

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
SPECIAL MEETING MINUTES
Friday, August 14, 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, Secretary Kathy Krohn, Treasurer Al Hale, Tim Carlson and Curt Treichel. A quorum was established.

Executive Session:

John made a motion to adjourn to executive session at 9:00 AM to deal with privacy, personnel, delinquencies/collections and legal matters in conformance with C.R.S. Section 38-33.3-8 (4) (a),(e), and (f). The motion was approved unanimously.

At 11:20 AM the board adjourned for lunch.

At 1:00 PM the board reconvened the Special Meeting.

Report on Executive Session:

Mike reported in Executive Session the board discussed personnel issues, delinquencies and legal matters.

Additions or Deletions to the Agenda:

None

Conduct of Meeting/Timeline:

The board discussed ways encourage concise reports in order to make the meeting shorter. Tim handed out to the board a list of ground rules to follow when anyone is talking.

Insecticide Use:

Several owners requested a list of appropriate insecticides for use for Arrowhead. Tim stated that if you can buy the product off the shelf at retail stores (Home Depot, Ace, Wal-Mart, etc.) it is ok to use in the manner of intent in the instructions. Tim will write an article for Smoke Signals concerning use of insecticides and poisons.

Improving the Record Keeping System for Association Communication with owners:

The board discussed several ways to document conversations/actions with owners whether it be through Arrowhead Patrol, Design Review or the board members themselves to keep track of what type of action took place and the resolution. A committee of Jim Gelsomini, Mike and Curt was formed to research the best way to establish this system.

NNTC update:

Ron Treche contacted FCC inquiring about what needs to be done to improve internet service at Arrowhead. Ron was asked to join the committee that is researching this topic. Jim Gelsomini talked with NNTC about their proposed microwave tower but is getting no direct answers to his questions to exactly what this tower will accomplish.

Adopt the Common Land Proposal:

The concept for owner collaboration in cleaning up the common area was proposed. The board discussed the pros and cons about the idea. Also on community clean-up day, the workers could help in an area of common land. Curt stated that the program should make sure the common area is kept in its natural state, and that the common area along the roadways should not be mowed nor weed whacked. The road vegetation provides a noise and dust barrier.

Welcome Committee:

The board discussed who the members are (Kathy Koeltzow, Joyce Boulter and Melissa Hernandez) and what type of information should be given out to the new owners.

Campfire Safety Handout:

Wording is still being worked on and will be reviewed at the next board meeting.

Board Appointment:

There are two residents interested in the Board position – Dale Breckenridge and Jim Matteson. The Board will follow Bylaw 3.5 and use a secret ballot. Jim was present at the meeting.

Bylaw Revision:

The board discussed the complexity of the wording and why the change is necessary. Two non-substantive changes were discussed.

Reserve Study:

John handed out a new 2015 Reserve Study spreadsheet that spanned the life of all capital assets. The spreadsheet showed we need to keep being aggressive with setting money aside for these assets.

2016 Budget:

Al discussed the proposed 2016 budget draft.

Owner Comments:

Clean up day is Saturday, August 22nd not the 29th.

An owner was concern about new structures being too large or having outside colors that don't fit with Arrowhead's surroundings. He wanted to know if there was some regulation on control of the size and colors of new homes.

Meeting adjourned at 5:15 p.m.

Kathy Krohn,
Secretary