

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
ANNUAL OWNERS' MEETING MINUTES
SATURDAY, AUGUST 19, 2017
ARROWHEAD FIREHOUSE

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by President Kim Norwood.

CALL TO ORDER, DETERMINATION OF QUORUM: President Kim Norwood called the Annual Owner Meeting to order at 3:10 P.M. Those present included: President - Kim Norwood; Vice President - Dick Bloss; Secretary - Bridget Isle; Treasurer - Dale Breckenridge; Member - Jim Matteson; Member - Patty Greeves; Jacob With - Legal Advisor. Excused/absent was Member-Becky Stilley.

A quorum was determined.

WELCOME AND PRESIDENT'S MESSAGE: President Kim Norwood welcomed all of the Arrowhead property owners and first-time attendees and thanked them for making time to attend their Annual Owner Meeting. President Norwood stated that our AIA BOD takes the sale of the Arrowhead Water Company by the Squirrell family very seriously and is gathering facts and doing their due diligence on this matter. The Board will report the findings and recommendations to the community. Any Arrowhead property owner with special knowledge or expertise on Colorado water companies who is willing to help is asked to contact any AIA Board Member. All assistance and knowledge is most welcome. President Norwood encouraged anyone present who has not already done so, to enhance their own Arrowhead experience by becoming involved in Arrowhead community activities. One enjoyable way to meet Arrowhead neighbors is by participating in the weekly Pot Luck Dinner held at 6:00 PM each Tuesday night at the Firehouse. Another enjoyable way is to attend the weekly Community Dinner sponsored by the Arrowhead Mountain Lodge each Thursday (Call ahead for reservations and seating times). You can check for the dates and times for other activities on the Event Calendar found on the Arrowhead1.org website. President Norwood highlighted the important services provided to our community by our Arrowhead Volunteer Fire Department (AVFD). The AVFD can use volunteers in far more positions than just First Responders handling emergency medical and fire calls. Opportunity exist for both full time and part time residents to train and participate in a variety of capacities. You might just find a position that is a perfect fit for your individual skills. Speak with Fire Chief Jim Gelsomini and attend a training session where you will meet other neighbors who are volunteers. Beyond the beauty and solitude of the mountain are great opportunities to get involved and meet your neighbors!

INTRODUCTION OF 2017 BOARD MEMBERS: Board member introduced themselves to the attendees and each gave a brief background on how they found the mountain and why they love Arrowhead and enjoy serving on the AIA Board of Directors (AIA BOD).

TREASURER'S REPORT: Treasurer, Dale Breckenridge presented an update to the community on our current budget and financial holdings. Dale briefly covered several of the larger

expenditures for this year, including the Alpine Road Repair and the purchase and equipping of the Arrowhead Mini Truck currently used by Arrowhead Patrol. Dale reviewed the purchase and installation of the PVC pipe from up-country by the Arrowhead Ranch Water Company to save water runoff and protect and maintain the water rights. This project is almost finished and the hope is Donnie Squirrell will have all remaining pipe completely in place before winter this year. Dale and our Board has determined it is no longer wise to post our finances and balance sheets on our Association website. Sadly, several fraudulent inquires/phishing requesting financial information for who knows what purpose have occurred. In the future, these balance sheets will be available at the request of a property owner through our treasurer, Dale Breckenridge. A property owner suggestion for the AIA to include a statement regarding this policy change along with our next dues billing is under consideration. Dale announced that the Board would be addressing the possibility of a dues increase in 2018. The Board will begin examining the pros and cons of a dues increase at the September 2017 Regular Meeting. If a decision to increase the dues is made in 2018, the larger budget in 2019 would be most helpful as our community continues to grow in numbers and requirements. It's important to note that any increase in our HOA Dues, must be voted on by our residents. Several property owners had questions regarding the possible increase of our monthly dues. Our Law of the Rockies legal advisor, Jacob With, was able to help with some of the answers and was helpful in highlighting areas he is currently researching to help advise the Board on the increase in expenditures required for services with growth in the size of the Arrowhead community.

As a final note, Dale reported that although our HOA was once exempt, the State of Colorado, within their oversight of CCIOA, has made changes in regulatory standards and made them applicable to us. CCIOA now requires all Home Owner Association to hold two (2) Homeowner Meetings annually reporting on budget issues, as we are at this August Homeowners Meeting. We will comply and when those dates have been determined for 2018, they will also be posted so our Arrowhead property owners can plan accordingly.

ANNUAL COMMITTEE REPORTS:

Election Committee – In the absence of Liaison, Lindy Lindner, Election Committee Member, Kathy Koeltzow, updated the community on the 2017 Election and introduced the three Arrowhead Residents who are running for open seats for the AIA Board of Directors with terms beginning in January, 2018. Both open seats are for a three (3) year term. Our three candidates are: Bruce McClenahan, Kim Norwood and Jim Matteson. Each gentleman gave a brief presentation introducing themselves to the attendees and sharing a bit of personal history and background and why they are running for positions on the AIA Board of Directors. In closing, Kathy reviewed the rules and regulations for voting and shared the dates and deadlines, which will arrive with the ballots. Lee Ann Reddick was introduced as a new member of the Election Committee.

