

**FINAL MINUTES  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, OCTOBER 21, 2017  
ARROWHEAD VOLUNTEER FIRE DEPARTMENT, 1:00 PM**

**AIA Board President, Kim Norwood**, made his opening remarks welcoming all attendees. President Kim announced that immediately following the Regular Meeting, Vice President Dick Bloss and Patrol Member Toby Ezell will hold a brief meeting with helpful hints and Do's and Don'ts for Winter life at Arrowhead for any interested homeowners. President Norwood called the meeting to order at 1:00 PM.

**PLEDGE OF ALLEGIANCE** was led by President Kim Norwood.

**CALL TO ORDER AND DETERMINATION OF QUORUM:**

President Kim Norwood called the Regular Board Meeting to order at 1:00 P.M.

Present were: President Kim Norwood, Vice President Dick Bloss; Treasurer Dale Breckenridge; Secretary Bridget Isle; Board Member, Patty Greeves. Excused absences, members, Becky Stilley, and Jim Matteson. A quorum was determined sufficient to conduct business.

President Kim Norwood reported there was an Executive Session and a Special Meeting held yesterday, Friday, October 20, 2017. EXECUTIVE SESSION: Covers issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38.33.3.308) (a), (e) and (f).] President Norwood reported that, per the agenda, the Special Meeting, which was open to the public, was held from 1:00 PM to 3:35 PM on Friday afternoon for the purpose of reviewing the work accomplished on the Governing Documents. Six (6) property owners were present for different portions of this review.

**ADDITIONS OR DELETIONS TO THE POSTED AGENDA:** President Norwood announced one addition to the posted agenda as the approval and announcement of two new DRC committee members to Item #6 of New Business as related to DRC. A motion made to approve the agenda by Patty Greeves was seconded by Dick Bloss, and passed unanimously.

**APPROVAL OF MINUTES OF SPECIAL AND REGULAR BOARD MEETINGS HELD IN THE MONTH OF SEPTEMBER 2017:**

- 1) The September 13th Special Meeting was approved as written.
- 2) The September 15<sup>th</sup> Special Meeting was approved as written.
- 3) The September 25<sup>th</sup> Special Meeting was approved as written.
- 4) The September 26<sup>th</sup> Special Meeting was approved as written.
- 5) The September 16<sup>th</sup> Regular Meeting was approved as written.

A motion to approve all of the September 2017 meeting minutes with no corrections was made by Dale Breckenridge, seconded by Dick Bloss and passed unanimously.

**REVIEW OF FINANCIAL STATEMENTS:** Treasurer Dale Breckenridge gave a detailed report to the association on the current financial status for the month of September 2017. (See attached September 2017 Treasurers Report)

**OWNER COMMENTS:** (1) Resident Keith Dalton ask if we were going to give a detailed report on the Draft RV Regulations being proposed. His comment was that our covenants must be changed to cover these changes. He is in favor of the changes, and understands what the board is proposing. The board reminded him that a full report would follow at this meeting under "New Business", Items #3 and #4.

**OLD BUSINESS: Held over or discussed from September 2017 meeting**

- 1. Update on Governing Documents Review:** Patty Greeves gave a brief update on the on-going review of our Governing Documents. The board is continuing the review and will announce and post all additional meeting dates scheduled and all interested property owners are invited to attend. Patty reminded all present that when the review is completed, the updated Governing Documents will be posted to give property owners an opportunity to read and review them. As is our practice, the dates and times will be posted in advance for all future review sessions and all are open to interested property owners. Patty addressed two important areas that have been reviewed: "Draft RV Regulations," and "Owner Violation Reports." The board will set up an e-mail address dedicated to these topics where owners will be able to make comment and ask questions.
- 2. 2018 Budget Review:** Dale Breckenridge presented an update on the status of the 2018 Budget Review. Dale announced that he has finalized most of the needed adjustments to the 2018 Budget which include the requests by board members and committee members for funds needed to operate in 2018. At present, we anticipate additional funds may be needed for groomer repairs and equipment needs, such as tires for our front-end loader, tools which must be purchased for our mechanic, and additional funds needed for tree removal and exterminating noxious weeds. Dale addressed several other items the budget must cover for 2018. Dale also informed the community that he set aside \$20,000.00 for the research and legal fees that will be needed for an informed determination on the potential purchase of the Arrowhead Water Company. In 2018 the BOD will address the request to consider relocating Patrol headquarters from the AVFD to a "Patrol Hut" proposed to be located at the Winter Parking Lot. Patrol would work out of that location in a 20 X 20-foot building estimated to cost approximately \$12,000.00. The AIA Board will be addressing a perceived need to increase our association property owner dues with an increase to become effective in 2019. Any move to increase association dues would require a vote and approval by the Arrowhead property owners. The last topic Dale addressed was an expansion of the Winter Parking Lot that the association would like to make happen during the summer of 2018. Presently, funding is not available, but Dale will be studying possible changes in the budget to identify sources for this parking lot construction. Dale requested the board approve the Draft Budget for 2018. This budget

