

ARROWHEAD IMPROVEMENT ASSOCIATION
BOARD MEETING
June 20, 2009
Approved

The June 20, 2009 meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, June 20, 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 March 21, 2009, minutes had been distributed at the May meeting. He moved that these minutes be approved. Motion was seconded by Richard Ostrum and the motion carried.
2. Acceptance of May Meeting Notes: In May, a quorum was not present. As a result, no official actions were taken and a set of May meeting notes were distributed to attendees. Donald Koeltzow asked if there were any additions or corrections to these notes. Hearing none, he moved that these notes be accepted. The motion was seconded by Richard Ostrum and the motion carried.
3. Financial reports: The financial reports for March and April had been distributed at the May meeting. The financial report for May was distributed to meeting attendees. Randy Touslee stated that mid-year expenditures were on target. He also reported that the country's financial difficulties seemed to be reflected in the increase of the number of delinquent accounts. Randy Touslee moved that the financial reports be approved. Motion was seconded by Ralph Ambruster and the motion was carried.

Randy Touslee reported that the Independent Accountants' Report on Applying Agreed-Upon Procedures had been conducted by Chadwick, Steinkirchner, Davis and Company and that no exceptions were noted in AIA financial records for 2008.

4. Management Reports:

- a. Communications: Cheri Ratliff encouraged homeowners to make better use of the Message Board on the AIA web page. She stated that this Board could be used to sell household items, buy firewood, etc. She was

- b. Design Review: Linda Dysart reported that two houses were being built on Hazel Lake and that a number of sheds, garages, and decks had been approved for construction.
- c. Forest Management: Bob Rosenbaum reported that mitigation for 2009 was well under way. Mitigation of the tract north of Deer Trail has been completed and crews were working on the tract near Rim. Two additional tracts will be mitigated this year along the Alpine. In addition, a 17 acre tract has been identified for mitigation in 2010 which will complete mitigation of the Arrowhead perimeter. In 2011, we will begin mitigation within the Arrowhead Subdivision.

Brian Ayres from the Colorado State Forest Service complimented the Arrowhead Community for our extensive mitigation and forest management activities over the past 24 years. He stated that great progress had been made in increasing forest health and decreasing fire danger. He also commented that funds were again available through grants to help homeowners mitigate their lots and asked that homeowners call his office at 970-641-6854 and speak with Dave Casey for details. He stated that defensible space included the area immediately surrounding the home and provided attendees with brochures that described how to properly develop this space on their lots. He commented that another brochure provided described how to do proper thinning of the forest further away from buildings. Mr. Ayres stated that, while progress had been made, we still had a lot of work to do. Finally, on behalf of the Colorado State Forest Service, he presented Bob Rosenbaum with a Certificate of Appreciation for his excellent service in being a leader, innovator, and educator in the Arrowhead Community.

- d. Maintenance and Facilities: Donald Koeltzow reported that the new grader was tending to overheat. Efforts to correct the problem included replacement of the thermostat and radiator cap along with checking the water flow within the cooling system. During the next week, the radiator will be removed and boiled out and it is hoped that this will correct the problem. Between now and the middle of July, the road crew will be finishing the grading of filing roads. Beginning in the middle of July, several badly needed culverts will be installed throughout Arrowhead. He stated that information on the scheduling of these installations will be posted on the "Road Maintenance Updates" section of the web site as soon as it is available. The plan is to install half of the culvert at a time so that roads should remain open during the process.

He also reported that he had met with several contractors to discuss the water problems in the ceiling of the fire house. It was discovered that air flow under the roof decking was impeded by a beam that stretches across half of the building. He and Ron Benson will be removing a small portion of insulation to open the ventilation path. In addition, the contractors recommended that attic exhaust fans be installed and he had obtained bids for completing this task. We do not intend to spend money to fix the water damage inside the fire house until we are certain that we have the problem fixed.

He reported that the new RV septic dump station located just east of the maintenance shed was nearly completed and can be used by homeowners. Caution should be used to avoid spills until work is completed around the receiving pipe.

Finally, he reported that three dumpsters would again be available to homeowners to receive the larger-than-usual materials. The first of these is scheduled to arrive on July 1st. Homeowners are reminded that these dumpsters should not be over filled and that they are not to place hazardous materials, electronics, paint, contractor's waste, or household garbage in these dumpsters.

- e. Security: Paul McDermott reported that, after long negotiations, Reinie Masanetz had agreed to stay on as chief of Security for another year. Therefore, the Board was not accepting applications for his replacement. Mr. Masanetz reported that there had been two recent automobile accidents. In one incident, a visitor backed into a transformer causing a power outage in the Wildflower region. The homeowner involved agreed to pay the \$5,500 cost for the replacement of this transformer. In the second incident, a car slid off the road near the Inn and had to be towed.