ARROWHEAD PATROL: Board Liaison for the Arrowhead Patrol, Kim Norwood, reminded all present that Arrowhead has a member of the Arrowhead Patrol on duty 7 days a week. Last year the AIA purchased a used mini-truck with winter tracks to increase the mobility, safety and comfort of our Arrowhead Patrol employees. Although we spent much of this year getting the mini-truck properly equipped and fully operational, this vehicle is now ready to add to the all-

season efficiency of our Patrol staff as they perform their duties, day/night and in extreme mountain weather conditions. We invite all to visit the section on our Arrowhead1.Org website dedicated to our Arrowhead Patrol. You will find photographs of each member of our Patrol Staff as well as phone numbers and information on Patrol services provided.

COMMUNICATIONS: Lisa Ditmore, Communication Liaison, was unable to attend and Bridget shared Lisa's report on Arrowhead1.Org website and 2017 Smoke Signals statistics, highlighting the increase in the number of people visiting these sites. The report clearly shows a dramatic increase in 'hits' over the same period last year. In all areas, the 2017 statistics show an increase in visits and more people are viewing our website and our Arrowhead Newsletter, Smoke Signals. (See attached Report).

DESIGN REVIEW: With the retirement of Design Review Liaison, Joyce Boulter, and the absence of Becky Stilley, Board Liaison for DRC, Patty Greeves read the current status of building and improvements at Arrowhead for the year 2017. Patty compared the statistics for the year of 2016 and 2017. (See Attached Report).

FOREST MANAGEMENT: Forest Liaison Bill Conway introduced himself to the new property owners and gave a brief background on his experience and credentials. Bill gave an update on the current problem Colorado has with the Bark Beetles that attack the Douglas Fir trees. He addressed the fact that Arrowhead has, for the past few years, been very active with the use of MCH packs to protect our trees. As a community, we put up between 11,000 and 12,000 MCH patches each year. We were fortunate this last year to be awarded a \$10,000.00 grant to help remove affected and dead trees. However, it is not likely we will be able to obtain that grant for next year. Bill announced that over the next 5 years there will be 3 timber sales in our area. Our community can expect more logging trucks and activity on our Alpine Plateau Road. Bill also stated that we have had problems with the Spruce Bud Worm. The defense against the Spruce Bud Worm is not through the use of the MCH packs but by other means. You may contact Bill for more information on this subject.

Bill spoke briefly regarding mitigation of property and on defining defensible space. Active community involvement can help with obtaining home insurance when insuring mountain property. For those interested, Bill can assist residents with grant forms. He briefly addressed rules and reasons for the "No Stump Site" up country and reminded the community on what is allowed and not allowed at this site. Please check out our Arrowhead website for more information and on how to contact Bill. It is very important for all property owners to remember this is a 'tree friendly' community and you must check with Bill before you cut any live trees on your property.

HEAVY EQUIPMENT AND MAINTENANCE: Jim Matteson, Board Liaison, informed all of the types of heavy equipment our association owns, uses and must maintain on an annual basis. Although there have been some major heavy equipment repairs this year, Jim was happy to report that our equipment is looking fairly good and we plan on being ready for the winter season. Jim introduced Curt Strange, our Arrowhead Heavy Equipment Mechanic. Curt briefly reviewed the specific repairs to our heavy equipment which have been completed this summer.

Curt listed a few of the problems and repairs remaining which he plans to complete before winter. Curt reaffirmed that he fully expects our Groomer to be up and ready for winter duty.

FIRE DEPARTMENT REPORT: Chair for the Arrowhead Fire Prevention District, Don Koeltzow reported and proudly showed the community the new property number signs that our Arrowhead Fire Department will be constructing and installing over the next couple of years. The first signs will be installed on the lots which already have homes. Then they will move on to installing the signs on lots which are used during the summer and Recreational Vehicles. These signs will greatly aid our First Responders find locations as they respond to medical and fire emergencies. These emergencies happen at all times of day/night and in every possible weather condition. This is a giant step forward for both First Responder and those needing their services. Don again mentioned the very real need for volunteers by our Arrowhead Volunteer Fire Department. Volunteers of all kinds are needed, so please talk to Don, who is Chairperson for the Arrowhead Fire Protection District (AFPD); Jim Gelsomini, Fire Chief of our Arrowhead Volunteer Fire Department (AVFD), or any member of our AVFD. Training sessions are held on Tuesday mornings at the Fire Department. Don reminded the community that all AFPD Meeting dates are posted and the meetings are open to the public. Any property owner is welcome to attend. As a final reminder, Don asks that if you rent or lease your house or lot, or just have visitors, please remember to brief them on your address and how to respond to emergencies and what services are here at Arrowhead. (In a medical or fire emergency, Dial 911). Please post next to your phone your property address and the information they will need to help themselves and our first responders should a medical emergency or fire emergency occurs.

