

# ARROWHEAD IMPROVEMENT ASSOCIATION

## BOARD MEETING

January 21, 2012

The January 21, 2012 meeting of the AIA Board of Directors was called to order at 2:00 P.M. on Saturday, January 21<sup>st</sup> at the Arrowhead Inn with President Bob Hernandez presiding. The following board members were present: Paul McDermott, Al Hale, Carol Flick, Bob Hernandez, Don Koeltzow, Rich Ostrom and over Skype: Larry Bruestle. Approximately 30 association members attended the meeting. President Hernandez determined a quorum was present.

### Order of Business

1. Approval of Oct 2011 Minutes --- **Donald Koeltzow** stated that the draft of the October 15, 2011 minutes was distributed and asked if there were any questions, corrections or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Paul McDermott and the motion carried.
2. Financial Reports: **Paul McDermott** stated that there were no significant changes in the financials and the balance sheet is normal. He stated that on the income statement variations, Acct 447 Misc Income included 3 items included in year- to- date actual: workers comp refund, insurance settlement on damage from firehouse, and the fire district picked up ½ of payment on roof. On another item, Acct 499 sale of assets is due to the sale of the old groomer. Under Expenses, our legal expenses were significantly higher than anticipated. Operations were a bit heavy because of payroll expenses with the additional costs to get the roads open in the spring and our heavy equipment fuel went over budget. It shows a \$27,000 fire expense but that was picked up by the insurance. The Arrowhead Net income Paul was pleased to announce shows a \$23,164.27 surplus. He stated that the Board will decide how to distribute this surplus into the Reserve Account. Randy Touslee asked about the current status of delinquencies. Paul stated that they are still up there, but the Board has worked aggressively on them
3. Introduction of New Board of Directors members: **Bob Hernandez** bade a fond farewell to Paul McDermott who has given six years of service to the AIA Board and served as President, Vice President and interim Treasurer during that time. Everyone applauded his service and he was awarded a \$50.00 gift certificate as a token of thank you. As a result of the elections, Don Koeltzow is now serving his second term and Sharon Pugh has been added to our board. Bob Hernandez welcomed both of them to the board after which Paul McDermott excused himself from his service to the board.
4. Election of Board of Director Officers: **Rich Ostrom** nominated the following Board of Directors to fill the offices during this next year: Bob Hernandez for President, Don Koeltzow for Vice President, Carol Flick for Secretary, and Al Hale for Treasurer. Bob Hernandez called for additional nominations and as none were received, Rich moved that nominations be closed and that the officers be elected by acclamation. The motion was seconded by Larry Bruestle. With no discussion the 2012 Officers were elected by acclamation. Bob thanked the new officers.
5. Management Reports:
  - a. Communications: **Melissa Hernandez**, Communications Manager, reported that the past months have seen Mountain Living being published monthly. The Smoke Signals is now being posted on the AIA website at the beginning of the month and is being sent to the printer and mailed earlier than it previously had. We have added more advertisers. Melissa recommend that people wanting to sell items, place a small card-sized ad in the Smoke Signals as the results from these ads are very good. The Smoke Signals has grown in size. Half of this is advertising. A third of it is Board Members' and Managers' reports and the rest is articles/photos about Arrowhead.

The price to print and distribute has gone up due to size, however she feels that this is justified by the quality of the product. She has further added an official Face Book page, Arrowhead in Colorado AIA, in efforts to keep improving communication with the community. It is intended to take the place of the former Message Board. The format by Face Book allows for a moderator and is free, unlike other moderated Message Boards that could have been chosen. There is now a link to this on the Website homepage. This Face Book page, Arrowhead in Colorado AIA, is open to the public and does NOT require a Face Book account. The guidelines for using the page are posted on the page and will continue to be reposted every other week. Melissa reported that another goal for this page is one such as many towns using Facebook for their Chamber of Commerce, highlighting the wonderful things about their community. As this page is public, and as there is an easy link to it on the AIA Website at arrowhead1.org, Melissa has decided not to reinstitute the Message Board. Finally, she stated that it has been decided to let ads on the Services Page expire when their billing periods are up and then do away with this page on the website.

