



DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, November 09, 2024
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/scl/fi/ypmweqszrgpja8u1b1m1x/November-09-2024_Regular-Mtg_AM.mp3?rlkey=smfwy36highk7t1ue7859v3ko&st=2kf1413l&dl=0

The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: Vice President Brad Fowler called the meeting to order at 9:20 a.m. 00:05

DETERMINATION OF QUORUM: Present were: Vice President Brad Fowler, Secretary Keith Dalton and member Dennis Roberts. Treasurer Rosanna Harris and Member Rachel Grasmick appeared virtually. Member Bill Brassfield was absent excused. Also present virtually was legal counsel Jacob With. President Lowell Kindschy was stopped enroute by poor road conditions and was absent excused. 00:15

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) and (f). Pursuant to C.R.S. Sections 38-33.3-209.5(1.7)(a)(II), 38-33.3-316(11) and 38-33.3-308(4)(e) possible action in executive session to refer delinquent accounts to legal counsel for collection and to authorize foreclosure of the association's lien relating to the same.* 00:38

CLOSE EXECUTIVE SESSION: The session ended at 11:36 a.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/scl/fi/ngzh1s57psshknvvhzzht/September-21-2024-Regular-Mtg-PM.mp3?rlkey=niz3ar2hs77cppo4h5clej2bs&st=ymx1bo8h&dl=0>

The recording position for the start of each agenda item and vote is highlighted in yellow.

Due to operator error, there is no audio record of this session. My apologies. KD

CALL TO ORDER: Fowler called the meeting to order at 1:00 p.m.

PLEDGE OF ALLEGIANCE: Fowler led the owners in the Pledge of Allegiance.

DETERMINATION OF QUORUM: Fowler, Dalton and Roberts were again present. The Board lacked a quorum. Items would only be presented, discussed and moved. A vote could be later conducted by AWM.

About 8 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None



EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Fowler

As detailed above; ENTER EXECUTIVE SESSION.

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON SEPTEMBER 21, 2024:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts – AWM pending.

No requests for edits, additions or deletion received. As submitted/posted.

APPROVAL OF FINANCIAL REPORTS:

Vote – accept investment proposal and draft financial reports for September & October 2024: Motion by Dalton, seconded by Roberts – AWM pending.

Dalton presented the Financial Reports and an investment proposal for Treasurer Harris. No questions were asked about the monthly financial reports. No opposition to the proposal from the Board or attending owners was received.

Proposed (see *Arrowhead Improvements Association, Inc - Balance Sheet October 31, 2024*)

Due to the high balance in and low interest rate paid to the Operating Money Market Fund;

1. Transfer \$100,000 from that account to the Capital Reserve Fund to help make up the shortfall from previous years of reduced or non-funding.
2. Purchase a \$50,000 Certificate of Deposit for operating reserves paying a higher interest rate.

There would remain \$74,476.11 in the Operating Money Market account. Coupled with the \$44,797.63 in the Operating Checking account, there would be \$119,273.74 cash available.

OWNER COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between September 21, 2024, meeting until present date – Fowler
 - a. AWM – none
2. Vote to approve Design Review Committee volunteer Jeff Price – AWM pending.
The Board thanks Jeff and all AIA volunteers!
3. Vote on proposed change to Fee Schedule - status letter fee lowered from \$125 to \$65 effective January 01, 2025 – Motion by Dalton, seconded by Roberts – AWM pending.
Arrowhead Office Manager Margaret Henry has informed the Board that a \$65.00 Status Letter/Demand fee would be sufficient to cover the time required to respond to Title Company requests. The current \$75.00 fee for Transfer is also sufficient. The Board agrees that a reduction of the Status Letter/Demand fee to \$65.00 is reasonable.
4. Proposal to expand winter parking lot for 2025-26 winter season – Fowler
Fowler proposes expanding the Winter Parking Lot before the 2025-26 season. The site is the subject is a Major Land Use Permit issued by Gunnison County. The size of the expansion will determine the amount of time and cost required to gain approval. The estimated cost of the project cannot be determined until a plan is developed. Fowler suggested the expansion to be placed between the “tree berm” and the Alpine Plateau Road. Deb Hoven asked about the trailer parking fee and difficulty extracting trailers. This prompted a discussion of current limitations of the site and resulted in the hope that a Winter



Parking Lot Planning Committee could design an expansion plan to address those issues. Fowler intends to form a committee as he further investigates an expansion.

