brad Fowler as a reserve security officer. Reserve officers are used to provide extra help when needed on holidays and as replacements when needed.

- e. Maintenance and Facilities. Don Koeltzow reported that the distribution box for the septic system in the winter parking lot had been insulated and covered with extra dirt to prevent freezing this winter. He also stated that the cold roof installation on the firehouse was going smoothly and should be completed this coming week.

5. Committee Reports:

- a. Fire Department: Bob Hernandez reported that Kevin Stilley had agreed to replace Ron Benson as the President of the Arrowhead Fire Protection District Board. He also reported that Gale Huddleson would replace John Cook on the AFD Board.
- b. Hazel Lake Aeration. Linda Dysart reported that she had removed the piles of slash that had been accumulating. She stated that the fish seem to be doing well as they can be seen jumping and catching insects at the surface. She also reported that the geese were back. All of the aeration project expenses have been paid and the project came in \$3030.71 under budget.
- c. Noxious Weeds. Linda Dysart stated that the noxious weed problem continues to be a concern at Arrowhead. She provided attendees with additional information on how to recognize these weeds and what to do about them. When asked, she stated that it was still not too late to spray for these pests, and she urged everyone to removed any seed pods/heads that they see. These should be double bagged and taken to the county land fill. She reminded Realtors and owners who might be selling their property that

Colorado law now requires that potential buyers be notified if noxious weeds are present on the property of interest. In answer to another question, she stated that she had been cooperating with county officials in the control of noxious weeds and that Gunnison County had sprayed the weeds along the Little Blue Creek and the Alpine.

6. Action Items:

- a. Authorization to Investigate the Purchase of a lot in Arrowhead. Attendees were informed that AIA has a lien for \$3861 on a lot that will be sold via a Treasurer's Tax deed on Oct 28th for an unpaid tax balance of \$3285.43. As a way to recover our lien, the Board has discussed that we investigate and, if possible, buy the treasurer's deed with the intent to resell the property for a profit to the AIA in order to recover our purchase costs along with the amount currently owed to AIA. The property currently has an assessed value in excess of \$15,000. When asked, Bob Hernandez stated that the Board had not had a realtor evaluate the property to see if there might be any problems in selling it and agreed that it was a good idea to do so. Paul McDermott moved that we investigate to determine if there are other creditors with interest in this property and authorize the expenditure of up to \$6000 from undesignated reserve to purchase the Treasurer's Deed. The motion was seconded by Carol Flick and the motion carried.

7. Announcements from the Board.

- a. Bob Hernandez announced that the next clean-up day will be held on Saturday, September 24th. Participants should meet at the Firehouse before 9:00 am. He also announced that Clyde and Carla Vavrik had agreed to host the clean-up days in 2012 and that these would be held on the 4th Saturdays in June, July, August, and September.

8. Announcements from the Audience:

- a. Kathy Koeltzow reported that our Snowmobile Club was responsible for additional work to widen the snowmobile trail on the Alpine so that it could be groomed clear over to Highway 149. She stated that volunteers were needed every Saturday (leaving from the Inn by 9:00 a.m.) until the project is completed. She also stated that attendees should begin renewing their club memberships on line after October 1st.

9. Adjournment: Carol Flick moved that the meeting be adjourned. Paul McDermott seconded the motion and the motion carried. The meeting was adjourned at 2:43 p.m. The next meeting will be held on October 15th and the Winter Residents meeting will be held immediately after this meeting.