- b. Design Review: **Joyce Boulter** reported that there will be a copy of her report on the website. Although there have been no new applications for new buildings, Joyce stated that she is quite sure by June well see things change. In looking at lots for mitigation and defensible space, 2011 is the last opportunity for those who have not completed lot requirements. Joyce reminded everyone that the Design Review Committee meetings are held on the 2<sup>nd</sup> or 3<sup>rd</sup> Monday of each month and all are welcome to attend. She further stated that anyone can come to the meeting and present in person if they want to build. There are still openings for 2 new members to serve on the committee and they have not received any notes of interest. She is, therefore, extending the closing date to February 29, 2012. That should give people more of an opportunity to think about it. She reminded the owners that they do not need to live up here full time to serve on the committee. They tend to need lots of help in the summer walking-in the driveways and locating center pins. Wayne Rhodes sent in his resignation and he will no longer be able to participate. Bob Hernandez commented that since our next board meeting in on the 10<sup>th</sup> of March, the Design Review Committee might want to move their meeting for March.
- c. Board of Directors: **Bob Hernandez:** Bob read the AIA Board of Directors pledge as a formal pledge for all members of the board. In hearing the pledge, all board members of the AIA Board of Directors orally agreed to abide by the pledge. The pledge is: We the Board of Directors of the Arrowhead Improvements Association having been elected, and having the authority to manage the affairs of the Association, pledge to follow the Declaration of Protective Covenants and Restrictions, Regulations, and By Laws. We pledge to:
  - a. To keep in confidence all sensitive information.
  - b. To respect the majority rule.
  - c. To respect all Board members.
  - d. To serve the whole community.
  - e. To set aside individual needs and desires.
- d. Forest Management: **Bob Rosenbaum** announced that 83 property owners plus the Gotchers purchased the MCH packs for a total of 7,568 packs stored under his deck and coming out the 1<sup>st</sup> week in May. He stated that these packs come with instructions for these individual property owners so they can place the packs themselves. Volunteers will be needed to help with placing the MCH packs purchased for the Arrowhead commons.
- e. Maintenance and Facilities: **Don Koeltzow** stated that regarding our road, after they are closed, people drive in for various reasons and in the spring there are people driving in and out with the roads being dry in some areas, snow covered in others, and muddy in other. During both the fall and the spring periods, lots of drivers can be seen driving in and out. Don said he is responsible for these road closing decisions and decided to keep the roads closed this fall. With security permission, property owners drove their cars in at their own risk. He stated that is always how it has been. Even though the roads are officially closed, some people need to be able to drive in if there isn't enough snow. He further commented that there have been two people get stuck on Crest; however, driving snow machines on pure ice and rocks is dangerous to the machines as they may overheat, consequently, some people are driving autos in to save machines. No public announcement is made since people don't always hear the message which leads to

problems with those driving in. This has always been the case; a few people drive vehicles in during the time of roads being closed. We are just asking people to use their common sense. Don went on to comment that the 2012 goal for major equipment is to keep it in good shape so the equipment maintains good trade in value. Front end loader costs are being looked into to bring it up to shape. Kathy Koeltzow praised Will for his awesome job on maintaining Alpine Road.

- f. Security: **Reinie Masanetz**: The report will be in Smoke Signals. The security snowmobile is overheating with the engine lights coming on. They do not want to burn up the machine, so driveways have not been done, but that will change with this snow. In the parking lot, a designated row with trailer parking only has been marked. If that row is full, please do not park snowmobiles there and do not park in that row without trailers. On Alpine Road, yield to uphill traffic. A truck went face down in the creek because a person going down did not yield the right of way. Be careful when going downhill and go slowly so you can yield to uphill traffic. That is the law.

## 6. Committee Reports:

- a. Hazel Lake: **Lynda Dysart** reported that at Hazel Lake, she and Don La Forge serviced the aerators and Al Hale serviced the volume. Although some of the aerators have been turned off for the winter, all seems to be working well.
- b. Election Committee: **Rich Ostrom** reported that the election committee is now dormant and all volunteers helped with the last election. He stated that they had a good time and it was a good, clean election.

## 7. Action Items:

- a. Budget: **Al Hale** moved that the board approve the AIA budget since it has been available for review on the website since October with no changes being made. The motion was seconded and carried.
- b. Proposed Board Meeting dates for 2012: Bob Hernandez proposed that the Board meeting dates for 2012 were announced at the last Board meeting in October of 2011. A correction has been made as well as selection of the dates for the Annual Owners Meeting. Carol Flick made a motion that that the following dates be established for Board meetings for 2012: March 10, May 19, June 16, July 21, August 18, September 15, and October 20. , that the Annual Owners' Meeting be held on August 18<sup>th</sup> after the Board Meeting, the New Owners Reception be held on July 21<sup>st</sup> after the Board Meeting, to be held at the Firehouse vs. the Inn, and that the Winter Residents Meeting be held on October 20<sup>th</sup> after the regular Board meeting with all regular Board meetings, except July as already noted, to be held in the Inn at Arrowhead beginning at 2:00 P.M. This motion was seconded by Rich Ostrom and carried.
- c. Appointment of Auditors: **Don Koeltzow** made the motion that AIA retain Chadwick, Steinkirchner, Davis, and Company to conduct an annual audit. The motion was seconded and carried.
- d. Election Committee: **Bob Hernandez** asked for volunteers for the 2012 election committee in the Dec/Jan Smoke Signals. He received notice that Linda Dysart, Bobbie Kerns & Patti Greeves are interested in serving on this committee. He also received notice in early November that Dale Breckenridge was interested in serving on this committee. He stated that we could use additional volunteers and asked for volunteers from the audience? Hearing

none, Bob Hernandez appointed Linda Dysart, Bobbie Kerns, Patti Greeves, and Dale Breckenridge to the 2012 Election Committee along with Carol Flick who, as AIA Secretary, chairs this Committee.