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore (read by Dalton)

Articles for the December'24/January'25 Smoke Signals edition will be due no later than Friday, November 22nd.

It's with great pleasure to introduce my successor and newest Communication Coordinator, Stacey Paznokas. In addition to being an owner at Arrowhead, Stacey is an accomplished advertising and digital marketing professional, spanning over 30 years. To ensure a smooth transition and a fresh start to the new year, I will be working alongside Stacey through December. It's been a pleasure serving the Arrowhead community for over a decade.

****Our community thanks Lisa for her many years of dedicated service. She will be missed. ****

2. Design Review Committee – Joanie Thompson

The next DRC meeting will be held on March 10th, 2025. With the Forest Manager position unfilled, Thompson will inquire with Gunnison County about who is responsible to prepare fire mitigation plans required for development under the new WUI code in other areas of the county.

3. Forest Management – Roberts

The Forest Manager position remains unfilled. Owner Harold Thompson has been volunteering to assist with hazard trees and some mitigation requests. The Board intends to continue with MCH/ACE pack sales whether the position is filled or not. Clean up days will not be scheduled unless it is filled. If a person has experience with forest health/pest management please contact the Board.

4. Heavy Equipment/Maintenance – Fowler

All equipment, including the snow groomer, has been made ready for the winter season. With the first significant snowfall, the filing roads are still passable with AWD/FWD. Due to an improved forecast, the decision was made to not yet close them. The “Beaver Slide” has been taken down to gravel to hopefully prevent the slick conditions encountered there.

5. Patrol – Leonard Wasilewski

One RV trailer remains in Arrowhead but with the latest snowfall the owner plans to vacate on Sunday. (See Board Announcements #2 below) Ken James has resigned and James Darnell will be back on Patrol until April. Please do not leave snow machines parked in a vehicle space in the Winter Parking Lot if you plan to be gone for more than 3 days. This is to help other owners find an open space in your absence.

6. Election Committee – Dalton

(See Board Announcements #3 below) The ballot materials were “stuffed” by machinery at a printer. There have been a few instances of missing material reported (ex; ballot, return envelope). These have been promptly corrected by Law of the Rockies. Any problems encountered or questions please email; aiaelectionscommittee@gmail.com Law of the Rockies reports that about 300 returns have been received which is about 35% of sites.

REPORTS FROM OTHER ENTITIES: None



OWNER ANNOUNCEMENTS AND COMMENTS:

1. The Arrowhead Snowmobile Club will hold a meeting on Saturday November 16th at 10:00 am at Arrowhead Mountain Lodge. The annual ASC Poker run is scheduled for February 22nd.
2. Star Misner asked if her suggestion made at the September meeting about installing a temporary snow fence west of the Alpine Plateau Road between Lake Road and Arrowhead Mountain Lodge been considered. She feels that a fence would reduce labor and fuel use for regular drift removal in that area. Fowler had not yet looked into the idea but would do so. She also suggested a pile of gravel be staged at the “Beaver Slide” grade on the Alpine so that during slick conditions drivers could spread the gravel to assist with traction. Fowler will look into that also.
3. Glenn Oren asked if the Board had any information about the pending sale of the Arrowhead Ranch Water Company. The Board had received the same information as other customers had that was included in the last quarter invoice.

BOARD ANNOUNCEMENTS:

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may now be parked in the designated areas at the Winter Parking Lot. Refer to website for map and use information. Contact Patrol to pay fees or with additional questions.
2. The AIA designated close date the 2024 camping season and the Horse Corrals is November 18th and dependent upon continuing dry weather and road conditions. Early significant snowfall could require filing road closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.
3. **Board Member Election Ballots** were mailed to owners on October 11th. The Elections Committee reminds owners that completed ballots **MUST be Postmarked by Tuesday November 26th** to be considered valid. See the Elections Committee page on the AIA website to meet the candidates and review election information. [Election Committee | Arrowhead \(arrowhead1.org\)](#) **Please vote!**

ADJOURNMENT: Motion by Dalton, seconded by Roberts – Unanimously approved.

The meeting adjourned at 2:08 pm.

Submitted by:

KEITH DALTON
Secretary/Member
AIA Board of Directors

11/10/2024

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.