

ARROWHEAD IMPROVEMENT ASSOCIATION
ANNUAL BOARD MEETING
July 18, 2009
Approved August 15, 2009

The July 18, 2009 meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, July 18, 2009, at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Kathy Leary; Ralph Ambruster; Rich Ostrom; Paul McDermott; Randy Touslee; and Donald Koeltzow. Sandra Clifton was not present. Approximately 50 association members attended the meeting. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the official draft of the June 20, 2009, minutes were 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 Randy Touslee and the motion carried.
2. Approval of the minutes for the Special Board Meeting on June 28, 2009: Paul McDermott stated that the Board had held a special meeting on June 28, 2009, to resolve a controversy between two property owners. Donald Koeltzow asked if there were any additions or corrections to these minutes. Hearing none, he moved that these minutes be approved. The motion was seconded by Rich Ostrum and the motion carried.
3. Financial reports: The financial report for June was distributed and Randy Touslee stated that half way through the year, several bills such as mitigation and weed spraying were now coming due for payment. Review of overall expenditures shows that we are on budget for most items. He pointed out that our utilities seemed to be high since we are over budget on our electric bill. He commented that discussions in the workshop on Saturday included a suggestion that we find a way to determine how much electricity was being used by the individual stations in the winter parking lot. He commented that the delinquency list was still higher than last year and it was not clear if this was a trend related to the financial difficulties in the country. Randy Touslee moved that the financial reports be approved. The motion was seconded by Rich Ostrum and the motion was carried.

Randy Touslee began the annual financial report by stating that 2008 was a significant year for the Association. He commented that there was a significant change in the Association's assets and liabilities. In 2009, we have a total of \$243,686 in the bank. Last year, at this time the Association had \$340,000 in the bank. So \$90,000 of Association cash was spent.

He pointed out that the major changes in Liabilities occurred in Equipment Reserve which was \$86,000 in 2008 and is down to \$29,000 in 2009 and in Undesignated Surplus which was \$73,000 in 2008 and is down to \$12,000 in 2009. This represents a total of \$118,000 of our reserves that were spent.

These funds went to pay for the blade for the front end loader (\$24,000), the winter parking lot bathroom and the RV dump site (\$56,000), chains for the front end loader (\$6,000), and the new road grader (\$56,000). These expenditures totaled \$146,000.

He commented that we are in the 4th year of the dues increase of \$36 per year. This increase in dues is what allowed the Association to make the purchases listed above. He also stated that Association salaries had increased over last year due to the conversion of several stipend positions to salaried positions along with deserved salary increases for salaried employees. These changes increased Association salary costs from \$142,000 in 2008 to \$160,000 in 2009.

Finally, he commented that, on the plus side, the Association no longer had to pay the \$12,000 to the Fire Department since they were now receiving tax funds from Gunnison County.

4. Management Annual Reports:

- a. Communications: Cheri Ratliff stated that she had been the editor for the Smoke Signals and Website for the last two years and that she has been working to improve these two communications. She appreciated the many photos provided by members of the community and she enjoyed doing the Mountain updates. She commented that several community links including the Fire Department, Design Review Committee, Welcome to New Owners, various forms, and several clubs had been added to the website. In addition, Seasonal Flash Photos running across the top of the page and the Message Board had been added.

Posting time has decreased and can often be done overnight thanks to the excellent job being done by Robb Penny, our Web Master.

She commented that the Smoke Signals is a 16 page newsletter that is sent out 6 times a year. This year, an effort was made to save money by offering people an opportunity to opt out of receiving the hard copy in the mail. Approximately 50 recipients chose this option; however, it did not save the Association any money since we were getting a bulk rate on the large number of Smoke Signals being mailed out. She commented that a large improvement was made when she switched from making copies to having the newsletter printed. The Web Master and the owner of the

printing company are Arrowhead property owners and, as a result, give us a discount on their services.

Paul McDermott expressed appreciation on behalf of the Association to Cheri for the great job that she has done.

- b. Design Review: Joyce Boulter stated that she had now been the manager of the Design Review Committee for one year. She stated that, in 2009, they had provided permits for 2 houses, 11 sheds and decks, 3 garages, and 2 utility installations for a total cash intake of \$2,000. This was down from the 2 houses, 17 sheds and decks, 2 garages, 13 utility installations, and 8 driveways that obtained permits in 2008 for a cash intake of \$5,400.

She asked that homeowners read the regulations before making improvements to their existing homes, cutting trees, etc. She stated that she was developing a condensed version of all of the appropriate regulations involving areas of responsibility for the Design Review Committee and that these would be posted on the Association Website. She also stated that a good way for homeowners to ask her questions was through the email with the subject listed as “Design Review – subject area of the question.” Her email address can be obtained on the Association Website.

