

**ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING
October 21, 2006**

Meeting Date: October 21, 2006

Presiding: Gary Keiser

Board members present: Gary Keiser (President), John Moseman (Treasurer), Gerry Wigent (Secretary), Lindy Lindner, Paul McDermott

Gary Keiser called the meeting to order at 2:00 p.m. at The Inn at Arrowhead.

A motion was made (Gerry Wigent) to approve the September 16, 2006 minutes, seconded (Lindy Lindner) and carried unanimously.

Financial Report: John Moseman

John reviewed the general flow of the financials and stressed the importance of a good budget. John discussed the accounts in both Alpine Bank and Wells Fargo. The undesignated surplus is in money market accounts, and there are two new CD's at Alpine. If we continue on our current fiscally responsible path, no special assessments or dues increases will be necessary.

A motion was made (John Moseman) to accept the September financials, seconded(Paul McDermott) and carried unanimously.

Security Report: Lindy Lindner

Reinie resigned due to health issues. The open security position will close November 1st. Anyone interested should submit an application. Reinie has accepted a position as security supervisor (five hours per week). He will complete all paper work and supervise the security team. There have been some accidents on the Alpine. Drive carefully. The parking lot is open for the winter. Security is working on an updated parking lot vehicle sticker list.

Fire Department: Gary Keiser

Hose testing is in progress. A search and rescue training is planned for November. Mattracts will be installed shortly. Mike Wigent mentioned some equipment donations from Grand Junction.

Heavy Equipment: Will Hobbs for Don Beach

No report. Everything is fine.

Design Review: Gary Keiser

One more house and two sheds were approved this month. House approvals this year totaled 19 compared to 15 last year. Lot surveys totaled 33 this year compared to 49 last year. The committee recommended a new design review fee structure as discussed last

month. The new structure is fairer and will be easier to collect.

A motion was made (Gary Keiser) to revise the design review fee structure as follows: (1) to increase the fee for approving a new house to \$250, (2) to apply the \$250 utility fee whether or not there is a road cut, (3) to require a permit before any utility work is done, and (4) to levy an automatic fine of \$50 per month when work is done without the required permit, seconded (Paul McDermott) and carried unanimously.

The committee also recommended a revision to the regulations concerning temporary structures

A motion was made (Gary Keiser)to amend Regulations I2b to prohibit use of a yurt or fabric structure as a permanent building, seconded (Gerry Wigent) and carried unanimously.

The committee has drafted a policy on changing addresses when access is from a different filing road. This will have fairly limited application, so no board action is necessary. Maestas has responded to our violation letter with a plan to attach the two residences. The committee will be responding with some suggested changes.

Fire Protection District: Gary Keiser

The owners have approved proceeding with the separate fire protection district. The vote was 359 in favor and 66 opposed. Approximately 53% of eligible owners voted, and 85% voted in favor.

A motion was made (John Moseman) to designate \$15,000 from the undesignated surplus for use in setting up the Arrowhead Fire Protection District, seconded (Lindy Lindner) and carried unanimously.

The primary things to be done now are to complete and file the service plan, obtain signatures for the petition, send out hearing notices and conduct the election. The committee is being reconstituted to lead the implementation effort. Some committee members want to step down, so new members are needed. Mike Wigent, Jim and Linda Squirrel, Lucia Lebon, and Bob Rosenbaum volunteered. The fire department will finalize the committee at the next meeting.

Hazel Lake: John Moseman

Hazel Lake is not holding water. There was significant damage to the work done last year by ATV's. We plan to redo the work at a minimum cost and keep everyone off it. We will then re-evaluate.

Maintenance and Improvements: Paul McDermott

Paul thanked the noxious weed committee for their work. We have budgeted for a professional to spray thistle next spring and summer in the area between the Alpine and Ponderosa. The approximate cost is \$3000. Individual lots can be sprayed for an additional fee. Additionally, there will be articles in The Smoke Signals concerning weed control. This will be a several year project.

Long Range Plan: Lindy Lindner

The Long Range Plan committee met and discussed current trends/issues and rapid growth. Lindy reviewed last year's plan. Recommendations from the committee include: (1) being aware of volunteer burn out, (2) look at the board's role and how to delegate some of the responsibilities, (3) continue to look at how the community will be developed in the future (infrastructure), (4) enlarge the parking lot shed and (5) assess homeowner support of the formation of a fire district.

A motion was made (Lindy Lindner) to accept the long range plan, seconded (John Moseman) and carried unanimously.

Budget: John Moseman

The Budget committee met and John presented the 2007 budget. He mentioned some minor changes, an increase in design review fees, a funding increase for the new website, and a slight adjustment in payroll. Everything else projected out well. We will move \$2000 from the M&I budget to weed spray to meet the needs of the professional spray needed next spring. We have allocated money for a parking lot bathroom. It might be a good idea to put in an RV dump at the same time. Net income is over expenses, as expected.

A motion was made (John Moseman) to accept the 2007 budget, seconded (Lindy Lindner) and carried unanimously.

Forest Health Report: Gary Keiser

The forest health report has been completed by CSFS and copies are available. There aren't any big surprises. The report emphasizes the need for continued mitigation both on common land and private lots. It also discusses the various beetles lurking out there attacking our trees, the thickness of the growth, and the age of the aspens. The aspen problems are particularly concerning, as they can look healthy and then just fall. Be sure to inspect old aspens near your house. If you have specific questions, contact Bob. Our mitigation efforts will continue next year, using the grant received and the availability of the stump dump.

A motion was made (John Moseman) to accept the 2006 forest health report, seconded (Gerry Wigent) and carried unanimously.

We will post the report to our website.

Bob Rosenbaum introduced Tony Smith who is thinning balsams for Christmas trees. He offered free thinning to private homeowners who are interested.

Website: Gary Keiser

The website has been remodeled and updated by Robb Pennie, our new webmaster. Robb is a new owner. He has added several links and will be adding an Arrowhead webcam. He will be looking for pictures to post, so if you have some to share, contact

him. Look at the site.

Board Opening: Gary Keiser

We have two retiring board members and one new member. Therefore, we will have an opening January 1. We would hope to have a candidate to be appointed at the January meeting. The reasons we receive from owners declining is that it's too much work and there are too many conflicts. Conflicts have been minimized over the last 18 months. We have been discussing ways to reduce the workload, and have instituted several as discussed earlier. If you are interested or would like to recommend someone else, please contact us.

Election of Officers for 2007

We have followed the practice of election of officers at the last meeting of the year and then reaffirming the election at the first meeting of the new board.

A motion was made (Paul McDermott) to elect the following officers for 2007: Gary Keiser for President, Lindy Lindner for Vice President and John Moseman for Treasurer, seconded (Gerry Wigent) and carried unanimously.

Approval of 2007 Meeting dates: Gary Keiser

We also need to set the meeting dates for 2007.

A motion was made (Paul McDermott) to approve setting the 2007 Board of Directors meetings on the third Saturday of January, March, May, June, July, August, September and October at 2:00, the annual owners meeting to be held along with the July meeting. It was seconded (John Moseman) and carried unanimously.

Gary presented Joe Reitz with a gift of thanks for all his work as chairman of Design Review. Joe, who is retiring thanked the other members of the committee and encouraged others to volunteer on this committee.

Gary presented Gerry Wigent with a gift of thanks for serving on the board over the past three years. Gerry thanked all the volunteers who have supported her.

Gary Keiser adjourned the meeting at 3:15 p.m.

Signed: _____ Date: _____