- e. Delinquent Accounts: Bob Hernandez stated that we have a delinquent account of a member who has filed for Bankruptcy, and we are now not allowed to collect. Al Hale moved to write off the delinquent dues for a member of the AIA who is in bankruptcy protection in the amount of \$680.96, because we can no longer attempt collection. The motion was seconded and carried.
- f. Allocation of Surplus 2011 Funds: **Bob Hernandez** announced that as noted in the December financials, we currently have a surplus of \$23,164.27 for 2011. He stated that we need to decide where this money will be placed. The board has discussed various options. Al Hale made a motion that the distribution of the \$23,164.27 surplus for 2011 be made as follows: \$13,000 be moved to account 361, Equipment Reserve, and the remainder be moved to account 363, Undesignated Surplus. This motion was seconded by Don Koeltzow. The motion carried

## 8. Announcements from the Board of Directors:

The next board meeting will be held on March 10, 2012 which is the second Saturday rather than the third due to St. Patrick's Day festivities. Bob reminded owners that if they have anything they would like to speak on, to let us know a few days before the board meeting or workshop they would like to speak at. He stated that most of the workshop meeting is open, but is closed for the executive session. Joanie Aufderheide wanted to know if the audience would be allowed to participate in the workshop open session discussion. Bob explained that according to the CCIOA, the workshop is actually a board meeting and is handled in the same manner. It is a meeting of the board in public but not a meeting for public participation. If someone wants to speak, they need to be asked to be put on the agenda. This will be requested by the Tuesday before the meeting. This is true for the Saturday Board meeting as well, according to the CCIOA. He further stated that in the past the board has made every effort to receive comments from the AIA members attending Saturday Board meetings and would like to continue to do so even though it is not required by the CCIOA, as the board wants to keep the board meeting open and the community involved. If someone should bring something up, without being on the agenda, that is more than just a comment and requires further discussion by the board, the board will listen and table the information until the next board meeting.

## 9. Announcements from the audience:

Brent Mims announced that the snowpack so far this year is only 50% of average, so the fire district is looking ahead to the fire season. They will do on-site moisture content and will ask for fire restrictions as necessary. He reminded everyone to ask before they build fires. He also stated that private land owner grants are open for landowners to work on their own property: Eligibility for this grant money is that the landowners must be located in a high fire hazard does include Arrowhead property owners. He stated that landowners are responsible for obtaining three contract bids, getting pictures of the area, and must have that area inspected. According to Bob Rosenbaum, it is very unlikely that anyone here will be able to get a full 90/10 money but can apply for up to 90%. There is no "in-kind" money available on this; all work must be done by the contractor. The work must be completed within 90 days of receiving grant and within their standards. These grants are only available to land with buildings on it and will become available beginning in January of 2012. Call fire employees if you are interested. Brent further announced that the March 17<sup>th</sup> St. Patrick's Day Annual Snowshoe Golf Tournament will be open to all residents and that anyone is welcome to take part in the fun. Information will be on the website. And, finally, he stated that a priority for 2012 is to insure that the radio is up to FCC requirements, therefore, a lot of funds have been earmarked for that project. All of this will be on the website.

Kevin Stilley announced that Rich Ostrom is the chosen election official for the Fire Protection District. He also announced that this is an election year for the district and that there are four positions on the board that are currently up of which three are eligible to continue on. If anyone is interested and want their name on the ballot, they should contact Rich.

Kathy Koeltzow asked if there had been any discussion regarding the fire house use to which Bob Hernandez replied that there had been none so far.

Rich Ostrom offered handouts to those who do not yet belong to the AIA Snowmobile Club. He stated that there are lots of advantages to belonging to the club and advantages to AIA. The Snowmobile Club bought the groomer and takes care of

grooming the roads which means that AIA doesn't have to fund that saving AIA from having to purchase that equipment. Don Koeltzow added that even if a property owner is not a full time resident, it benefits everyone since the fire district is fully capable of reaching all properties in the winter for fire protection and emergency purposes. It is in having the roads groomed that makes this possible.

10. **Adjournment:** Hearing no further comments, Don Koeltzow moved to adjourn the meeting. Rich Ostrom seconded the motion and with all in favor, the meeting was adjourned at 3:10 P.M. The next meeting of the Arrowhead Board of Directors will be held on Saturday, March 10, 2012 at the Arrowhead Inn.