- c. Forest Management: Bob Rosenbaum was called away to a fire. However, at the Friday workshop, he reported that fire mitigation for 2009 was completed on 23.4 acres and that a few more acres would be cleaned by hand. He also stated that the \$20,000 grant request for mitigation funds for 2010 had already been submitted. These funds would include mitigation on 17 acres which would complete the mitigation of the Arrowhead perimeter. In 2011, we will begin mitigation within the Arrowhead Subdivision.
- d. Maintenance and Facilities: Donald Koeltzow reported that the radiator on the new grader had been repaired and that this machine was again operational. He stated that the past year has been a busy and productive one for the road and building maintenance crew. The main activity was the replacement of our aged grader with a much newer model. Previous purchase of a blade for the front end loader allowed Will, Oscar, and Gary to keep the Alpine plowed this winter. The Association offered a round of applause to thank these fellows for a job well done.

He commented that the new bathroom at the winter parking lot was a welcome addition this past winter.

A crew of volunteers under the direction of Ron Benson was established for the grooming of the filing roads during the winter. The Association offered a round of applause to Ron, John Cook, Eric Johnson, and Jim Gelsomini for a job well done.

The new RV dump station was installed and, while a few items need to be finished, it is operational.

Tim and Will developed plans for future road maintenance that will keep our filing roads in good shape. These plans include the installation of several new culverts which will be installed this summer.

Finally, he commented that one of the major changes in our operations this past year involved a changing of the guard in road and building maintenance supervision. Ralph Ambruster has stepped down and Don Koeltzow has taken his place. A big round of thanks goes to Ralph for his dedicated service in this area. He will certainly be missed.

A homeowner asked why the magnesium chloride application was stopped just south of the Arrowhead entry sign when the Alpine Road to Ponderosa was a major dust problem. Paul McDermott replied that since the road was owned by the Forest Service and Gunnison County was contracted by the Service to maintain it, Arrowhead had no say in when or where the magnesium chloride was applied. Donald Koeltzow stated that he and Rich Leary had met with the County and the Forest Service and that they were certainly aware that the section of the Alpine Road from the winter parking lot south to the cattle guard needs attention.

Paul McDermott also commented that the removal of the Canadian thistles along the Alpine Road in Arrowhead has been very successful and that our weed control efforts were being concentrated around Hazel Lake.

- e. Security: Reinie Masanetz reported that this past year, an Arrowhead Security Advisory Board had been established to develop standard operating procedures for AIA security personnel and to update and review AIA's current job descriptions, rules, regulations, and enforcement procedures.

He commented on the new vehicle registration and YELLOW stickers and stated that property owners are required to register their vehicles, snowmobiles, ATVs, UTVs, and trailers. These numbered stickers help security identify the owners of the various vehicles when needed. He also stated that security was attempting to maintain our community by stopping unregistered vehicles in Arrowhead to determine the nature of their business in our community.

Mr. Masanetz commented that 10 additional diesel parking spaces had been added in the winter parking lot, that trailer spaces in this lot were limited and made available on a first come first served basis, and he asked

that homeowners remove all of the previously used stickers from their vehicles and equipment.

He stated that we now have five regular security officers and two reserve officers, and that all had been recertified in CPR and First Aid. He also stated that they had received additional training from the Gunnison County Undersheriff in improving their incident reporting skills and how to handle nuisances and disturbing the peace incidents. The Gunnison County Sheriff and Undersheriff were very pleased with and spoke very highly of our security force.

On the negative side, he stated that, last winter, gas was siphoned from vehicles in the winter parking lot and from gas storage tanks at private residences. Other significant disturbances included loud parties and shots/firecrackers fired during the 4th of July weekend. Several traffic accidents in Arrowhead had been reported during the year. He reported that traffic infractions involving motorized vehicles, ATV's, etc. were becoming more frequent and that the Board was addressing this issue.

He reported that security had assisted our local Fire Department with medical emergencies, fire and traffic control, and with the establishment of a landing zone for helicopters. Overall, the Association can be proud of the services provided by our security force.

Paul McDermott stated that, in an effort to increase safety on roads within Arrowhead, the Board was proposing an amendment to Section II, Article 2b of Association Regulations to include: Motor vehicle operators under the age of 16 shall be under the direct, immediate supervision of a licensed adult. Failure shall be a Category 5 violation per occurrence (\$50 fine). He stated that this proposal would be placed on the Website and asked for homeowner comments and suggestions.

