

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
SPECIAL BOARD MEETING MINUTES
9:00 AM, Friday, January 15, 2016
Arrowhead Mountain Lodge

Call to Order, Determination of a Quorum:

President Mike Wigent called the meeting to order at 9:15 AM. Present were President Mike Wigent, Vice-President John Moseman, Secretary Kathy Krohn, Treasurer Al Hale, Member Jim Matteson, and Member Curt Treichel, representing a quorum. Not present was Member Tim Carlson.

Swearing In Of New Board Members:

Secretary Kathy Krohn recited the Arrowhead Board Of Directors Oath for new Board of Directors Members Dale Breckenridge and Bridget Isle. Dale Breckenridge and Bridget Isle each signed the document and agreed to abide by the oath.

Curt Treichel moved that the Board of Directors adjourn to Executive Session, the motion was seconded, and approved.

Executive Session (to cover personnel, privacy, delinquencies/collections and legal matters under CCIOA (C.R.S. Section 38-33.3-308 (4) (a), (e) and (f)) began at 9:30 AM and continued to 12:00 PM:

The BOD adjourned for lunch at 12:00 PM

The BOD reconvened for the afternoon session at 1:00 PM

Report on Executive Session:

Mike Wigent reported that in executive session the BOD discussed personnel, contracts, legal matters and delinquencies.

Agenda discussion items:

Additions, deletions, and changes to the agenda were discussed, with the updated agenda shown below.

Appointment of BOD executive positions and the Committee leads (election, AH promotion, weed control, etc.):

Motions were made, seconded, and discussed, approving Mike Wigent as President, John Moseman as Vice President, Curt Treichel as Secretary, and Al Hale as Treasurer.

Additionally, BOD Leads were determined to be: Arrowhead Promotions - Bridget Isle; Corrals - Jim Matteson; Design Review - Mike Wigent; Elections - Curt Treichel; Fish Stocking - John Moseman; Forest Management - Mike Wigent; Heavy Equipment and Maintenance - Jim Matteson; Patrol - Mike Wigent and John Moseman, with Dale Breckenridge assisting with the new database project; Weed Control - Al Hale.

1:00 – 2:00pm - Training For Electronic Database:

John Moseman demonstrated the new Arrowhead database system to be used in support of Patrol and Design Review. Dale Breckenridge will be working with John Moseman to continue the development of this system.

Firehouse Lease and Update/Discussion:

Mike Wigent explained that our lawyers reviewed the language on the contract for the lease with the Arrowhead Fire Protection District and suggested that parts of the contract should to be reworded. Until the contract is finalized, the old contract will be in place.

Garage Size, Building Prior to House and regulation change:

Discussion postponed until a later date.

NNTC update:

Jim Matteson led a discussion of the most recent activities of Nucla-Naturita Telephone Company and CenturyLink that hopefully will lead toward enhanced internet service at Arrowhead. Owner Ron Treche was credited with being a key contributor toward moving this project forward.

Heavy Equipment boom status:

Jim Matteson reported that the new heavy lift boom attachment for our front-end loader is working well thanks to the efforts of our talented community volunteers.

Owner request for track vehicle waiver:

The BOD discussed an owner request to operate an oversnow tracked vehicle larger than that presently allowed in our Rules and Regulations.

Patrol OMP draft discussion:

The BOD discussed the need for an updated Operational Management Plan to better clarify the role of Arrowhead Patrol. John Moseman provided a first draft of an Operational Management Plan for Patrol which all BOD members will work together to fine tune between now and the May BOD meeting.

Plan regarding Metro District:

The BOD discussed the concept of a Metro District. Mike will try to arrange an event to coincide with the June BOD meetings whereby a Denver-based group of experts on the topic can speak to the Arrowhead community to help us all better understand our options.

Hazel Lake Water Agreement:

The BOD discussed the importance of working with the Arrowhead Ranch Water Company to protect those water rights important to the future of both the Arrowhead Ranch Water Company and the flow of water into Hazel Lake for both storage and fire fighting

Annual Leases Discussion:

The BOD discussed the renewals of the several leases.

Welcome Committee Discussion:

The BOD discussed following through with an earlier commitment to have an active Arrowhead Welcome Committee under BOD leadership to include Patrol, Design Review, and designated owners.

Neighborhood Watch:

The BOD, with excellent owner input, discussed the issues regarding a neighborhood watch sort of program aligned with Patrol at Arrowhead.

Review and update scope of work for employees:

The BOD discussed the need for clarification of the scope of work for various AIA employee groups.

Cistern Update - final written report:

Outgoing Secretary Kathy Krohn presented a final written report to be forwarded to the owner who originally brought the issue to the attention of the BOD last spring.

Purchase of Real Estate Office (Commercial Area) Discussion:

The BOD discussed the pros and cons of the idea of purchasing the real estate office. Jim Matteson will take the lead in soliciting owner thoughts regarding this issue.

Patrol Lead:

The BOD discussed the advantage to having an employee being designated Patrol Lead. Mike Wigent and John Moseman are following up on this.

John Krall Award:

The BOD discussed the history and various future scenarios regarding the John Krall Award program. Owner Bob Hernandez will take the lead to work with other interested John Krall Award recipients to help us decide how best to manage this program going forward.

Arrowhead Promotion:

The BOD discussed ways to clarify the scope of the Arrowhead Promotion efforts.

Horse Corrals:

The BOD discussed the options regarding the horse corrals going forward. Member Jim Matteson will be the lead regarding this issue.

Hazel Lake Piping:

This discussion was included within the Hazel Lake Water Agreement discussion mentioned above.

Expanded Winter Parking:

The BOD discussed pros, cons, and options regarding the expansion of winter parking. John Moseman will check with the nearby neighbors and Gunnison County before the BOD considers moving forward with this issue.

Montrose Office Lease:

The BOD discussed the Montrose AIA office lease agreement.

Owner Comments:

Arrowhead Fire Protection District Board of Directors President Don Koeltzow announced there are three openings on the Arrowhead Fire Protection District board of directors. He has self-nominating forms.

Adjournment:

Meeting was adjourned at 5:34