

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SATURDAY, JANUARY 17, 2015 – 2:00 p.m.
ARROWHEAD MOUNTAIN LODGE

Call to Order and Determination of a Quorum:

- President Mike Wigent called the meeting to order at 2:20 p.m.
- Members present: President Mike Wigent, Vice President John Moseman, Treasurer Al Hale, Secretary Kathy Krohn, Tim Carlson, Val Taylor and Curt Treichel.
- Mike asked for the participation of former Board members Linda Squirrell and Sharon Pugh (who joined the meeting electronically) in this meeting (without voting) to help with the transition.

Report on Special Board Meeting:

- Legal and delinquency issues were addressed.
- CCIOA procedure views “special meetings” as part of a regular Board meeting.
- New Board Members, Curt Treichel and Val Taylor were sworn in.
- Officers were selected:
 - President , Mike Wigent
 - Vice President, John Moseman
 - Treasurer, Al Hale
 - Secretary, Kathy Krohn
- Mike thanked outgoing Board members, Linda Squirrel and Sharon Pugh for their service and presented each with a picture.

Pledge of Allegiance: Veteran Clyde Vavrik to lead the Pledge of Allegiance.

Additions to or Deletions from Agenda:

- Deletions: Introduction and Seating of Newly Elected Board Members, Administration of Oath, Election of Officers were all handled at the morning meeting.
- Additions:
 - Signers on Bank Accounts
 - ASC Lease

Approval of October, 2014 Minutes: With no corrections to the October 2014 minutes, a motion was made, seconded and the minutes were approved.

Review of Financial Statements:

Treasurer Al Hale presented an overview of Incomes Statement:

- Revenue was \$13,000 higher than expected due to: better than expected interest collected on overdue accounts; recapture of legal expenses for delinquencies and Design Review fees.
- Expenses, excluding capital expenditures, were \$56,000 less than budgeted. Reasons for lower expenditures: no office equipment purchases, low repair expenses, Heavy Equipment payroll, fuel and maintenance, lower Forest Health costs. Legal expenses ran \$34,000 (over twice the budget) due to the amount of legal work involved in revising the Regulations, owner issues, delinquencies and other legal advice. Though AIA had the unexpected cost of a groomer and a second Patrol snowmobile, the net income after capital expenditures turned out to be \$36,142.53, which was essentially as budgeted.

Al moved to transfer the 2014 net income of \$36,142.53 into Fund Account 363 – Members Contributions as required by our Reserve Study. Motion was seconded and unanimously approved.

Facts vs Fiction: Mike read his report clarifying that AIA:

- does not limit the number of guests any owner can have in his own cabin or his own RV;
- winter grooming benefits all property owners as evident over the busy holiday season;
- the Arrowhead Snowmobile Club does not owe the Association \$8,000 for modification of the groomer. The Club will reimburse AIA \$6,000 over a 3 year period per our agreement with them.

Old Business Action Items:

- **Vote on Posted Regulations Revision:** Kathy pointed out that the complete revision as well as a list of substantive changes were posted on the website for more than 30 days. Only 4 or 5 comments were received which included 2 detailed reviews by Board members. Corrections that will be incorporated into the revised Regulations included:
 1. changing Section 1 to Section I to Roman numerals where needed for consistency;
 2. moving the RV section from Section 2, Article 1 to Section 1, Article 2, Use of Sites;
 3. removing the attorney's long footnote since it has already been published
 4. adding New Prefabricated or to 3. Used Structures in Article 2, Use of Sites;

5. addition of State of Colorado to Section 5. Compliance with Codes in Article 2, Use of Sites;
6. changing “Colorado Department of Health” to “Colorado Department of Public Health and Environment” in Section 15. Septic Systems under Article 2, Use of Sites;
7. adding “or as part of the design committee review for the purpose of construction of driveways, utility lines, septic tanks, leach fields, and/or approved structures. to those authorized to grant approval of tree removal in 18. Trees under Article 2, Use of Sites;
8. removing inadvertent bold fonts in the fine schedule (Art III, Art 2, Sect 3.1);
9. correction of cite in Section I, Art. 2 .20 RV Pad to Section I: Article 2.4. (2).

Cistern topic. Curt pointed out that state law regulates cisterns and he understands that they require a well permit. The intent by including that word in the provision was to protect property owners who may be unfamiliar with Colorado law from spending money on a water delivery system that is not allowed.