will be posted for all owners to review. Bridget Isle moved to approve the 2018 Draft Budget; Patty Greeves seconded and the motion to approve the 2018 Budget passed.

3. **Update on the Sale of the Arrowhead Ranch Water Company:** President Kim Norwood reported that the board is waiting to hear from the Arrowhead Ranch Water Company when their appraisal is finished and when the engineers have a report to issue. Jim Squirrell added he felt that this process should be completed in the next 4 weeks. Again, the board asked any property owner with expertise in this area and would be willing to serve on a committee of property owners to please contact Kim Norwood.

**NEW BUSINESS:**

1. **Report on Action Without Meetings (AWM)** – President Norwood reported that the BOD did not hold any AWM's during the month of September 2017.
2. **Final Report on 2017 Sucker Fish at Flint Lakes** – With the absence of Becky Stilley, Dick Bloss reported that all catching and/or trapping of the sucker fish in Lower Flint Lakes is finished for the year. Gunnison Master Baits out of Gunnison reported over 3,100 sucker fish were caught during the summer months of 2017. The current plan is to repeat this arrangement for the 2018 season. Hopefully we can eliminate the sucker fish from Flint Lakes. Dick thanked all AIA employees that assisted this process. Also, important to remember is that this removal of the sucker fish did not cost Arrowhead Improvement Association any money.
3. **Announcement of Proposed RV Regulations changes for 2018 Season** - President Norwood read aloud to the attendees a letter from our legal team at the Law of the Rockies regarding their legal opinion on the subject. This letter had been read to the attendees at the Friday Special Meeting. Patty Greeves reviewed the proposed RV Regulations and reminded the community that this was a "Draft" only, and this proposed "Draft" would be posted on our Arrowhead website for all to review. The board will set up a special e-mail address to allow residents to ask questions and state their opinions regarding this matter. The board will address these proposed regulations again in January 2018, and make any necessary changes to this "Draft" at that time. Several property owners asked questions and expressed their opinions either in favor of or opposing this draft of the regulations. The board allowed nearly two hours for attendees to express their view and then President Norwood closed the discussion with a reminder that the board looks forward to any and all property owner comments via the new e-mail address to be posted on the website shortly.
4. **Vote on the Trial 2018 RV Draft Regulations for Posting** – A motion to adopt the proposed "Draft" RV Regulations to be posted on the association website was made by Bridget Isle and seconded by Dick Bloss. President Kim asked board members to vote by a show of hands. All board members voted in favor with one abstention. At the January 2018 AIA Regular Board Meeting, the final board vote will be held to determine if this regulation will be put in place on a trial basis for the 2018 summer season.
5. **Announcement of Dates for AIA meetings for 2018** – The following dates for 2018 meetings will be posted: January 19/20; May 18/19; June 15/16; July 20/21; August 17/18; September 15/16 and October 19/20. Due to winter snow, the January 2018

meeting (and possibly the May meeting), will be held at the Arrowhead Mountain Lodge. The other meetings listed will be at the Arrowhead Volunteer Fire Department.

6. **Announcement of New DRC Manager** – Dick Bloss introduced Earl Fay to the community as the newly hired DRC manager. Earl will be working closely with all the members of the committee and they expect to have a busy 2018 year at Arrowhead. Dick announced that the board has approved two new members to the DRC. The two Arrowhead owners who have been appointed to DRC are Julie Nauyokas and Doug Maffry. The Board thanks these two individuals for their willingness to volunteer their time to DRC.
7. **Vote to Approve Posting the Draft Owner Violation Report for Comment** – Patty reported on the work that has been done to improve the draft Owner Violation Report. Patty moved to approve the draft for posting to solicit reviews/comments before going final. The motion was seconded by Dick Bloss. The motion passed unanimously. This draft will be posted on the Arrowhead website for all to review. Any comments or suggestions can be directed to the e-mail which will be set up to directly collect comments on this Violation Report. At the January 2018 meeting we plan on presenting the Owner Violation Report with any revisions for a board final vote.