Mr. Masanetz also reported that, after numerous announcements that May 31st was the last day that vehicles could remain in the winter parking lot, 7 snowmobiles and 1 box trailer were impounded. After paying a \$100 impound fee, owners collected their vehicles. He reminded homeowners that our use of the winter parking lot is controlled by County regulations.

He asked that homeowners be safe and courteous while in Arrowhead and asked that they be the eyes and ears of the security system and report violations. He asked that homeowners especially report incidents of young children on ATV's, dirt bikes, etc. without proper adult supervision.

Mr. Masanetz said that they had received a report of unauthorized live tree removal and that they were checking into the incident. He reminded homeowners that they must get approval prior to the removal of any live tree with a diameter of 2 inches or larger regardless of whether or not the

tree is on their property or on common ground. The regulations provide for a fine of \$1,000 per tree for violations of this regulation.

He reminded that all property owners need to have the yellow stickers on their vehicles. He also stated that they are in the process of obtaining a replacement for the security jeep which is in very bad shape.

Kathy Koeltzow urged everyone to comply with the 20 mile per hour speed limit in Arrowhead for safety and to decrease the wear and tear on our roads. After a question from the audience, Mr. Masanetz reminded homeowners that a fine of \$50 could be imposed for speeding as “a public nuisance” and that the fines could increase with subsequent incidents.

5. Committee Reports:

- a. Covenant and Regulation Exploration Committee: Rich Ostrum reported that he would like to meet with members of this Committee after the Board meeting to plan for future activities.
- b. Fire Department: Kevin Stilley reported the Fourth of July picnic will again include the flea market and a horseshoe tournament. He called for volunteers. He also announced that the Fire Department secretary position was going to be open and called for volunteers to run for this position. He reported that the new fire truck was still being outfitted with the equipment and signage and hoped that it would be operational by the end of July. He urged new homeowners to contact him for information and to volunteer to become part of our fire department activities. Finally, he reported that parking at the picnic was going to be different this year in order to increase safety.
- c. Snowmobile Club: Eric Johnson reported that snowmobile club had obtained a \$45,000 grant to purchase a groomer. The funds and the groomer should be available in October. The club is planning to groom filing roads and he also stated that the Willow Park Trail had been approved should problems arrive with the current trail upcountry.
- 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. Mary Cox recommended that homeowners contact the individual listed in the information and stated that she had obtained a native grass seed mixture for use in reclamation at a very reasonable price. These seeds are available from the forest service building located on North Colorado in Gunnison.

6. Action Items:

- a. Ratification of the Cooperative Agreement with Gunnison county for Covenant Violation Enforcement: Paul McDermott reported that there were some covenant violations that paralleled County code violations. As a result, some of the AIA Board members met with county officials and established an agreement to work on resolutions for these problems. Ralph Ambruster moved to ratify the cooperative agreement between Gunnison county and AIA for the covenant violation enforcement. Randy Touslee seconded the motion and the motion carried.
- b. Establishment of the Awareness Committee Budget: Randy Touslee moved to amend the 2009 budget to transfer \$600 from Undesignated Surplus account to the Awareness Committee account for new Awareness pamphlets. Richard Ostrum seconded the motion and the motion carried.
- c. Acceptance of the bid to install vent fans in the fire house: Donald Koeltzow moved that we accept the bid from Dave Fisher for \$997.43 to install the ventilation vans in the fire house to help with our ventilation problem. Motion was seconded by Richard Ostrum and motioned carried.
- d. Unauthorized tree removal from several lots: Paul McDermott reported that, in the process of marking fire mitigation areas, it was discovered that several large trees had been cut down without authorization. Kathy Leary moved to assess a fine of \$1,000 per tree, plus mitigation costs of \$2,060, against each of Lots 7, 8, and 13, Block 3, Filing 3, for cutting of live trees on both private and adjacent commons grounds without authorization, and to file a lien against each of the lots if the fine is not paid. The motion was seconded by Ralph Ambruster and the motion carried.

7. Announcement from the Board:

- a. Paul McDermott reminded attendees that: The annual meeting and new owners reception will be held on Saturday, July 18; the winter residents meeting will be held on Saturday, September 19; Tuesday, June 30, and Saturday, August 8, will be designated as “clean up” days (Participants should meet at the fire house at 9:00 am in order to organize clean-up activities); the close of nominations for the John Krall Award will be Tuesday, June 30; and the last day for receiving letters of interest to fill Board positions from persons who are interested in serving on the Board will be Friday, July 31. We have two positions on the Board that need to be filled.

8. Announcements from the audience: Richard Leary announced that the county will begin grading and applying magnesium chloride to the Alpine by June 30.
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 3:00 pm. The next meeting will be held on July 18.