

# Arrowhead Improvements Association

## Board Meeting Minutes

Inn at Arrowhead

21 May 2011

2:00 p.m.

The May 21, 2011 meeting of the AIA Board of Directors was called to order at 2:00 P.M. was called to order at the Arrowhead Inn with President Bob Hernandez presiding. The following Board members were present: Bob Hernandez, Paul McDermott, Rich Ostrom, and Carol Flick. Bing Carlson, Donald Koeltzow, and Diane Benson were not present. Approximately 30 association members attend the meeting. President Hernandez determined that a quorum was present.

### Order of Business:

1. Approval of the minutes: President Bob Hernandez stated that the draft of the March 19, 2011 minutes were distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that the minutes be approved. The motion was seconded by Rich Ostrom and the motion carried.
2. Financial reports: Paul McDermott read a short overview of the monthly financials pointing out that there was a higher than expected equipment maintenance output as was to be expected with the repairs made to the grader and the higher fuel costs and a higher balance than expected on income since many property owners pay fees for the entire year in January. Along with that the legal fees were higher because AIA needed to collect on past due amounts owed. Property owner, Clyde Vavrik, asked if we still had a lot of delinquencies to which Paul responding that since this fluctuates from month to month, it appears that we are about where we were last year and things are not getting worse. Paul made a motion that we approve the financials, Carol seconded the motion, and it was passed.
3. Under management reports, Bob Hernandez announced that Lucia LeBon had taken care of updating Smoke Signals for this last month, and there are several candidates wanting to take that position over. A decision will be made soon since it was decided that the Smoke Signals will continue to be updated every other month. Bob suggested that in the meantime all articles and ads for publication in Smoke Signals be sent to him.

Bob also announced that the weather camera will be moved to the firehouse sometime this summer and will face the road in front of the firehouse so that owners can see a better picture of what the current road conditions are up on the mountain. Along with that, it is expected that the temperature and snow depth will be made visible at the same time.

Design Review: Joyce Boulter reported that there are currently 2 remodels and a house and garage that have been approved by the committee for construction. Joyce also reported that letters regarding mitigation requirements will be sent out to all property owners who have purchased since 2008. This will be a reminder that they are required to follow mitigation plans for their property and will be given through the road closing in 2012 to have this completed. A comment from the floor by Craig Pugh questioned why these property owners have been given extended time to complete the expected mitigation. Joyce responded that since official notice had never been actually given, this letter will act as the official notice of their two year window to get the property mitigated. Bob Rosenbaum reminded

owners that those with unoccupied lots have only one year to get this completed; therefore, making their mitigation completion date due by the road closures of 2011.

**Forest Management:** Bob reported that lot surveys will be done with the fire department personnel and design team committee members assisting. Alison Mims has created an elegant brochure that deals with mitigation procedures and more will be done with this during this year's 4<sup>th</sup> of July gathering. He went on to report that the MCH patches and traps to control the bark beetle problem will be put into place with the help of Kevin Stilly and should all be in place by the end of the week. Bob reminded owners that if they have tree blow-overs get them covered with plastic to keep the colonization of bark beetles under control since they like to colonize on fresh blow-overs. If you have any questions, Bob would like you to call him and sharpen your saws so you can be available to help out with the clean-ups throughout the summer and fall months.

**Maintenance Facilities:** In Don Koeltzow's absence, Bob Hernandez reported that Will Hobson and Bill Misare have worked diligently to get all the filing roads open in spite of repeated snow storms. A round of applause went out to both men. He also reported that during the process of grading the roads, the alternator on the grader went out and needed to be replaced and an owner's frost-free hydrant had been run into and replaced.

**Security:** Leonard Wazilewski reported in Reinie Masanetz' place stating that the AIA Board had put in a request to Gunnison County for an extension on keeping the parking lot open for property owners until June 15<sup>th</sup> due to the heavy volume of snow still on Arrowhead. Leonard reminded property owners to pick up all of their equipment and all belongings left in the parking lot. He further reminded property owners that fire pits are to be renewed annually and a water extinguisher needs to be kept nearby. There will be zero tolerance on this issue. Also if property owners trade or sell vehicles let security know so that all vehicles can be registered.

#### 4. Committee Reports:

**Fire Department:** Eric Johnson reported that there will be the on-going Tuesday morning meetings at the fire house beginning at 10 A.M.

**Hazel Lake Aeration:** Linda Dysart reported that as soon as the ground thaws, the aeration work will be done to Hazel Lake and it is hoped that it will be done by July. Jim Squirrel reminded the committee that this might be a great time to get the fingerlings stocked in the lake. Linda questioned whether the aeration might be a problem for the fish to which Jim replied that it would not.

**Noxious Weed Program:** Linda Dysart reported that she could use volunteers to go out and help with the spraying of the weeds. Also, she reminded property owners that if they could keep their own property sprayed and maintained, it would help the community in general to keep the noxious weeds under control. She has brochures available that identify these noxious weeds, and she would be happy to come by individual properties to help owners identify such weeds if they would like her to do that.

**Covenants Revisions Committee:** Rich Ostrom reported that the Covenants revisions have been displayed on the web site for owners to peruse and make comments or ask questions about. So far, there have been approximately 5 questions submitted to which Don Koeltzow has made replies. Rich took the

time to read each question and answer to those in attendance at the board meeting. After the questions and answers were read, Rich took questions from the floor. Lucia LeBon wanted to know if the board had gotten the verbiage used in the revised covenants approved from our lawyers to which Rich replied that they had been approved. With no further comments, Rich reminded everyone that these are still up on the web site and all questions will be clarified and answered by Don Koeltzow.

Other Reports: Rich Leary reported on the Alpine Road improvement. With the Title II funds, we have Phase I of the project approved from Lake Road to the parking lot which will be completed this summer. The next proposed improvement for Alpine Road, Phase II, is from the parking lot to the cattle guard. This grant request will be submitted at the next opportunity to the forest service with the funding being requested for next summer. If approved, it is proposed that Phase II will be completed during the summer of 2012. Rich also reported that there will be logging going on this summer with a contract with Willow. They are trying to get protocols put into place to make this the same as private logging.

5. Announcements:

- a. Paul McDermott made a motion to renew the lease on the horse corral. Motion was seconded by Rich Ostrom. With no discussion from the floor and a unanimous vote from the board, the motion was passed.
- b. Bob Hernandez reminded owners that the applications for the John Krall Award are due by June 30<sup>th</sup> and forms and guidelines for this award can be found on the website. He also reminded those that if they have submitted a proposal for the recipient of the award in the past two years but that person has not been named as the winner, those applications are still in consideration. This award will be presented at the Annual meeting in July.
- c. Bob reminded owners that nominations for new board members need to be submitted to Don Koeltzow for the two openings that will be needing to be filled for next year..
- d. Clean-up days: Paul McDermott has been in charge of setting up and planning the clean up days for the past two years and would like someone else to take this over. Anyone willing to volunteer should contact Bob Hernandez. This has been done about once per month during the summer and early fall on a Saturday morning, beginning at about 9 AM at the firehouse and ending by noon. This clean-up cannot be done without volunteers from the community, so if you have time available, please help out.
- e. Bob Hernandez announced that the next Board Meeting will be held on Saturday, June 18th at the Inn beginning at 2:00 P.M.

6. There being no further announcements or business coming from the floor, Carol moved that the meeting be adjourned. Rich seconded the motion. Motion was passed.