

**Arrowhead Improvements Association
Board Meeting Workshop
Inn at Arrowhead
Friday, 15 June 2012
11:15 AM**

11:15 Lunch at the Inn at Arrowhead

Call to Order—Bob Hernandez

Determination of Quorum—Bob Hernandez determined a quorum was present with Bob Hernandez, Al Hale, Rich Ostrom, Don Koeltzow, Sharon Pugh in attendance and Larry Bruestle via Skype and regrets from Carol Flick. Managers present: Reinie Masanetz, Melissa Hernandez, Linda Dysart, Joyce Boulter, and Bob Rosenbaum. Other owners present were Patty Greeves, Bobbie Kerns, Lisa Ditmore, Jerri Sims and Carol Bond.

Forest Manager Report - Bob Rosenbaum

1. We have spruce bark beetles in addition to Doug fir beetles. The MCH packs are the best preventive available. We are letting the spruce blow over serve as bait trees and will remove them in the fall.
2. New Doug infestations: 6 at Blincow's on Crest; 4-5 at Montemarano's second lot on Crest and 4 possible at Gorman's on Ponderosa.
3. It is time to put out second batch of MCH packs. Will begin handing them out at the Inn after the board meeting.
4. This summer's mitigation: 22.4 acres on west side of Ridge; 2 acre chimney near Fisher's on Ridge and 5.5 acres with chimney on Lower Spruce.
5. Will also do a demo lot for next year's mitigation. Lot is on Ute.

Communications Report - Melissa Hernandez - The Smoke Signals was recently published. A new policy on ads just went into effect. As with other print ad sources, we now require advertisers to pay in advance. The cut-off for payment and advertising is the 16th of the month prior to a SS issue being published. This means that payment MUST be in to Dave Tobler at the AIA Office by the 16th of the month. Further information about this is on the Website. The Marketplace is doing great! The Facebook has been a great addition to our AIA communications. It continues to reach a wide audience. I am using it now in place of Mountain Living as 1) It is able to hold more photos and information than ML 2) it is much less time consuming than it was to compile a Mountain Living issue (hours vs. days) 3) It is as easy to access as ML was- being only one click on the website. One does not need a FB account, but can merely click on the FB icon provided on the left hand column of the AIA Website. Information of an immediate nature is much better served by FB as info on the Website has a delay in being posted. There are Official AIA hard copy bulletin boards on the outside of the firehouse and on the Maintenance shed.

Hazel Lake Report – Linda Dysart – Hazel Lake is low with lack of run-off and precipitations.

Weed Committee – Carol Flick – The committee met and determined that an information booth should be present at the 4th of July picnic. This booth will have an informational poster, brochures showing noxious weeds, handouts for property owners explaining how they can keep their lots maintained, and information regarding the spray used at Arrowhead. There will also be a sign-up opportunity for those who are able to assist with filing roads spraying and a map for choosing the areas they would be interested in spraying. It was suggested by the Board that we have owners use the AIA spray on their own property and have them pick up the spray and sprayer, if needed, from Carol Flick. The spray will be properly mixed and handouts will be given to explain how to use the spray and sprayer safely and appropriately. The spraying on the filing roads will begin after the annual picnic and there will be 2 sprayings should we see a need.

DRC Report – Joyce Boulter – There have still been no requests for house building permits. However, there have been requests for permits for 3 sheds and there have been several driveway walk-ins. The committee members have also split up the duties of walking properties requiring mitigation and defensible space being completed this year. Letters have been sent to those who still need to get this done.

Security Report – Reinie Masanetz – Reinie is happy to report that Joanie Aufderheide has been cleared to return to work next week. He also has received 4 life preservers to be put over on Hazel Lake. He stated that the fish (10 to 12 inches long) for the lakes will arrive on June 26th and will all be put into the Flint Lakes this year. There have been kids out driving on Balsam Drive kicking-up the dust so we need to keep our eyes out for such activity and report descriptions to Security if we see it happening. Finally, he reported that the parking lot was completely cleared of vehicles on time this year.

