

**ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.**  
**SPECIAL BOARD MEETING MINUTES**  
**9:00 AM, Friday, June 17, 2016**  
**Arrowhead Firehouse**

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

President Mike Wigent called the meeting to order at 9:00 AM. Present were President Mike Wigent, Vice President John Moseman, Treasurer Al Hale, Secretary Curt Treichel, Member Dale Breckinridge, Member Jim Matteson, and Member Bridget Isle representing a quorum. Also present were Law of the Rockies Property Management representative Agnes Kroneraff.

Curt Treichel announced that his Arrowhead house has sold, and he would be asking another board member to take over his duties as Secretary. He plans on working as a board member until he is no longer an Arrowhead resident. Bridget Isle will be taking over the duties of the Arrowhead Improvements Association Secretary.

**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 9:15 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**

Nancy Hale joined us at this time to take meeting notes to assist in the creation of the official meeting minutes.

**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, changes to the agenda were discussed and the updated agenda is shown below.

**NOTE: Sequencing/additions/deletions/changes to the agenda may occur at the start of the meeting.**

Additions to agenda: Appointing of a new secretary. Dumpster (trash compactor).

Deletions to agenda: Assisting with disabled/stuck vehicles, Guest parking, trailer parking, Winter parking lot expansion, CD interest rates (July).

A motion to adopt changes to the agenda was made and seconded. Motion passed unanimously.

**Owner Comments**

There were no owner comments at this time.

**Working Session:**

New BOD Secretary: Bridget Isle will take over as secretary as Curt Treichel has his house under contract and doesn't have enough time to function as secretary.

**Review and status of transition to the Law of the Rockies**

Mike reported that the transition is going smoothly. Agnes reported that the final materials and filing cabinets have been delivered to Gunnison and she will be sorting and organizing the information into proper files. Agnes also stated that she has already received calls from Arrowhead owners.

**Plan for upgrading Law of the Rockies toward a full service property management status**

Transition is going well and is an ongoing process.

**Findings from last winter's research regarding our ADA and FFHA obligations:**

AIA is in compliance. No further discussion is needed.

**Dumpsters (Trash Compactor):**

Owners continue to dump items other than household trash into the trash compactor. The BOD discussed the safety issues involved when an employee goes into the dumpster to remove items. These items can damage the trash compactor leaving us without a way to dump our trash. The BOD discussed installing a camera. Bob Hernandez has collected information and costs. There will be ongoing costs to include installation, equipment service and archiving. The BOD also discussed the possibility of locking the trash compactor and only allowing trash to be dropped off during specific hours of operation. John will be checking with a security company to get a bid to install cameras overseeing the dumpster area and another the main parking lot area. Ideally we need cameras that can sweep the parking lot area and a quality video camera strong enough to read make and models of vehicles and to read license plates.

**Real Estate foreclosures update**

Dale has been working with the Realtors and the two (2) lots have been listed.

**Owner hearing and decision regarding alleged violation:**

The issue is still in progress.

**Report on Boy Scout Campout**

The event went very well.

**Sheriff and Deputies will patrol Arrowhead as a presence:**

Mike reported that the Gunnison sheriff's office will have deputies patrolling Arrowhead periodically.

**Requests for Family reunion**

July 22-25: This reunion will consist of 30 people and will involve 3 lots, a house and 5 guest RV's. They may be renting a cabin and another lot. This request will be added to Saturday's board meeting agenda to approve.

### **Fire house camera update**

It was reported that the Fire house camera has now been replaced and it is up and running. Thank you to resident Bob Hernandez for his assistance.

### **Lease management**

It was announced that all current leases we have (5) would be updated and organized for future board members to keep track of and keep current. Law of the Rockies will handle this.

### **CD interest rate review:**

Postponed until July.

### **NNTC internet status report.**

Arrowhead's internet is no longer running on T1 line. It is now working off the microwave link. NNTC and Century Link are still in discussion over connecting with Century Link's fiber optic service.

### **Water pipelines to Arrowhead Lakes**

John reported since his bid he received in 2015, the price has increased for materials. He has worked out a special arrangement but must purchase the entire amount of pipe needed for Phase I all at the same time. The purchased pipe will be stored with Arrowhead Ranch Water with the AIA furnishing insurance on the purchased pipe. Arrowhead Ranch Water will be installing the pipe with half being completed this summer, 2016 and the remainder being installed next summer 2017. The board will verify the current water rights to make sure they have been passed over to and assigned to Arrowhead Ranch Water Co. The project will be done in three phases: Phase I; the installation and laying of the necessary pipe. Phase II; the needed work and repair on Hazel Lake to secure the holding of water. Phase III; the beautification of the surrounding area of Hazel Lake.

### **Design Review issues:**

**Garage before house:** The Design Review committee recommended not to change the regulation that says a garage can only be constructed after a house is built. The BOD discussed the issue and will act on the question at the Saturday board meeting.

**Reducing heights of garages:** The BOD discussed whether to reduce the height of garages from what is currently stipulated in the regulation. The board will act on the question at the Saturday meeting.

**Color Palette:** Mike will speak with Joyce regarding the development of a color palette for owners to use as a guide in making their choice of a building color.

### **AIA database**

John reported that he had finalized the data base for the AIA Patrol. A printed sample was presented to the board with the knowledge that it would be reviewed by our patrol members and any changes needed would be made along the way. The board felt it was important to get this up and running to make it more flowing and easier for the patrol members to keep track of what has been issued to what Arrowhead residents and on what dates.

### **Patrol Operational Management Plan:**

Document completed and will continue to be worked through the July meeting.

### **Items to rollover for discussion to our July meeting:**

**Driveway checking, packing, clearing:**

**Assisting with disabled/stuck vehicles on common lands versus private lands:**

**Guest parking in winter, trailer parking in winter:**

**Winter parking lot expansion:**

The BOD briefly discussed the above issues. They will discuss these issues in more depth and firm up solutions at the July meeting.

**Patrol Vehicle report**

Jim reported that he has researched the several different options. He recommends the 2010 Mitsubishi Mini Cab Truck as it would fit our needs the best in both summer and winter months. He has located and talked to the dealer, Star Truck Enterprises in Paonia and suggested before we make any final moves or down payments, for several of the board members to go check out this machine. The dealer has some in stock, but might have to pre-order one if we cannot find one he has to fit our needs. This mini truck would need to be purchased and set-up before the next Arrowhead winter. Jim supplied the board members with a detailed breakdown on the purchase along with necessary side orders i.e. lift kit and snow tracks.

**Patrol Staffing**

It was reported that we currently have a new employee, Mike Hunt who will be on duty this following week. With the addition of Mike, we will currently have two full time Patrol employees. A third resident has an application but has not submitted it for background checks as of the date of this meeting. That would give Arrowhead three full time employees for the summer months.

**Owner Comments:**

One owner had a statement she wished to read, but was reminded that this was a “workshop” meeting for the board, and that no statements or outside topics could be discussed.

**Adjournment:**

The meeting adjourned at 5:20 PM.

**In compliance with CCIOA, all meetings of an HOA board are either regular or special meetings. Thus our Work Sessions are actually Special Meetings during which the Board works on Association business. No votes are taken during Work Sessions or any Executive Sessions. The Board will recess for lunch during this meeting.**

Approved as corrected at the September 16, 2016 AIA Special Board Meeting.

*Bridget Isle*

Bridget Isle  
Secretary  
AIA Board of Directors