

**ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**Saturday, MAY 21, 2016, 2:00 PM**  
**Arrowhead Fire House**  
**Approved June 18, 2016**

**Pledge of Allegiance:**

All veterans present on this day, United States Armed Forces Day, led those in attendance through the Pledge of Allegiance to the flag of the United States of America.

**Call to Order, Determination of a Quorum:**

President Mike Wigent called the meeting to order at 2:00 PM. Present were President Mike Wigent, Treasurer Al Hale, Secretary Curt Treichel, Member Dale Breckenridge, and Member Jim Matteson, representing a quorum. Not present were Vice President John Moseman and Member Bridget Isle. Also present was Agnes Kroneraff representing our Office Management and Property Management Team, Law of the Rockies. Ruth Collins was present as our recorder.

**Adoption of Agenda with Any Additions, Deletions, or Changes:**

Additions, deletions, and changes to the agenda were discussed, with the updated agenda shown below. A motion was made by Dale Breckenridge that the agenda be adopted as shown below, the motion was seconded, and approved.

**Approval of Minutes of Special Meeting held Friday, January 15, 2016**

A motion was made by Al Hale to approve the Friday, January 15, 2016, Special Board Meeting minutes, the motion was seconded, and approved. These minutes were previously approved in February as per Robert's Rules of Order and approved again here to satisfy Colorado Common Interest Ownership Act guidelines.

**Approval of Minutes of Regular Board Meeting held Saturday, January 16, 2016**

A motion was made by Al Hale to approve the Saturday, January 16, 2016, Regular Board Meeting minutes, the motion was seconded, and approved. These minutes were previously approved in February as per Robert's Rules of Order and approved again here to satisfy Colorado Common Interest Ownership Act guidelines.

**Report on outcomes of Requests For Actions Without A Meeting**

There were six requests for an action without a meeting between our January BOD meetings and our May BOD meetings:

February 1, 2016; Should a variance be granted to allow construction into the 10' buffer at the outer edge of an owner's circular lot?; February 8 deadline for response; John Moseman requested that action not be taken without a meeting; resulting decision was that no meeting would be held; the previous Design Review decision stands.

February 13, 2016; Should the minutes for the January 15, 2016, and January 16, 2016 Board of Directors meetings be adopted?; February 17 deadline for response; all seven BOD members voted yes; resulting decision was to adopt the minutes.

March 9, 2016; Should the Board of Directors approve or not approve a complaint and related notice against an owner?; March 16 deadline for response; all seven BOD members voted yes; resulting decision unanimous approval of the complaint and notice.

March 25, 2016; Should the Board of Directors approve or not approve the attached notices and proceed with the fine process?; March 29 deadline to respond; all seven BOD members voted yes; unanimous approval to proceed with the complaint and fine.

April 11, 2016; Should the Arrowhead Board of Directors pursue an agreement with Law of the Rockies (LOR) to assume the association's office and business functions currently performed by the association's business manager at the Montrose, CO, office and, additionally, after completing the immediate transfer of business office functions to their office, work with the AIA BOD going forward to develop the in-house capabilities necessary to fulfill the traditional roles of a full-service property management team for the AIA?; April 12 deadline for response; all seven BOD members voted yes; unanimous approval to proceed as outlined.

April 13, 2016; To accept the allegations of the complaint as true and impose the fine against the owner in the amount of \$756 which is the \$450 fine plus attorney fees in the amount of \$306?; April 15 deadline to respond; Yes votes were received from Mike Wigent, Al Hale, Curt Treichel, Bridget Isles, and Jim Matteson; John Moseman and Dale Breckenridge abstained; the fine was levied.

The BOD agreed that going forward this Action Without A Meeting process would be administered by our Property Management team.

### **Report on Special Meeting held May 20, 2016**

Mike Wigent gave a report on the Friday, May 20, 2016 Special Meeting.

### **Review of Financial Statements:**

Treasurer Al Hale discussed our financial statements. He also reported that the annual review of our accounting practices by an outside CPA firm found our accounting practices to be in good order.