Roll off trash dumpsters for July were discussed. It was suggested that a fee of \$5.00 to \$10.00 be assessed to anyone wanting to use these dumpsters and having volunteers there to help load it. After much discussion, it was decided that our budget will not be able to handle the cost of having these dumpsters this year so they will not be made available. The Board will further discuss this at a later date to determine if this will be possible for next year.

New Owner's meeting will be held following the Board meeting on Saturday, July 21st. It was decided that no refreshments will be served.

The sale of the AIA lot on Crest was discussed. Dave will look up the details on this lot in preparation for selling it.

Review of Financials: **Al Hale** referred us to Line Item #515 (Audit) this was completed in May of 2012 at the cost of \$1700.00. Copies were dispersed to all present. And Line Item 569 which came in as our highest cost item but running to planned budget. The Audit Report was reviewed with no questions or comments.

Board Handbook: **Rich Ostrom** provided a draft to the board and asked that any changes needing made should be emailed to him.

We were joined by other owners: LeAnn and Barrie Riddoch and Charles and Beth Mansfield.

12:40 Adjourn to Firehouse

1:00 Discussion items (Carol Flick joined the board at this time) All guests in attendance and managers, Linda Dysart, Melissa Hernandez and Joyce Boulter joined the BOD at the Firehouse.

Review of last meetings Minutes – Carol Flick – No further additions, corrections, or deletions were made. The minutes as corrected will be read at the Saturday, June 16th Board meeting for final approval.

Stump Dump: The board discussed the current status of the stump dump. It currently on privately owned land. The board discussed the possibility of either purchasing 2 to 3 acres of land outside of the current stump dump which may not be possible with the minimum land purchase for subdividing currently at 35 acres. The board will look into all possibilities for relocating the stump dump on land owned by AIA.

Posts Marking Perimeter of Arrowhead: . After discussion about placement of posts to mark Arrowhead Land, Reinie Masanetz volunteered to lead the effort to get the perimeter of Arrowhead marked with posts. He will need volunteers to assist with setting these posts. Already volunteering to help are Bill Conway, Bing Carlson and Bob Hernandez.

Regulation & Enforcement Update – Larry Bruestle - The board discussed changes that need to be made in the current Regulations using the redline version sent out by Larry on the 25th of May via email. The board of directors were able to read through approximately half of the Regulations with suggestions for changes. The remainder of the suggested changes will be made at the next workshop meeting to be held in July. These will be put on the website for all owners to view and give the board feedback following the next workshop.

Planning for New Owner's Meeting in July – It was decided that the Board would hold a regular Board meeting with owners who want to address the Board make their requests know to the AIA President by no later than the Wednesday prior to the Board meeting. Each person will be given a limited amount of time to address the Board in order to keep the meeting length down to a reasonable amount of time.

2:45 Homeowners' Requests to address the Board (Topics and Requests must be made to the AIA President by Wednesday, 13 June)

- **Bobbie Kerns – Reference AIA Regulations** addressing the issue of “reasonable” changes or additions to the Regulations so they fit the way each issue reads in the Covenants.
- **Lisa Ditmore – Reference Employee Pay and Insurance on the budget** asking that the Board show exact amount each employee earns in both pay and benefits as separate line items on the financial statements so that it is transparent to all how the money is being dispersed to the employees.
- **Nick Garreffa – Additional precautions for fireplaces in houses – fire arresters.** The board agreed that this needs to be put into place for this summer. It will be announced at the Board meeting tomorrow that only wood-burning stoves or fireplaces with spark arrestors on the chimneys will be allowed to burn these stoves this summer with the fire ban in place.

3:00 Executive Session

- **Delinquent Accounts and Actions**
- **AIA Personnel Discussions**
- **Status of Legal Responses**

4:00 Adjournment: With no further business to come before the board, Don Koeltzow moved that we adjourn the meeting. Carol Flick seconded the motion. The motion was passed and the meeting was adjourned at 4:35 P.M.

The next Board Workshop will be held at the firehouse on Friday, July 20, 2012 beginning at 11:15 A.M.