Tim moved to delay a decision on the Regulations until the May meeting. The motion was seconded and the motion was open to discussion.

Audience comments:

- It was suggested by the members, that the Board approve the Regulations Revision with the listed minor changes above today because the Revision has been published for a long time and very few comments were received. There was no vocal opposition to the approval of the revisions and regulations.
- Jim Squirrel agreed to bring a letter from his attorney for the Board’s file on the cistern issue in relation to the approval of Arrowhead by the county with a central water system.

President Mike Wigent called for the vote on the motion to delay the voting until May. There were 2 votes to delay the decision until May and the balance of the Board voted against the delay. The motion failed.

Kathy then moved to pass the revised and reformatted Regulations with the minor corrections made today. Motion was seconded. There were 2 no votes and 5 yes votes; the motion carried.

- **Motion to Foreclose a Lien:**

As discussed in executive session and in compliance with AIA Collection Policy, the Board is proceeding with a foreclosure. Tim Carlson moved that the AIA resolve to authorize the foreclosure of the lien against that certain real property listed as

9.1244.01 of the AIA Delinquent Account List dated 12/31/2014 unless a payment is received or a payment plan is entered into in compliance with CCIOA and AIA's Collection Policy within the deadline provided to the owners by AIA's attorneys. The motion was seconded. Discussion of motion: Al pointed out that there has only been one such action in the past 5 years; it is not a routine action. The vote was 6 in favor, one abstention. The vote tally was recorded as required in the Collection Policy.

As part of the homeowner education policy of the Board, Rich Krohn outlined the legal procedures that an HOA must follow before such action can be taken.

- **Winter Parking Lease and Note with Arrowhead Snowmobile Club:** This item was covered in the morning Special Board Meeting and there were no questions or comments from the audience (see the Special Board Meeting Minutes).
- **Appointment of Liaisons and Committee Chairs:**
The Board Liaisons and Committee chairs appointed were:
Arrowhead Patrol – John Moseman and Mike Wigent, Liaisons
Communications – Kathy Krohn, Liaison
Design Review – Al Hale and Tim Carlson, Liaisons (and members of the Committee) and Joyce Boulter, Committee Chair
Election (Voting) Committee - Kathy Koeltzow, Lindy Lindner and Linda Dysart, Committee Members; Kathy Krohn, Board Secretary oversees per Bylaws
Equestrian Committee – Val Taylor, Liaison
Forest Management – Mike Wigent, Liaison
Heavy Equipment and Maintenance – Curt Treichel, Liaison
Noxious Weeds – Tim Carlson, Chair & Liaison
- **Signers on AIA Bank Accounts:** Al explained that new regulations require that our minutes show who is authorized to sign the AIA bank accounts. Our accounts are with Alpine Bank, Montrose Bank and Bank of the West. The Board authorized Mike Wigent, President, John Moseman, Vice President, Kathy Krohn, Secretary and Al Hale, Treasurer to be signers on all of our bank accounts. A motion was made, seconded and unanimously approved by the Board.

Discussion ensued about the availability of the viewing the AIA check register and if a copy should be included in the owner meeting packets (excluding personal checks). One option would be to provide notice of the availability of this from Dave on the website. A concern was whether non-owners might access it. It was decided that Mike will include in his President's Report a reminder that AIA financials are

available to owners through our Treasurer, Al Hale or through our Office Manager, Dave Tobler.

Reports: Attached to the minutes

- **Arrowhead Patrol** - John Moseman presented his report including the Patrol's assistance with the groomer delivery on 10/9/14 and sticker requirements for use of the Winter Parking Lot. (See written report attached.)
- **Communications** – Cappi Castro reported that the next issue of Smoke Signals will go out February 1st. She is working with Robb Penne on the website and our Facebook page is going well.
- **Design Review** – Joyce reminded all to see the Design Review webpage on our AIA website. Two sets of house plans have been received and 2 more are expected. This summer Joyce plans to notify owners again that they need address numbers at their driveways and driveway approvals prior to driveway construction. She recommended reflective numbers and also reminded folks to be sure to read the sign rules before having a sign made. Her meeting dates for this year are published.
- **Election Committee** – Kathy Koeltzow had already given their report at the morning Special Meeting but she reported that the 2014 election, handled by Dalby Wendland, went very smoothly. The Committee did count the 13 ballots returned without signatures on their outside envelopes because there was no written policy on how to handle this. This requirement will be in the ballot instructions so that property owners realize that their ballots will NOT be counted if their signatures do not appear on the outside envelope in the future.
- **Forest Manager** – Mike Wigent read Bill Conway's report which is attached to these minutes.
- **Heavy Equipment and Maintenance** – Linda Squirrell read her report, which is attached to these minutes.
- **Fire Department Report** – Fire Chief Jim Gelsomini highlighted his written report, which is attached to these minutes.
 - Jim also reminded everyone that the warming hut has a first aid kit, an AED, an oxygen bottle and 2 multi-function fire extinguishers inside for use in emergencies.

