

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
SPECIAL MEETING MINUTES
Friday, May 15, 2015 – 9:00 a.m.
Arrowhead Firehouse

Call to Order, Determination of Quorum: President Mike Wigent called the meeting to order at 9:00 a.m. Members present in addition to the President were Vice President John Moseman, Treasurer Al Hale, Secretary Kathy Krohn, Val Taylor, and Curt Treichel. Tim Carlson was absent. A quorum was established.

Executive Session:

Kathy Krohn moved to go into Executive Session to deal with any privacy, personnel, delinquencies/collections and legal matters in conformance with C.R.S. Section 38-33.3-3-8 (4) (a), (e) and (f). The motion was approved unanimously.

At 11:40 a.m., the Board came out of Executive Session and recessed for lunch.

At 12:20 p.m., the Board reconvened the Special Meeting

Report On Executive Session:

Mike reported that in the Executive Session the Board discussed foreclosure on 2 liens, delinquencies, agreement, complaint, real estate.

Additions To Or Deletions On Agenda:

There were several additions made to the agenda, Horse Corral Lease, Arrowhead Volunteer Fire Department (AVFD) sno-cat parking and Weeds.

Sledding Hill:

The sledding hill committee (Curt Treichel, Kathy Koeltzow, Melissa Hernandez) reported that many communities are closing their sledding hills due to insurance issues. They contacted the Arrowhead Improvements Association, Inc. (AIA) insurance company and they stated that the underwriter would not issue a policy for the sledding hill. The committee recommends that the sledding hill issue be abandoned. The committee was thanked and disbanded.

AVFD/AFP Web Posting:

Discussion concerning the AVFD/Arrowhead Fire Protection District (AFPD) part on the AIA website consisted of two items: The cost factor to AIA and the accuracy and possible liability to AIA if incorrect information were posted. The AVFD will have their own web page by the end of the 2015 and the AIA will provide a link on their web page.

Fired Department Sno-Cat:

Discussion concerned the parking of AVFD sno-cat in the AIA equipment shed for the summer. It was decided that the sno-cat would be housed in the shed and Jim Gelsomini would park smaller items at his house. Will Hobson will see how much can fit in the shed.

Joint Effort for Heavy Equipment Fire Suppression System:

Jim Gelsomini informed the board that a fire suppression system is available as military surplus. The AVFD already has one located at the firehouse and can acquire another unit that would be housed at the equipment shed. The AVFD would like to share the expense of getting the unit shipped here with the AIA. The unit would be owned by the FD and insurance on the unit would be maintained by the FD. The Board stated there is money in the budget and proposed up to \$500 for one-half of the shipping costs.

Minutes Approval, January Meeting:

Robert's Rules of Order states that if the time between meetings is greater than three months, then a special committee must be enacted to approve the minutes prior to the next meeting. A special committee will be formed to address this issue should it arise again.

Employee Meeting:

John Moseman stated that an employee's meeting will be held in June.

Welcome Wagon:

The Board would like to have the "Welcome Wagon" committee start contacting the new residents and informing them about the assets in the community. This would shift the burden from the Arrowhead Patrol (AP). The question about the possible trademark of the "Welcome Wagon" name will be addressed by the committee and the committee name will reflect this research.

Off Road/Off Trail Riding

The Board and Arrowhead Patrol met to discuss the off trail/road issues that have surfaced this winter. Mike Wigent stated that he received letters of concern and pictures from owners concerning off-trail snowmobile riders crossing private property. Ghost trails are a major concern due to people becoming lost in snowstorms and the inability of emergency equipment getting stuck. This is safety, health and welfare issue that the board and community will jointly address. Education, signage and enforcement are the major steps. John will be working on an educational pamphlet that will be included in the quarterly mailing and at the road sign-in boxes. The AP stated that there is not enough resources available during peak times on the mountains. AP will examine the feasibility of having "volunteer" AP personnel to help cover the community. A plan will be developed before the June meeting.

Burning of Debris:

The Board discussed the concern about burning debris in fire pits and the reference to the regulations. Issues brought up were continual burning without supervision of the fire, definition of "campfire" and accordance with Gunnison County's Burn Ordinance. More information is desired and will be deferred to the June meeting.

Nucla Naturita Telephone Company:

Nucla Naturita Telephone Company (NNTC) would like to install a microwave tower with a line of sight to Cerro Summit that would increase the internet service speeds to Arrowhead. The committee of Rich Leary, Val Taylor and Jim Gelsomini was named to work with NNTC on this issue.

Weeds:

Linda Dysart attended an educational program on weeds. Linda will report at a later date.

Solicitation at Arrowhead:

The AIA board emphasized that solicitations in the community were not allowed in the community.

Cisterns:

The board received a letter from Jim Squirrel's attorney stating that cistern's were not allowed in the subdivision according to the records filed in the development of Arrowhead. In addition, the board discussed the issue of lawns and if they were allowed. The Covenants state that "the present natural beauty, natural growth and native setting and surroundings of Arrowhead ..." and the Board talked about this and the issue of lawn watering via the use of the Pipe Spring. The Pipe Spring's water is private water according the Colorado Water Law. The Board recommended that Design Review contact the lawn owner and talk to them about the issue.

Horse Corral Lease:

Val Taylor contacted Lucia concerning the Horse Corral lease. They will be getting together to get the paperwork completed.

Housekeeping:

There were several Housekeeping items that were discussed. (1) There is no reference to AIA on the Fire Department insurance policy. AIA needs to be added as a named insurer on the AFD policy. (2) John handed out additions to the Board's workbooks, (3) winter parking lot closure is May 31, but if an owner is unavailable to remove items they are to contact AP.

The meeting was adjourned at 4:00pm.

Kathy Krohn,
Secretary