5. Committee Reports:

- a. Covenant and Regulation Exploration Committee: Rich Ostrum reported that a second draft of the proposed new covenants was now being reviewed by members of the Board. After their suggestions, the next draft of the proposed new covenants would be sent to our attorney for review. After this review, a final draft will be printed and may be placed on the Association Website for review. He stated that he felt that this task could be completed in the next 1 ½ months. Linda Squirrell suggested that language be included that "if a conflict exists between the title and the paragraph, the paragraph counts over the title."
- b. Fire Department: Kevin Stilley had been called to a fire and did not give a report. Billy Ellis reported that 450 people were fed during the July 4th

picnic and that this was approximately the same number that had been fed the year before. She stated that the hamburger and hot dog menu was much easier to do than the brisket.

- c. Snowmobile Club: Eric Johnson reported that snowmobile club had cleared 2 of the 3 miles needed for the new winter park trail. He stated that next Saturday and beyond, members would meet at the winter parking lot at 9:00 am rather than 10:00 in order to get an earlier start. He stated that firewood being generated by this trail cleaning operation would be taken to Blue Bird and was available to homeowners.
- d. Weed Control: Linda Dysart provided information and brochures on the control of noxious weeds. Noxious weeds are very aggressive, hard to control, force out native species, and have low nutrition content. They are a danger to wildlife because they force out plant species that provide proper nutrition. She also informed homeowners that Gunnison County would be spraying for several species of noxious weeds along the Alpine road and she asked for volunteers to help spray for weeds along road in Arrowhead.

6. Action Items:

- a. Approval of the Moseman family gathering. Kathy Leary moved that the Board approve the Moseman family gathering, August 1, 2009, at 871 Balsam Drive. The motion was seconded by Rich Ostrum and the motion carried.
- b. Approval of the Soong wedding reception. Kathy Leary moved that the Board approve the Soong wedding reception, August 29, 2009, at 1920 Lake Road. The motion was seconded by Randy Touslee and the motion carried.
- c. Approval of the party of Jim and Sally Burrichter. Donald Koeltzow moved that the Board approve the Jim and Sally Burrichter party, July 19, 2009, at 150 Lake Road. The motion was seconded by Rich Ostrum and the motion carried.
- d. Acceptance of the Long Range Planning Committee survey results. Ralph Ambruster moved that the Board gratefully accept the results of the Long Range Planning Committee survey, commend them for their efforts, and take their recommendations into consideration in future decision making. The motion was seconded by Rich Ostrum and the motion carried.
- e. Recognition of Rich Leary. Rich Ostrum moved that the Board recognize Rich Leary for his efforts to develop and maintain a cooperative relationship with the Gunnison County Road and Bridge Department which has proved beneficial in the maintenance of the Alpine Road and

access to the Arrowhead community. The motion was seconded by Ralph Ambruster and the motion carried.

f. Acceptance of Sondra Clifton resignation. Donald Koeltzow moved that the Board accept the resignation of Director Sondra Clifton, effective July 3, 2009, and declare the position vacant. The motion was seconded by Kathy Leary and the motion passed.

g. Acceptance of Ralph Ambruster resignation. Donald Koeltzow moved that the Board accept the resignation of Director Ralph Ambruster, effective July 23, 2009, and declare the position vacant. The motion was seconded by Rich Ostrum and the motion carried.

7. Announcement from the Board:

- a. Paul McDermott stated that, on the advice received from Sondra Clifton, head of the John Krall Award Committee, the award would not be given this year. She stated that few nominations were received and some who had been nominated declined the nomination.
- b. He reminded that: The new owners reception will follow this meeting, the winter residents meeting will be held on Saturday, September 19; Saturday, August 8, will be the next “clean up” day (Participants should meet at the fire house at 9:00 am in order to organize clean-up activities and that this effort will concentrate on developing a hiking/cross country ski trail around Hazel Lake); letters of intent for current Board vacancies will be due by August 10; and the last day for receiving letters of intent to fill Board positions from persons who are interested in serving three-year terms on the Board will be Friday, July 31.

8. Announcements from the audience: Don Beach announced that he had 6 to 8 copies of a 1999 booklet for Arrowhead residents. Mary Cockes reported that she and Martha Cook had the new awareness booklets and that they were keeping track of who received them so that they could make sure that everyone received a copy. Dianne Benson reminded homeowners that the Association was still supporting the Gunnison County food bank and asked residents to bring items to the Fire House. Gordon Shackelford commented on the acoustical difficulties in the large room in the fire house and offered to develop several possibilities for decreasing the noise level in this room. The Board gratefully accepted his offer. Sally Burcher commented on the problems with speeding vehicles such as ATVs on filing roads – especially during the 4th of July weekend. She asked that homeowners and the Board consider ways to deal with this issue.

9. Adjournment: Ralph Ambruster moved that the meeting be adjourned. The motion was seconded by Richard Ostrum and the motion was carried. The meeting adjourned at 3:14 pm. The next meeting will be held on August 15.