#### **COMMITTEE REPORTS:**

1. **Design Review Committee** – Earl thanked everyone for the welcome. He stated that as winter was upon us, most of the 2017 projects at Arrowhead were winding down. Earl gave a brief breakdown on projects approved and completed over the 2017 season. He is looking forward to working with DRC committee members and anticipates a busy 2018 season. Earl indicated the DRC has a goal to streamline protocol and simplify forms while still complying with Arrowhead/Gunnison County and State of Colorado regulatory requirements for all property owners. Earl asked our Communication Liaison to please to post the need for several new committee members. The DRC meets on the second Monday of each month in the office area at the Firehouse.
2. **Communications** – Lisa Ditmore reminded all committee heads and board members that the deadline for articles and/or advertising going into the upcoming Smoke Signals is November 22, 2017. Any updating for the Arrowhead Calendar is due by December 1, 2017. Lisa reported that our association is currently paying to mail out 50 copies of Smoke Signals. In 2014, it was determined the association would phase out the mailing of hard copies. Lisa stated it is time to totally eliminate the mailing expense beginning with the April/May 2018 issue of Smoke Signals. Your association is always looking for ways to save your money. Lisa suggested that the practice of mailing out a “hard copy” be phased out and that Arrowhead property owners be asked to view Smoke Signals on our website. Lisa and our webmaster Robb Pennie will be working over the winter months to further update and improve our association website. Lisa will also be working with several owners on updating the Arrowhead Awareness Book. (See attached Communications Report)
3. **Forest Management** – Bill Conway, forest liaison, has already left Arrowhead for the winter months. Dick Bloss read a brief update and report from Bill. Dick reminded everyone that information regarding how to order MCH packs will be posted on the

Forest Managers section of the association website. Anyone interested in applying for grants to help with property mitigation, please contact Bill Conway at the number listed on the website. (See attached report for October 2017)

4. **Heavy Equipment/Maintenance** – Dick Bloss reported that our groomer is up and ready and all the necessary winter repairs are completed. There are a few more deferred repairs which will be completed next summer. Dick enumerated some of the equipment repairs accomplished this year.
5. **Patrol** – Dave Reddish gave a brief review to the attendees of how to mark their driveways for easy access for Patrol to open up/or check on Arrowhead residents during the winter months. Dave reminded owners on the need to sign and have on file with Arrowhead Patrol a liability form. Dave will have a diagram posted on the website, and reminded anyone who has any questions on this or other subject to please ask either Dave or any patrol member for guidance.
6. **Fire Protection Board** - Toby Ezell reported that the Fire Department was in need of volunteers. Toby also announced that our fire district tax revenue/income has dropped significantly and volunteers are also needed for the Arrowhead Auxiliary, another important community resource.

**OWNER ANNOUNCEMENTS AND COMMENTS:** 1) Carla Vavrik provided the dates for 2018 Arrowhead clean up days, which provide an important way for property owners to come together and help maintain the beauty and safety of our mountain: Saturday from 9 AM to Noon on Saturday, May 26th, June 23rd, July 28th, August 25th (on this date a Volunteer thank you lunch follows at noon), September 8<sup>th</sup>. Any questions, please contact Carla.

**BOARD ANNOUNCEMENTS:** None

**ADJOURNMENT:** With no further announcements or business, a motion to adjourn was made by Dick Bloss, seconded by Dale Breckenridge and passed unanimously. Meeting adjourned at 3:45 PM.

Submitted by Bridget Isle, Secretary/Member, AIA Board of Directors.

Approved as submitted at the January 20, 2018 AIA Regular Board Meeting.

*Bridget Isle*  
**Bridget Isle**  
**Secretary/Member**  
**AIA Board of Directors**

10/21/2017

Attachment 1

AIA Board Treasurer's Report for October 21, 2017:

For the month of September we had \$4,372 of income and total expenditures of \$18,73 for a net income of \$-14,358. We had a capital expenditure of \$2,883 for Groomer repairs.