Board Announcements:

- Mike reported that the Board has been working with their attorney on records requests. They can be very labor intensive depending on the complexity, liability and legal issues involved. If a document, such as Regulations or Covenants is readily available either online or in the AIA office, then property owners can

contact Dave and obtain a copy for the copying cost. But if a request is for e-mails or other items, it will be referred to the Board attorney and subject to the charges for that.

- Mike also reported that, as of January 1, 2015, AIA has changed its legal representation from Masters and Sellars in Montrose to Law of the Rockies in Gunnison.
- Nancy Hale has agreed to assist the Board Secretary with taking minutes as she has done for us as often as possible last year. The Board sincerely appreciates her volunteer help.
- Mike thanked Bob Hernandez for helping with the recent firehouse camera problem as well as other cameras for the community.

Owner Comments: Carla Vavrik reminded all of the potlucks each Tuesday evening at 6:00 p.m. at the firehouse. Kathy Koeltzow reminded everyone that cards and games are being played at the Lodge the 2nd and 4th Mondays of each month at 1:00 p.m. It's a great excuse to have lunch there as well.

Bob Hernandez, who is maintaining the AIA calendar for our website, reminded all to get any calendar items to him.

Lucia Lebon announced that the Arrowhead Snowmobile Club will meet immediately following this meeting.

Mike announced that AIA's next Board meetings will be on May 15th and 16th (see the published list of meeting dates on our website).

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,
Kathy Krohn

FACTS VS FICTION

January, 2015

Fiction: The board limits the number of summer RV guests and should limit the number of winter house/cabin guests.

Fact: The board does not limit the number of RV guests in the summer. The number of RVs per lot is addressed by regulation, just as the number of single family homes/cabins is addressed by regulation. This board, nor any previous board, has ever addressed limiting guests.

Fiction: The winter groomer only benefits 30 households.

Fact: The winter groomer benefits all property owners that choose to use their property during the winter. Many owners utilize their property during the winter, as demonstrated by the over capacity parking lot between Christmas and New Year's. Additionally, many owners access their homes and cabins at other times throughout the winter.

Fiction: the Arrowhead Snowmobile Club owes the Association \$8,000.00 for groomer modifications.

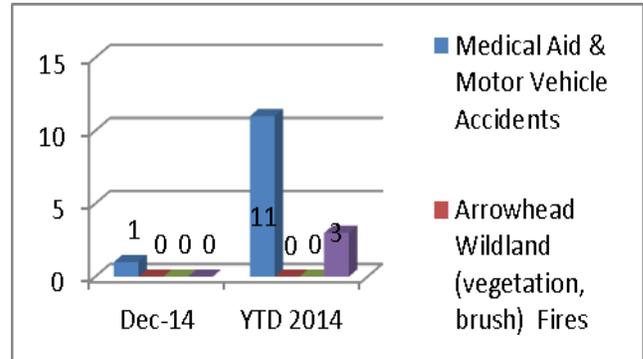
Fact: Partially true. The Association did spend \$8,000.00 to modify the groomer but did receive benefit in return by agreement, to groom the filing roads. Considering that the boards formal relationship with the ASC has ceased, the ASC has agreed to a pay back of \$6,000.00 to the Association over a three year period.