### **Owner Comments**

There were no owner comments at this time.

### **Old Business Items:**

#### **Real estate office lease/purchase questionnaire/survey/feedback**

Based on the owner feedback overwhelmingly opposed to purchasing and overwhelmingly opposed to leasing, no further action will be taken at this time toward purchasing or leasing.

### **Metro district update, scheduling**

Mike Wigent will inquire as to the feasibility of having a Denver-based consulting firm make an educational presentation on the topic to the Board and Owners that would coincide with one of our scheduled Board meetings in June, July, or August.

### **Snowmobile fine issue update**

An owner made a formal complaint regarding snowmobile activities on Common Areas not in compliance with our governing documents, the Board levied a fine of \$756 as per our governing documents, and the owner paid the fine.

### **John Krall Award review committee**

Based on feedback from John Krall Award recipients, we will continue the program as it has been run, with Bob Hernandez taking the lead for the 2016 award program.

### **Welcome Committee structure, membership, and leadership**

The Chair will be our Communications lead, with members being our Property Manager and the leads of Design Review, Forestry, and Patrol.

### **Patrol Operational Management Plan**

Deferred to the June Board meetings

### **Patrol staffing**

Deferred to the June Board meetings. Mike Wigent will continue to urge applicants to contact our Property Manager.

### **NNTC**

Discussion continues between AIA, NNTC, and Century Link.

### **Patrol vehicle upgrades with both summer and winter in mind**

Jim Matteson reported on the several vehicles that may be appropriate. He will continue his research so that this can be further discussed at the June Board meetings.

### **Winter parking lot expansion**

After some discussion, this topic was deferred to the June Board meeting

### **Pipes in support of delivering water to Arrowhead Lake**

This expense was approved last Fall, the pipe should be delivered sometime soon.

### **Protection of natural character of common lands along roadsides**

The Common Areas that separate owner lots from the filing roads are, as per our governing documents, to be left natural. Owners are not authorized to mow, weed whack, or prune plants growing in Common Areas. Owners are, however, encouraged to remove dead wood, noxious weeds, and trash.

### **New business items:**

#### **Real estate acquisitions through foreclosure and plans to sell**

Dale Breckenridge will be coordinating with Arrowhead Realty and Tamarack Realty to arrange for the sale of the two lots we acquired through foreclosure, one at 275 Crest and one at 457 Ute.

#### **Design Review garage recommendations**

After discussion, this topic was deferred to the June Board meeting.

#### **Firehouse camera**

The BOD approved an expenditure not to exceed \$1000 to repair/replace the web camera at the firehouse. Bob Hernandez will be the lead.

#### **Owner hearings review**

Owner hearings still underway at this time and will be discussed at the June Board meetings.

#### **Boy Scout campout**

There will be a Boy Scout campout on an owner lot at 500 Balsam between June 1 - 5.

#### **Reports:**

#### **Communications**

Work is focused on the upcoming Smoke Signals and upgrades to our website.

## **Design Review**

There are four new houses planned this year, there were four new houses last year, and additional lots will have utilities added this year to enhance the usability of those lots.

## **Elections**

There are three openings for a three year term beginning in January, 2017. Owners interested in serving should make their intentions known to Agnes Kroneraff, our Office Manager.

## **Fire Department**

The AVFD and AFD discussed their many ongoing activities.

## **Forest Management**

Our Forest Manager discussed MCH packs, beetle management strategies, and upcoming community volunteer cleanup days.

## **Heavy Equipment/Maintenance**

We are very lucky to have our heavy equipment operators. Maintenance and upgrades are planned for our heavy equipment and our shop over the summer.

## **Patrol**

We continue to solicit applications from residents who would like to serve on our Patrol Team.

## **Board Announcements**

Fish will be stocked shortly into the Flint lakes.

The deadline to remove snowmobiles and trailers from our winter parking lot is May 31.

## **Owner announcements**

Please join us at potluck to celebrate Rich and Susan Leary.

## **Owner comments**

There were no owner comments at this time.

## **Adjournment**

The meeting was adjourned at 4:58 PM.