The year to date numbers show a total income \$323,079 and expenditures of \$251,596. We had capital expenses of \$2,883 for groomer repairs. The net income after capital expenditures was \$31,487 for the first 9 months of the year against our budget target of \$13,236.

**Delinquencies in Dues as of October 17, 2017**

13 more than 180 days overdue in pay dues for a total amount due of \$15,089. This is the same number as last month but \$1,087 more than last month.

**Monetary Assets as of September 31, 2017**

During the past month \$38,049 was moved from our checking accounts into a money market fund.

<b>Checking/Savings</b>	
101 · Checking	\$79,716
106 · Money Market Funds	\$564,544
<b>Total</b>	<b>\$664,260</b>

## FOREST MANAGER REPORT

10/21/2017

### FIRE MITIGATION GRANTS

Two owners have requested consideration for grants to do fire mitigation on their lots. The applications for those grants will proceed this winter with the objective of doing the work in early summer of 2018. These grants come through the Western Region Wildfire Council and can range from 25% to 75% of the work done by a contractor. Owners should contact Bill Conway if they are interested in arranging a mitigation grant for their property.

### TIME TO ORDER MCH PACKS

We have been fighting the bark beetle problems at Arrowhead for a long time. Unfortunately the problem continues to get worse every year all around Arrowhead. If you have Douglas fir or spruce trees on your property or the surrounding common land you need to order MCH packs. The locations where problems continue to occur within Arrowhead are where owners do not put up the MCH packs.

The price is the same as last year at \$1.21 each. Make checks out to the AIA and send to **Bill Conway, 1734 SE 52<sup>nd</sup> Ave, Portland, OR 97215**

For information on how many to order go to the Forest Management Section of the AIA web page and review the article in the upper right corner "How Many MCH Packs Should I Order". If you have additional questions or want to know how many you ordered last year please contact Bill at [arrowheadforestmanager@gmail.com](mailto:arrowheadforestmanager@gmail.com) or 541-729-6249.

MCH packs will be available for pickup at Arrowhead about May 15, 2018 and should be put up in early June. If those times don't fit your plans, contact Bill and he can arrange to have the MCH packs put up for you with a donation of your choice to the Arrowhead Volunteer Fire Department.

### WINTER TREE PROBLEMS

If you have tree questions over the winter you can contact Bill Conway at [arrowheadforestmanager@gmail.com](mailto:arrowheadforestmanager@gmail.com) or 541-729-6249. If you have a hazard tree that is threatening life or property and cannot reach Bill please contact Dick Bloss at 970-862-8288.

Bill Conway

Arrowhead Forest Manager

## Communications – October 2017 Report:

### SMOKE SIGNALS:

- All ad & articles for the upcoming December/January 2018 edition of Smoke Signals is due no later than Wednesday, November 22<sup>nd</sup>.
- Since 2014, a hard copy of the Smoke Signals has been mailed to about 50 owners. Of these 50 owners, 21 of them do receive the Blast email announcing when each Smoke Signals edition is available 'online' and 4 of the owners have recently sold their properties and will no longer be on the listing.

I am proposing to the BOD that in 2018 we stop the printing & mailing of the Smoke Signals all together; and notify all the owners that starting with the April/May edition, the Smoke Signals will be an "online only" publication. This will be an estimated \$500.00 savings (annually) to the Association.

### Arrowhead in Colorado (AIA) Facebook:

- 19 post made since September 20th. 871 "Likes"

### AIA Community Calendar & Facebook Event Planning:

For those who organize any community events, club meetings and/or committee meetings, please get your 2018 calendar dates to me by Friday, December 1<sup>st</sup>.

### AIA WEBSITE:

- Our webmaster, Robb Pennie is unavailable until:  
Sunday, October 29<sup>th</sup>
- During our off season, both Robb & myself will be doing some website cleaning, reorganizing and updating our website to be more interactive:
  - All FORMS on the site will be converted to be Web-Forms, allowing everyone to electronically complete and submit forms online.
  - The older editions of Smoke Signal & Mountain Living editions will be organized and consolidated by year.

### BLAST EMAIL LIST:

- 2 Blast emails have been sent to owners since last August 19<sup>th</sup>.

*Lisa Ditmore*

AIA Communication Liaison

Smoke Signals: [aiasmokesignals@gmail.com](mailto:aiasmokesignals@gmail.com)

AIA Blast Email: [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com)