Arrowhead Fire Chief Report

Date of Report: **January - 2015**

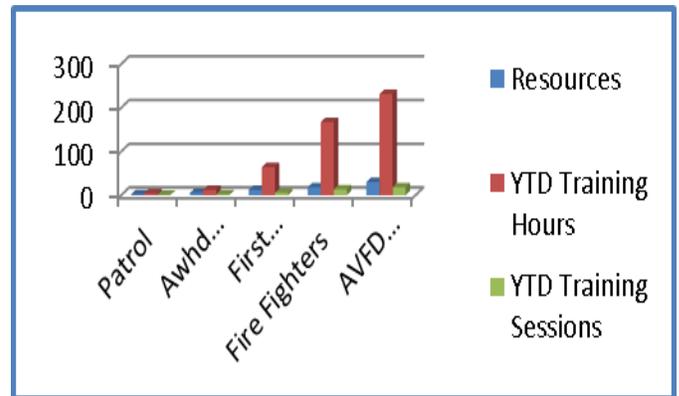
Part-I.) Emergency Events:

Description	Dec-14	YTD 2014
Medical Aid & Motor Vehicle Accidents	1	11
Arrowhead Wildland (vegetation, brush) Fires	0	0
Structure Fires (Commercial & Residential)	0	0
Interagency Assistance	0	3



Part-II.) Training:

Groups	Resources	YTD Training Hours	YTD Training Sessions
Patrol	2	4.00	1
Awhd Dispatch	5	12.00	2
First Responder	12	64.00	5
Fire Fighters	18	167.25	13
AVFD Combined	37	247.25	21



1. Combined First Responder, Fire Fighter and Patrol, training – January 20, Fire House.
 - ❖ Winter response procedures
 - ❖ Communications – radio protocols

Part-III.) Personnel (staffing):

First Responders = (12)
 Fire Fighters = (18)
 Arrowhead Dispatch = (5)

Part-IV.) Buildings & Grounds Inspections :

1. Fire House – metal siding on NW side below windows – status of project? AIA and AFPD funding in 2015, do we have funds set aside for the project in 2015?

Part-V.) Fire Apparatus & Equipment:

1. Hoses
 - a. No new updates for reporting period.
2. Trailer Status:
 - a. Purchased spare wheel and tire, next task mount on trailer, for emergency support as needed.
3. Snow Cat – Prinoth Grand Junction, performed annual maintenance in early December. We incurred several delays from Prinoth Grand Junction in scheduling and performing the annual service. Researching a potential service agent in Gunnison as an alternative, used by Crested Butte Fire Department.

4. **Vehicles:**

- a. **Snowmobiles** – start and run the two First Responder machines minimum of twice weekly to ensure operability and identify issues if present.
- b. **Snow Cat** – practice driving on snow packed filing roads with trailer to ensure running status, and identify potential operability considerations.

Part-VI.) Interagency & County & Association Meetings:

1. Monthly Western Region Wildland Fire Council – Montrose – January 8th, confirmed new meeting time 1-3PM second Thursday each month, goals for 2015, meeting agenda topics for 2015. Reviewed insurance carrier issues related to not renewing house/building coverage's in coming year.

Part-VII.) Communications

1. Fire Bar participants adjusted, replaced summer resident with year round resident.
2. New protocol – During Fire Bar call, IC will identify teams by role and location – First Responder 1 - patient location, Arrowhead Dispatch – Fire House etc...

Part-VII.) Medical:

1. Monthly AED preventative maintenance performed.
 - a. AED Batteries – all OK
 - b. Enclosure status – 1 heater needed Aspen Trail/Spruce location.
2. Two new Cervical Collars - delivered in December.
3. Med-Sled – delivered in December. New patient stabilization device and evacuation apparatus for interior and exterior environments.
4. Proposed patient cabin mounted on Snow Cat request for material estimate submitted to Supplier for quote.
5. January 23rd, 4 First Responders will attend formal training in Grand Junction – 5 sessions on topics related to Arrowhead environment.
6. January – Two 911 Medical events supported. Deputy Sherriff commended Arrowhead response teams for preparedness and competence.

Part-VIII Budget

1. 2015 Arrowhead Fire Protection District confirmed, posted for public review, and submitted to State.

Part-IX Miscellaneous:

1. Thermal Imager – donation from Grand Junction Fire Department.
2. Forest Refuse burn successfully completed Saturday, December 13, 2014. All pre-burn and after action, reports submitted and approved by Colorado Air Pollution Control Division, Smoke Management Program.
3. Training – Certified Burner training opportunity, RXB3, and CCB training in Canon City - January 23-25, 2015. This is a no cost for course training session in Canon City, there will be travel, lodging and meal expenses based upon attendance. There are future sessions of this course available later in 2015, if this session does not work out.