OWNER COMMENTS: a) Kathy Koeltzow reminded attendees that the Annual Pancake Breakfast will be held at the Firehouse on September 2, 2017 between 9:00 AM and 11:00 AM. Please mark this date on your calendar and come out and enjoy the breakfast. b) Carla Vavrik reminded all present that the Tuesday Night Pot Luck begins at 6:00 at the Firehouse, and the "Thank You" luncheon will be on Saturday, September 2, 2017 for all Arrowhead Volunteers right after the scheduled clean-up day.

BOARD ANNOUNCEMENT: Kim welcomed everyone to stay and enjoy some light refreshments at the tables at the back of the room. Please meet your neighbors, and get to know your Board Members and those candidates who are running for the Board.

ADJOURNMENT FOR LIGHT REFRESHMENTS: A motion to adjourn was made by Bridget and seconded by Jim. Motion passed and the meeting was adjourned at 5:20 P.M.

Submitted by Bridget Isle, Secretary/Member, AIA Board of Directors.

8/19/17

Approved as corrected at the Saturday, September 16, 2017 Regular Board Meeting.

Bridget Isle
Bridget Isle
Secretary/Member
AIA Board of Directors

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.

Design Review Committee (DRC) Annual Report:

Annual Report							
Year	House	Garage	Driveways	Utilities	Shed	Remodel	Income
2008	3	2	8	13	11	5	5400
2009	2	3		2	6	6	2100
2010	3		17	8	9	4	5950
2011	2	2	5	5	7	3	3250
2012	1	1	7	3	5		2000
2013	4	2	6	3	5	3	2900
2014	2	3	3		2	2	1650
2015	4	3	2		7	2	1900
2016	5	1	2	9	9	4	2150
2017	2	1	4	3	4	4	1325

2017 Annual Report for Communications

by Lisa Ditmore

Since assuming the Communications Manager position in January of this year, here is what's been achieved:

The SMOKE SIGNALS: As **360 of you** have discovered, we now offer a second option for reading the Smoke Signals online, as an online "magazine publication." We will continue to provide the Smoke Signals as a PDF only option, for those who still like to download & print their own copy to read.

Arrowhead in Colorado (AIA) Facebook page: As an extension to our AIA Website, our **Arrowhead in Colorado (AIA)** Facebook page continues to be an important interactive communication and promotional tool for Arrowhead. To date (August 2016 to 2017), our Facebook fan base has reached:

Followers: **2017: 803** **Likes:** **2017: 850**
 2016: 683 **2016: 739**
 +120 (+17.5%) **+111 (+15.0%)**

2400 people view our Facebook page on a monthly average basis. The top 3-cities: Grand Junction, Montrose and Cimarron. The top countries that view our page: USA, Australia, Germany, United Kingdom and the Netherlands.

As always, much thanks to the owners who have provide photos and information to share with our fans!

AIA WEBSITE: First and foremost, I want to personally thank our webmaster Robb Pennie for his expertise with operating and managing our website!!

We have worked to update the site by making components of the site more identifiable and readily accessible by adding direct access icons, such as:

- **Arrowhead Weather**, which includes the Area Forecast, Current Conditions, Cams & Conditions and Linda Dysart's Snow Report.
- The **Business Directory**
- The **Arrowhead Community Event Calendar**
- **Arrowhead Volunteer Opportunities**

We are also pleased to announce that we have brought back the **Fire Protection District's** webpage. The page is currently under construction, but with Don Koeltow & Jim Gelsomini's direction the page will be completely updated very soon.

AIA Website Stats:

Visits:	Jan	Feb	Mar	Apr	May	June	July	TOTAL	Monthly Avg.	Per Day
2016:	8946	9351	9506	10948	11327	9460	9129	68,667	9,810	294
2017:	16569	13811	14699	15121	14378	13917	14561	103,056	14,722	469
								% increase	50.1%	59.5%

Hits:	Jan	Feb	Mar	Apr	May	June	July	TOTAL	Monthly Avg.	Per Day
2016:	104371	102956	102914	124470	114626	82565	68647	700,549	100,078	2214
2017:	125050	99875	108091	129420	127834	108131	125096	823,497	117,642	4035
								% increase	17.6%	82.2%

BLAST EMAIL LIST: If you want to receive important messages and community updates in the form of an email, I encourage owners to be added to our Arrowhead Blast Email listing at arrowheadblast@gmail.com. This list is confidential and a "post only" email account.

Lisa Ditmore, AIA Communication Liaison

Smoke Signals: aiasmokesignals@gmail.com
 Facebook: aiafacebook1@gmail.com
 Blast Email: arrowheadblast@gmail.com