Arrowhead Patrol

January 17, 2015

Personnel: We are and have discussed the need to add reserve officers to assist both in special events and the holiday season. Patrol is limited to the availability of equipment resources. One idea is to ask for volunteer help on a limited role. The Board wishes to thank the Patrol for their work and efforts this past holiday season.

Equipment: We need to discuss the addition of signs to recognize the private property within our community, and encourage the Lodge to have appropriate information sheets on the private property around the lodge. We are exploring additional cameras for the parking area.

Medical Emergencies & Law Enforcement Assistance: A snowmobile accident was reported at the Lodge New Year's Eve. Another EMS was responded to by Leonard on the 29th of December.

Incident Reports: A verbal confrontation; snowmobile vandalism; and snowmobiling on private property were reported. In addition, several minor incidents were reported and the Patrol was able to make contact on most of those.

Winter Parking Lot: This past holiday season brought a packed and crowded parking area. A better plan needs to be explored to assure owners have ample parking. We will explore that plan in detail.

Complaints: Complaints continue on snowmobiling on private property and excessive speed. Parking area congestion and lack of parking was an ongoing issue.

Respectfully Submitted,
John L. Moseman

ARROWHEAD
FOREST MANAGER REPORT

1/17/15

MCH pack orders are running a little behind compared to last year. I am currently in the process of sending reminders to individual owners who have ordered in the past. I am also contacting owners that own lots near areas that have had high beetle activity the last few years and recommending that they order MCH packs. The ordering deadline is January 31.

Of the 11 grant applications that were submitted for lot mitigation last fall, one has been accepted and should be implemented in early summer. One application has been withdrawn at the request of the lot owner. At the request of the Western Regional Wildfire Council (WRWC) the other nine projects will go out to contractors for an additional round of bidding in May. Because of the complications of this process I am not setting up a process for owners to start a new round of grant applications in the spring.

Jim Gelsomini and I continue to receive occasional questions from owners having problems getting or maintaining fire insurance on their houses. I am creating a list of insurers that have a recent history of writing insurance at Arrowhead and can make that information available to individual owners upon request. I make no recommendations of a specific company. I also have a list of the many fire prevention, fire fighting and fire mitigation activities that occur at Arrowhead that owners can use when discussing insurance with their agents.

Another item that involves a combination of my Forest Manager and Fire Department duties is designation of Arrowhead as a Fire Wise community. I am currently pulling together information on the number of acres of completed fire mitigation and information that the fire department has gathered in rating fire risk on individual houses. That information will be used to complete the application for Fire Wise community designation. This could provide some additional support for discussions with insurance companies.

The Arrowhead Community Wildfire Protection Plan was completed in 2007 and is in need of an update. I will start that process in the next few months by gathering information and I hope to set up a working group in early summer to develop a revised CWPP.

Bill Conway

Arrowhead Forest Manager

Heavy Equipment and Maintenance Report

January 17, 2015

Winter Parking Lot

As most of you know, we had lots of folks up over the Christmas/New Year's holidays and thanks to the hard work of both Will and our Patrol personnel, the lot was able to accommodate everyone. The lights are all working, and it's always fun to see folks you know coming in and out (if you can recognize them in their snowmobile gear).

Thanks a lot to everyone who has moved their vehicles so that Will could plow the lot as needed.

Alpine Plateau Road

I'm sure you've noticed the fine job Will has been doing not only keeping this plowed but also plowing it to smooth up the bumps as needed and spreading gravel when things get slippery. And as a person who lives off a driveway that blows in terribly (not up here), I really appreciate the windrows he creates up here.

Filing Roads

Ron Corder has been doing a fine job of grooming the snowmobile trails (filing roads) with Big John, our Prinoth snowcat. Thanks a lot to all who have accommodated his work.

Trash Compactor

Many of you have probably noticed that the largest part of the new compactor has been delivered. However, we still need the mechanical part, the preparatory work for it and the attachment of it to the concrete. And, of course, the old one needs to be moved to the Lodge. So, be patient and all will be accomplished as soon as feasible.

Parking Lot Bathroom

The winter parking lot bathroom has been functioning well. Thanks to all for keeping the door closed.

Appreciation

Since this is my final report for this department, I do sincerely want to thank and applaud our crew who show such initiative, skill and dedication in keeping this community accessible for all of us. It is a pleasure to work with and rely on them.

Linda Squirrell
Maintenance & Heavy Equipment Liaison